

Residential Deck Regulations

Regardless of whether you require a permit or not, the following regulations must be adhered to:

- Decks and sundecks must be located one meter from side and rear yard property lines.
- Maximum site coverage for all development, including all buildings or structures, depends on your land use district and development type. Please contact a Development Officer if you need assistance determining which regulation applies to your lot.

R1 District

57% for street-oriented rowhousing internal lots, subject to conditions;
50% for all other developments

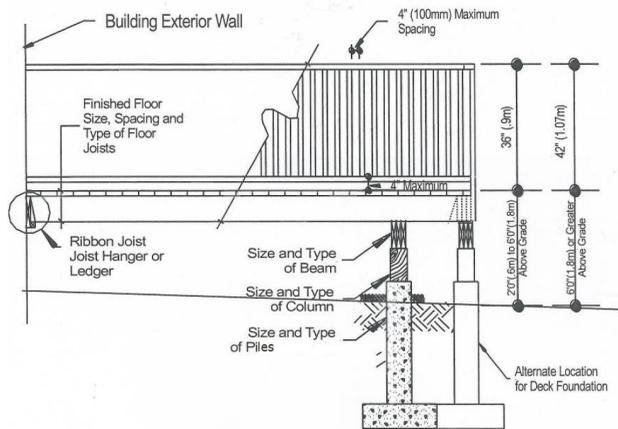
R2 District

65% for row housing developments
57% for street-oriented rowhousing internal lots, subject to conditions;
50% for all other development

RE1 & RE2 District

50% lot coverage for all development types

If a Development Permit is required, it will be processed prior to the Building Permit being issued; however, both may be applied for concurrently.



Where to Apply

Office Location:

**Planning and Development
414 King Street
Spruce Grove, Alberta**

Office Hours

Monday to Friday

8:30 a.m. to 4:30 p.m.



Mailing Address:

City Hall
315 Jespersen Avenue
Spruce Grove, AB T7X 3E8

Phone: 780-962-7582

Fax: 780-962-1062

Revised April 2016

Printable copies of all permit application forms are located on the City of Spruce Grove website.

www.sprucegrove.org

Do you Require a Permit for your Deck?

Permit requirements differ depending on the type of deck you are proposing to build. Please refer to the following definitions:

- A “**DECK**” means an unenclosed platform or series of platforms with direct access to the ground. Deck may be attached to a dwelling. A deck is deemed to be accessory to the principal building on the site.
- A “**COVERED DECK**” means a platform or series of platforms that may be attached to a dwelling and with a roof attached to and forming part of the same dwelling, with direct access to the ground. A covered deck may be enclosed by glass or other screening.

A Development Permit and Building Permit is required for a deck that is greater than 0.6 meters (2 feet) above the ground.

A Development Permit and Building Permit is required for a covered deck.

Application Requirements:

You will be required to provide:

- Completed Development Permit application form
- Completed Building Permit application form
- Completed Right of Entry Form (Signed by owner on title)
- Current Land Title (no more than three weeks old)
- Three (3) copies of a site plan. Including setbacks to rear and side property lines.
- Three (3) copies of construction drawings and specifications.
- Drawings must show rail height, distance between slats, deck height, etc.
- Authorization from the Registered Owner, if you are not the owner.
- Development Permit application fee \$80.00.
- Building Permit application fee \$103.00 plus Safety Codes and Fire Inspection fee.



Building A Deck?

Development and Building Requirements and Fees

The Community of Choice!

Deck Construction Guidelines

Plan Details

- Indicate deck size (length, width and height) through proper dimensioning.
- Provide deck layout, indicating the joist direction on the plan as well as size, spacing of joists and span between joist supports.
- Show size, location and height of columns.
- Specify beam size.
- Show the type of foundation and depth below grade.
- Describe the location, size and depth of piles complete with sealed engineering.
- Provide details of stairs (if any). For example, the width, height, rise, run, handrails, etc.

Foundation

Part 9 foundation system must be at least 1.2 m (4') below grade and extend at least 150 mm (6") above grade and may consist of a strip footing and foundation wall or footing pads and concrete columns.

Concrete and Screw piles are not provided in the Alberta Building Code and will require the seal and signature of a Professional Engineer.

Questions?

Call us at (780) 962-7582

Columns and Joists

Wood columns shall be pressure treated when they are within a vertical distance of 150 mm (6 in.) and the ground.

Wood columns that support the deck beams shall be a minimum of 140mm x 140mm (5 1/2" x 5 1/2" in)

Deck joists shall have solid blocking installed between each deck joist, or continuous wood strapping on the underside of deck joists where the clear span of the joists exceed 2.1 m (7 ft.).

Deck joists and beams may cantilever 600 mm (2 ft.) beyond their supports

Sample Joist spans (with strapping)

Deck Joists	38 X 184mm (2"x8")		38 X 235mm (2"x10")		38 X 286mm (2"x12")	
Joist Spacing	400mm (16")	600mm (24")	400mm (16")	600mm (24")	400mm (16")	600mm (24")
Maximum Joist Span	3.36m (11'0")	3.20m (10'6")	3.96m (13'0")	3.77m (12'4")	4.52m (14'10")	4.30m (14'1")

Sample Beam spans (minimum 3 ply)

Beam size	38 X 184mm (3-2"x8")	38 X 235mm (3-2"x10")	38 X 286mm 3-2"x12")
Beam Span (supporting joist up to 3.6m (11'9") in length)	2.42m (7'11")	2.96m (9'8")	3.44m (11'3")
Beam Span (supporting joist up to 4.8m (15'9") in length)	2.10m (6'10")	2.56m (8'4")	2.98m (9'9")

Should you wish to appeal a decision made by the Safety Codes Officer, it must be submitted in writing within 30 days of the decision date. All appeals on building issues can be made to the *Safety Codes Council*.

Stairs, Guards and Handrails

- Stairs shall have a minimum width of 860mm (34") with a uniform rise and run. Minimum rise is 125mm (5") maximum rise is 200mm (7 7/8). The minimum run is 210mm (8 1/4") and a minimum tread depth of 235mm (9 1/2"). The maximum run and tread depth is 355mm (14")
- Open sides of a deck must be protected by a guardrail on each side not protected by a wall for the length where there the elevation is more than 600 mm (24") between the deck and ground; or if the adjacent ground, within 1.2 m (47") of the deck, has a severe slope.
- Openings in guards in all non-industrial buildings shall be small enough that a spherical object with a diameter of 100 mm (4") won't fit through.
- Guardrails must be designed so no part, including ornamental fixtures, will facilitate climbing. There are specific code guidelines to ensure this requirement is met.
- Guardrails must be at least 1.07 m (42") high, from the deck surface to the top of the guardrail. Guardrails serving one home can be 0.9 m (36") high if the deck surface is not more than 1.8 m (5'11") above the ground.

Appeal

If your application has been refused, or approved subject to conditions set forth by the Development Officer, you may appeal the decision to the SUBDIVISION AND DEVELOPMENT APPEAL BOARD. If an applicant wishes to appeal the decision, a written notice of appeal must be served to the Subdivision and Development Appeal Board prior to the appeal expiry date noted on the permit, accompanied by the appropriate fee.