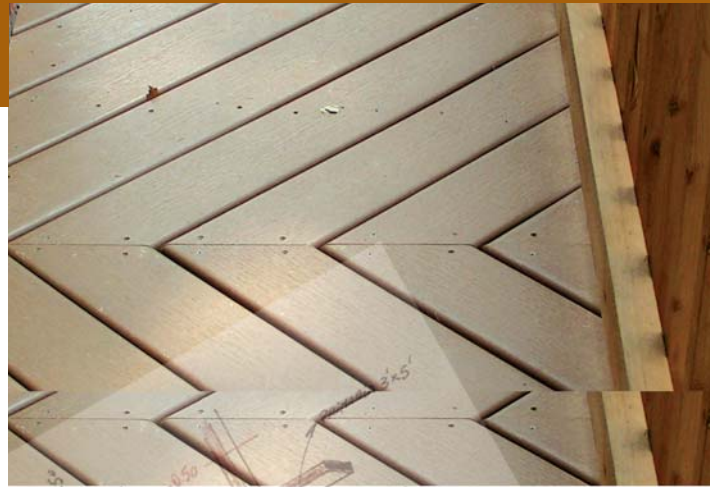
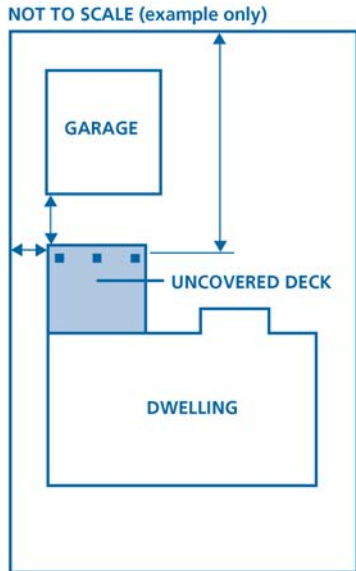


SAMPLE SITE PLAN



RESIDENTIAL DECKS

SAFETY CODE SERVICES

INFORMATION FOR RESIDENTIAL BASEMENT DEVELOPMENT

General Information 938-8916
Fax 938-8968
Inspection Requests 938-8946

OFFICE HOURS:

8:30 am – 12:00 pm, 1:00 pm – 4:00 pm

Payment may be cash, cheque, Visa, MasterCard or Interact

VISIT

www.okotoks.ca for additional information.

This pamphlet has no legal status and cannot be used as an official interpretation of the various bylaws, codes and regulations currently in effect. The Town of Okotoks accepts no responsibility to persons relying solely on this information.



RESIDENTIAL DECKS

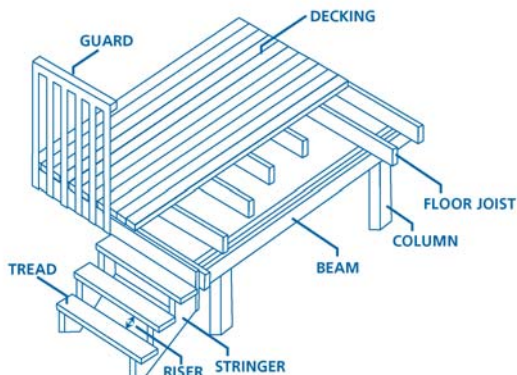
INFORMATION

A Building Permit is required for the construction of a wood deck where the deck is more than 305 mm (1ft.) above grade at any point. The following information is for non enclosed or uncovered decks only.

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.

A sunroom enclosure or a covered deck requires a Development Permit review prior to a Building Permit. An inspection is required once a deck is completed.

1. Please enclose the following information with your application:
2. A completed Permit Application Form & fee (Please allow 10 working days to process permit.)
3. One set of deck plans on a scale of not less than 1:100 or legibly drawn
4. One site plan showing deck dimensions, height and setbacks from property lines and buildings (e.g. Real Property Report or Plot Plan)
5. Details Required on Deck Plan:
 - Floor joist type and spacing
 - Size and type of deck planking
 - Size of deck (length, width, height)
 - Size of beams and number of piles
 - Size and spacing of columns
 - Type of columns
 - Construction of guard and handrails
 - Construction of stairs (rise and run)
 - Type of foundation



- Decks over 305 mm (1 ft.) above grade have setback requirements. The setback requirements for each district are contained within the Land Use Bylaw.
- Foundation support columns for attached decks must penetrate the frost level the same depth as the building or a minimum of 1219 mm (4ft.).
- The width or diameter of a wood column cannot be less than the width of the framing lumber being supported. (Typically a minimum 6" x 6" preserved wood or treated column is required.)
- A built-up beam must contain 3 or more built up members to span between support columns. Dimensional lumber size will vary by design (minimum 2" x 8" lumber or larger required).
- Joist dimensional lumber size will vary by design (minimum 2 x 6 lumber or larger required).
- Anchorage of exterior columns and posts shall be anchored to resist uplift and lateral movement.
- Nailing and anchoring of components will be reviewed on site for verification.
- A handrail must be provided for stairs with more than three steps.
- Guards are required for decks over 610 mm (2 ft.) high. If the deck floor is 2' to 5' above ground level, guards must be a minimum of 914 mm (3 ft.) high. If the deck floor is over 1.58 m (5 ft. 11 in.) above ground level, guards must be 1067 mm (42 in.) high.
- Guards around decks must be designed so that between 102 mm (4 in.) and 914 mm (36 in.) above the deck floor, the design will not allow climbing (e.g. lattice, horizontal rails, attached seats). Other conditions may apply once a full plan review is completed by the Safety Codes Officer.

CALL BEFORE YOU DIG
1-800-242-3447