Building a Deck



DEVELOPMENT PERMIT

Development in Bon Accord including decks is regulated by the Land Use Bylaw

Site Coverage:

The combination of dwelling, accessory buildings and covered decks is used to determine site coverage. Site coverage is calculated by adding the footprint of all buildings, including covered decks and dividing that by total lot area. Maximum site coverage for most residential lots is 45%.

Rear and Side Yards for Decks:

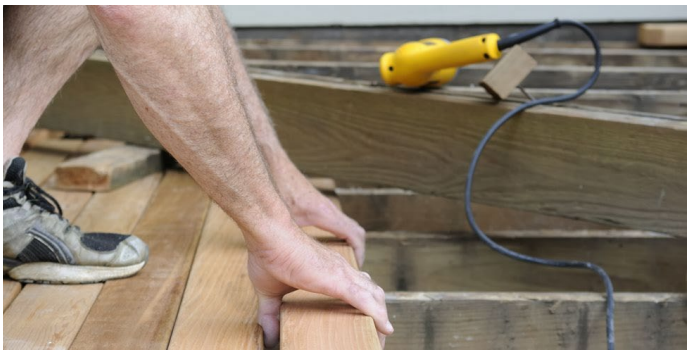
All covered/open decks are required to be a minimum of:

- ✓ 1.0 m (3 ft) from a side property line in a front yard
- ✓ 0.5 m (1.6 ft) from a property line in a side yard
- ✓ in a rear yard, 1.0 m (3 ft) from the side and rear property lines
- ✓ to be placed on a permanent foundation

Height

A deck is a structure projecting from a building with a height of at least 0.6 m (2 ft).

* Each lot is unique; the Development Officer will assist in what requirements apply to your property, inclusive of what permits are required (development permit and/or building permit).



BUILDING PERMIT

Bon Accord has contracted The Inspections Group to provide building permits ensuring existing building, electrical, plumbing and gas meet code. Decks with railings require a building permit.

* If you require a development permit, the development permit must be approved first before a building permit will be issued.

MAKE SURE YOU HAVE THE FOLLOWING BEFORE APPLYING FOR DECK PERMIT:

- ✓ A complete development permit application form
- ✓ A complete building permit application form
- ✓ 2 copies of site plan demonstrating the location and size of deck
- ✓ 2 copies of a cross-section illustration which demonstrates the construction details and materials used
- ✓ Application fees

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HOW TO APPLY FOR A PERMIT

For your convenience, development and building permit applications can be applied for at the same time (development permits to be approved first). Applications are available online www.bonaccord.ca or available at Town office. Submit the completed application(s) with the necessary documentation to the Development Officer at Town Office. Application fees are due at time of your submission.

FREQUENTLY ASKED QUESTIONS

What is the difference between a deck and a patio?

A deck is 0.6 m (2.0 ft) or more above the ground to the highest point of the deck surface. A patio is ground level.

Do I need a permit to build a deck?

Development and Building permits are required for a covered and/or open deck 0.6 m (2.0 ft) above ground.

Why are decks regulated?

The location and size of these structures are regulated to ensure life safety hazards, fire and property damages and impact on neighbors is minimized.

Are guardrails required when building a deck?

Yes, non-climbable guardrails are required on all portions of the deck or stairs that are 0.6 m (2.0 ft) above ground.

Is my deck calculated as part of my site coverage?

The combination of dwellings, accessory buildings and decks and patios are used to determine site coverage.

Is the building inspection an additional expense?

No, inspections are included in the permit fee.

What is the benefit of getting permits and inspections?

- ✓ Ensures work complies with all regulations
- ✓ Avoids costly corrections after construction
- ✓ Provides personal safety and peace of mind
- ✓ Aids in the protection of your investment
- ✓ Sale of property enables a compliance certificate to be issued with all permits in place on property

Alberta One Call/Click Before You Dig
Phone: 1-800-242-3447
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