

SimpleSide Construction Reviews Deck Permit Planning Following Town Budget Approval

November 24, 2026

KILL DEVIL HILLS, NC - November 24, 2026 -
A deck budget in Kill Devil Hills can include more than boards, railings, and labor. Before construction begins, homeowners should ask the town which permits and charges apply to the work they have in mind. The answer depends on the project and the property, so a general estimate is not a substitute for a current determination from the permitting office.

SimpleSide Construction OBX provides deck installation for homeowners in Kill Devil Hills.

The town's building permits and inspections page says that, depending on the proposed development, a building, zoning, flood, erosion control, or Coastal Area Management Act permit may be required. It lists new construction, additions, and remodeling or repair projects among common projects requiring permits. The department recommends contacting its office to determine what a particular project needs.

That conversation is also a chance to ask about costs. A homeowner can describe the work and request the

current permit and review fees for that scope. The amount should be confirmed before it is added to a project budget. If other reviews or approvals are needed, asking whether they carry separate charges can make the total easier to understand.

On June 8, 2026, Kill Devil Hills adopted its fiscal year 2026-27 budget. The town also publishes a municipal fee schedule, giving homeowners planning deck projects a way to check current permit and review charges before finalizing a construction budget. The fees applicable to a particular deck depend on the proposed work, so homeowners should ask the permitting office which classifications and charges apply.

A useful first call starts with the address and a plain description of the planned work. Is the homeowner considering a new deck, a change to an existing one, or a repair? Will the structure have a roof? Where would the stairs go? An approximate footprint and a sketch can help explain the idea, even if the town later requires more detailed plans.

The location of the proposed deck matters to the discussion. Showing its relationship to the house and property lines gives the reviewer more to work with than an assumed boundary. If the homeowner has a survey, it can help frame the conversation. The department can explain whether it needs a current survey and what form it must take for that application.

The town lists a survey prepared by a North Carolina land surveyor, two sets of building plans, Dare County Health Department approval, and applicable state or federal permits among items typically needed for some permits. These are not a promise that every deck needs each item. The town also describes its residential permitting matrix as a guide and notes that additional materials may be required depending on the project.

Kill Devil Hills offers Cloudpermit for building permit applications, tracking, online payment, and inspection scheduling. The town also provides a kiosk at the Planning and Inspections Department for people who need help with the online transition. Its page says new commercial and residential development submittals are still handled in the office. Applicants can check which route applies to their work before assembling the paperwork.

An application, a payment and an inspection are separate parts of the process. Homeowners can ask when payment is due, what approvals are needed, and which inspections to schedule. The town says inspection requests can be made through Cloudpermit, by email or by calling the department. Keeping the application information handy can make it easier to follow the project's status.

Changes to the proposed work deserve another check. A larger footprint, a different stair location, or an added roof can affect the information shown on a plan. Before treating an earlier estimate as final, the homeowner can ask the permitting office how the revised scope affects the application and any charges.

Permit costs are one line in a larger budget. Design, survey work when needed, materials, and construction labor may appear separately. Comparing proposals against the same description of the project helps homeowners see what each estimate includes and what still needs confirmation.

SimpleSide Construction OBX can discuss the planned deck with homeowners, while the town's Planning and Inspections Department can confirm the requirements, review steps, and current charges for the property.

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Simpleside Construction OBX

SimpleSide Construction OBX is a family-owned, locally-owned coastal construction company serving the Outer Banks since 2015. Founded by Grant Smith, a Civil Engineering graduate of Old Dominion, the team specializes in custom deck building

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