



THE CITY OF  
**CALGARY**

DEVELOPMENT & BUILDING APPROVALS

# **RESIDENTIAL WOOD DECKS**

A ***Building Permit is required*** for the construction of a wood deck where the deck is more than 600 mm above grade at any point.

**Definition:**

For the purposes of this pamphlet, a wood deck is a flat structure elevated above the ground but no higher than the first storey floor level, by any type of foundation system and may or may not be attached to the house.

***Note:***

This pamphlet is for open wood decks only. Decks of other materials may require the signature and seal of a Professional Engineer licensed to practice in the province of Alberta.

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## **WHERE CAN YOU APPLY?**

Application for a Building Permit can be made between the hours of 8:00 a.m. and 4:30 p.m. at:

The City of Calgary  
Development & Building Approvals  
Customer Service Counter  
3 Floor, Calgary Municipal Building  
800 Macleod Trail SE  
Calgary, Alberta T2P 2M5  
For inquiries call (403) 268-5311

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## **APPLICATION PROCEDURE**

***You are required to submit:***

- Two copies of the site plan of the property. For detailed information on site plans, see our sample drawings in this pamphlet.

***Note:***

It may be necessary to submit two copies of a Real Property Report, prepared by an Alberta Land Surveyor.

- Two sets of building plans that conform to the Alberta Building Code. These plans must be complete, legible, drawn to scale and contain the information outlined in “General Information.”

Preferable Scale:	Imperial	1/4" = 1'-0"
	Metric	1:50
Minimum Scale:		3/16" = 1'-0"

**Note:**

Plans may be drawn in metric units or imperial units but not a combination of both.

## PROCESSING YOUR APPLICATION

Most applications for decks can be processed on a “same day” basis at the counter. After entering your application and ensuring the information complies with the Land Use Bylaw, the Customer Service Technician will refer you to a Plans Examiner to ensure your application complies with the Alberta Building Code. Providing you have brought all the information required, and it is correct, the only delay may be having to wait your turn if there are other customers ahead of you.

## FEES

A schedule of permit fees is available at the Customer Service counter.

## GENERAL INFORMATION

### A. *Plan*

1. **Piles** - show types of piles, dimensions of piles and the spacing of piles.
2. **Wood beams** - show location, span as well as size, grade and species of beam (e.g., 3 - 38 x 235 No. 1 Douglas Fir).

**Note:**

The following are examples of acceptable foundation systems.

- a. Concrete Piles
  - b. Wood Piles
  - c. Concrete Brackets
  - d. Masonry Piers
3. **Wood joists** - show size, grade, and species of joists, as well as span between supports and direction of span of joists, e.g., 38 x 235 (2" x 10") No. 1 spruce joists @ 400 mm (16") O.C.

4. Stairs (if any) - give details, e.g., width, rise, run, number of risers, handrails, etc.

## ***B. Structural Cross-Section***

1. Show dimensions and depth of piles below grade. Minimum 1.2 m (4'-0") below grade and 150 mm (6") above grade. (See General Note No. 2).
2. Show decking material to be used, e.g., 38 x 89 (2" x 4") No. 2 spruce on flat with 12.5 mm (1/2") space between boards.
3. Show guard rails - decks that are 600 mm (24") or more above grade require guards that must meet the following requirements:
  - all open sides must be protected
  - guard must be a minimum of 900 mm (36") in height, measured from top of deck to top of guard where the deck is not more than 1.8 m above grade
  - where the deck is greater than 1.8 m above grade the guard must be a minimum of 1070 mm (42")
  - maximum opening of 100 mm (4") between vertical members
  - no member, attachment or opening which would facilitate climbing can be located between 100 mm (4") and 900 mm (36") above the deck floor.

## ***C. General***

1. Decks should be designed to carry 1.9 kPa (40 lb/sq.ft.) live load and where pier foundations are used, the piers shall be designed to support the applied loads from the superstructure.
2. Footings are not required under piers if the safe loadbearing capacity of the soil is not exceeded. In some instances, the signature and seal of a Professional Engineer registered to practice in the province of Alberta may be required to verify loadbearing capacity of the soil.
3. Wood piles shall be treated with an acceptable preservative to a point at least 300 mm (12") above adjacent ground level.
4. A minimum depth of 1.2 m (4'-0") below grade is required for a foundation system.
5. An outdoor swimming pool heater shall not be installed beneath any structure, including a deck.

6. In an Established Community, if a lot has a width of 9.14 metres (30 feet) or less, a development permit is required for any deck.
7. In an Established Community, the surface of a deck cannot exceed 1.2 metres above grade, unless the basement has at grade entry.
8. A deck must be 1.2 metres from a side property line, unless the deck is on a street side of a corner lot, then 3.0 metres is required for lots subdivided after March 31, 1980.
9. For semi-detached dwellings a deck can go to the party wall side property line between the units if the deck provides a privacy wall.
10. A deck must be 3.0 metres from the front property line and 6.0 metres from the rear property line.
11. A landing is an uncovered platform providing direct access to a building entry. A landing must be 2.22 square metres or less in area.
12. If your deck does not meet the Land Use Bylaw requirements (such as height, setbacks, etc.) you must apply for a Development Permit prior to making an application for a Building Permit.

