

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

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

www.sprucegrove.org.

Revised February 2020



Building A Deck?

Development and Building Permit Requirements

The Community of Choice!

Do you Require a Permit for your Deck?

Development and Building Permits are required for any deck that is higher than 2'-0" (600mm) above the adjacent ground *at the highest point*.

Development and Building Permits are required for all covered decks.

Residential Deck Regulations

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

- Decks 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.

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
- Authorization from the registered owner, if you are not the owner

Plan Details

- Have deck drawn in appropriate location on the required site plan
- Clearly indicate the length, width, and height above ground at the highest point on the site plan
- On the site plan, indicate the joist direction
- Specify joists used (ie. 2x8) and on centre spacing (ie. 16" o.c.)
- Specify beam(s) used, including the amount of plies in the beam, minimum three (ie. 3 ply – 2x8)
- Specify distance between columns supporting beam(s)
- Specify the height of the guardrails

Maximum Joist Spans				
Joist Size	8" OC	12" OC	16" OC	24" OC
2x6	11'-6"	10'-0"	9'-1"	8'-0"
2x8	15'-1"	12'-2"	12'-0"	10'-2"
2x10		16'-2"	14'-0"	11'-5"
2x12			16'-3"	13'-3"

Deck Construction Guidelines

Construction Requirements

- All wood is required to be pressure-treated when 6" (150mm) or less above the ground
- The width or diameter of the column must be at least the width of the beam it's supporting
- When the span of the joists exceed 7'-0" (2100mm), solid mid-point blocking or continuous strapping must be installed
- Both beam and joist cantilevers can be a maximum of 2'-0" (600mm)

Covered Decks and Decks Over 6'-0"

- Guards are required and must be a minimum of 42" (1070mm)
- Handrails required on stairs
- If using screw piles, professionally-designed shop drawings from supplier are required
- If using concrete piles, site-specific engineer-design is required
- Other foundation systems may be used only in consult with a Safety Codes Officer and additional requirements may be imposed
- For covered decks only, either a rafter plan (if using dimensional lumber for roof) or a truss layout from supplier (if using trusses) must be provided along with a truss design
- For covered decks only, information on columns and beams supporting the roof must be provided

Stairs, Guards and Handrails

- Minimum width for a stair is 34" (860mm)
- Minimum height for stair risers are 5" (125mm), maximum height is 8" (200mm)
- Minimum depth for stair treads are 10" (255mm), maximum 14" (355mm)
- Guards are required on each side of a deck where the deck is 24" (600mm) or higher off the ground; OR when the ground beside has a steep slope within 4'-0" (1200mm) of the deck
- Minimum height for guards is 3'-0" (900mm) for decks up to 6'-0"
- Openings in the guards must be small enough that a 4" diameter ball would not fit through
- Handrails are required on stairs over three risers
- Guards required on stairs over 2'-0" (600mm)

Maximum Beam Span	
Beam Size	Span
3 - 2x8	9'-9"
3 - 2x10	11'-11"
3 - 2x12	13'-9"