***Note:***

The above list is not a complete list of the requirements of the Land Use Bylaw (2P80) or the Alberta Building Code. Please contact the Customer Service Call Centre at (403)268-5311 for more information.

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## **SAMPLE PLANS**

The following sample plans are for information and guidance only and will not be accepted as plans for a Building Permit Application.

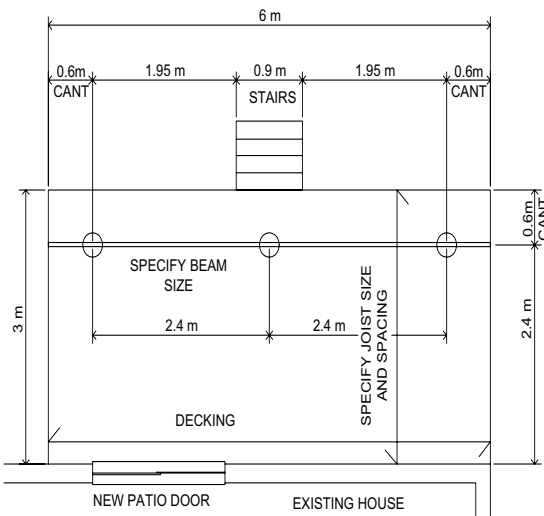
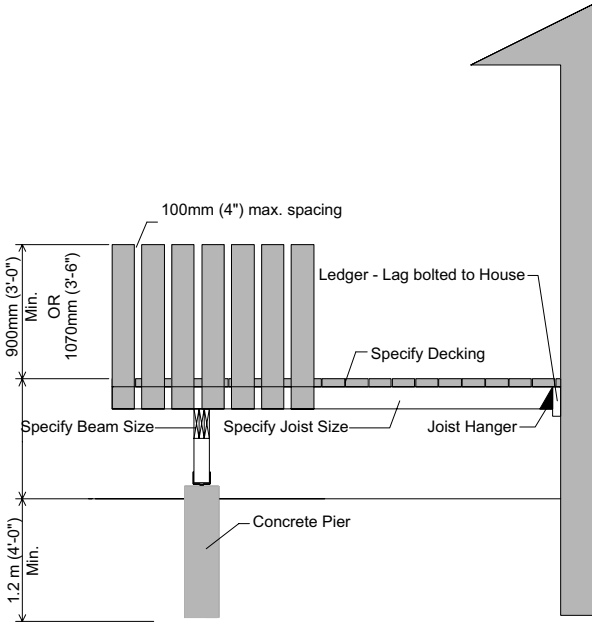
***Note:***

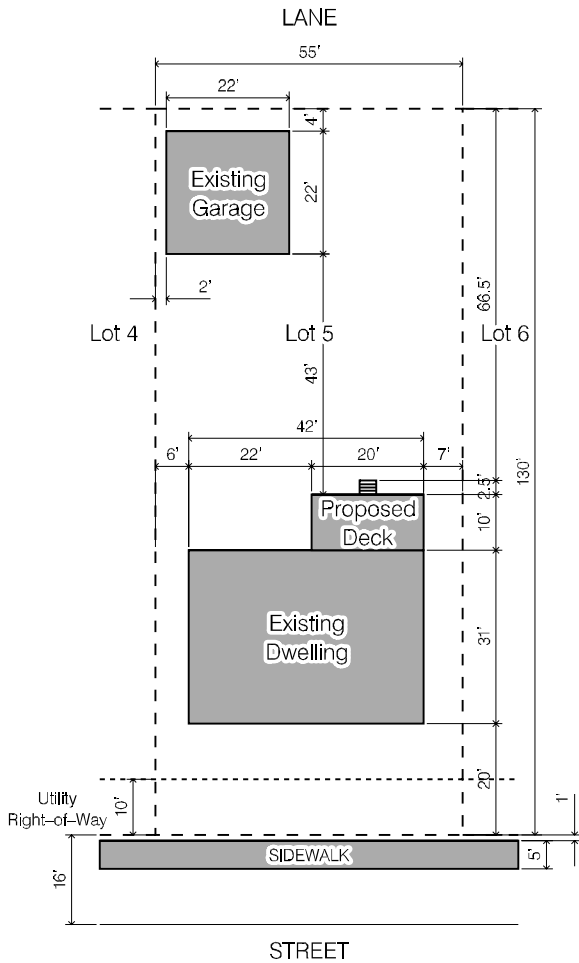
Do not scale these plans because they have been reduced in size to fit into the pamphlet format.

Please ensure that your plans contain all the necessary information as outlined above so that delays in processing can be reduced and issuance of your Building Permit can be expedited.

# WARNING!

It is the responsibility of the applicant to ensure that the work being carried out does not contravene the requirements of restrictive covenants, caveats, or any other restrictions that are registered against the property.





House Area	=	1302 sq. ft.
Garage Area	=	484 sq. ft.
Total Area	=	1786 sq. ft.
Lot Area	=	7150 sq. ft.
% Coverage	=	25 %

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## FURTHER INFORMATION

If you require further information, the Customer Advisory Services Division of Development & Building Approvals is located on the third floor of the Municipal Building at 800 Macleod Trail SE.

We can be reached at:

(403) 268-5311 or

Web site: [www.calgary.ca/planning](http://www.calgary.ca/planning)

The City of Calgary  
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