



## Related Permits

If your basement development includes mechanical work, a separate mechanical permit will be needed.

- Hot tub Permits .....311
- House or Addition Permits.....311
- Mechanical Permits.....311

If calling outside of Edmonton 780-442-5311

### TIPS

For your safety, call Alberta One-Call at 1-800-242-3447 to locate buried utilities on your property before digging.

## Processing Your Application

- A Development Planner reviews the application using the Zoning Bylaw regulations.
- A structure that conforms to regulations may be approved immediately at the counter.
- Your development plans are then examined by a Safety Codes Officer to prepare a building permit.
- If your development application is refused, you can appeal the Development Planner's decision to:  
Subdivision and Development Appeal Board  
Churchill Building  
10019-103 Avenue NW  
Edmonton, Alberta T5J 0G9  
Telephone: 780-496-6079

## What You Need to Apply

To apply, fill in the Residential Development & Building Application and Deck Design form, and include all required information as indicated on the application form as well as all application fees. Application form can be found at [www.edmonton.ca](http://www.edmonton.ca)

When applying for your development permit, please bring three copies of the following:

### **Site Plan** showing –

- Lot and house size
- Deck location and size
- Location of deck steps
- Existing side and front yard
- Measurements (from property line)
- Side yard and rear yard measurements to new deck

When applying for your building permit, please bring two copies of a scaled cross-section view of the deck.

The drawing must include the following:

- Size and depth of deck foundations
- Size of beam and spacing of supports
- Size and spacing of joists
- Material used for decking
- Guardrail and handrail details
- Stair details

### **Elevation View** showing –

- Height from grade to top of deck
- Height of railing; and stair details, if you have stairs

## How to Apply

### Fax

**780-496-6034**

Our fax can take legal and letter sized paper.

### In Person

Current Planning Branch  
5th Floor, 10250 - 101 Street NW  
Edmonton, Alberta T5J 3P4  
Office Hours: Monday to Friday,  
8:00 a.m. - 4:30 p.m.

Payment may be cash, personal cheque (payable to the City of Edmonton), Visa, MasterCard, American Express or Interac.

### Mail

#### **Current Planning Branch**

5th Floor, 10250 - 101 Street NW  
Edmonton, Alberta T5J 3P4  
Cheques should be made out to City of Edmonton. Please allow for extra processing time when mailing application.

## Contact

For application forms and additional general information:

### Phone

For 24-hour information and access to City of Edmonton programs and services: **311**

If outside of Edmonton: **780-442-5311**

### Web

[www.edmonton.ca](http://www.edmonton.ca)

### Note:

This is a general guide. Additional information may be required.

When you apply, personal information may be collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act, Section 642 of the Municipal Government Act and/or Section 63 of the Safety Codes Act. The information will be used to process your application(s) and your name and address may be included on reports that are available to the public. If you have any questions, please contact our office.



# Guide to building an uncovered deck



## About the Service

Uncovered decks are subject to specific Zoning Bylaw and Alberta Building Code regulations. You may need a development permit and a building permit:

- You will need a development and buiding permit if the deck floor is over 0.6 metres (m) or 2 feet (ft) above grade.
- If the deck is above 1.8 m (6 ft) you will need to talk to a Building Technical Advisor from our office.
- If the deck will be built on a corner lot or in the front yard of any lot, you will need to talk to a Development Planner from our office.



## Why Permits?

Permits are here for your protection. They're the result of years of experience, testing and feedback. Having the proper permits will ensure what is being built is safe and that the appearance and use is consistent with the context of your neighbourhood.

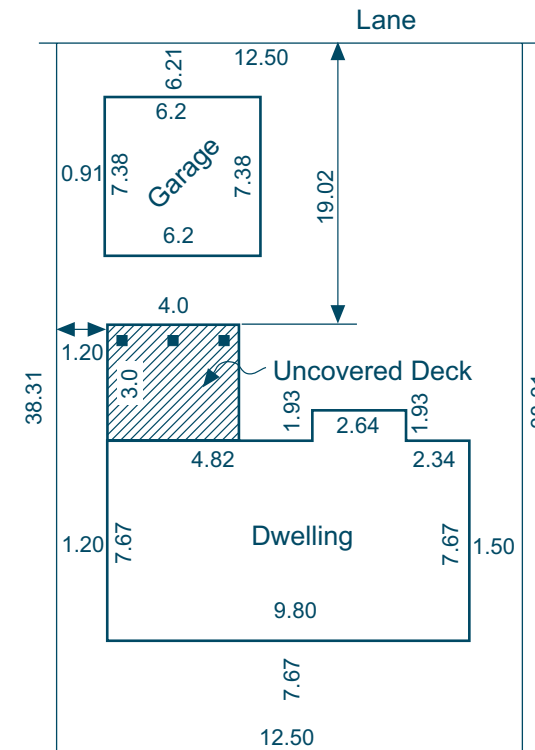
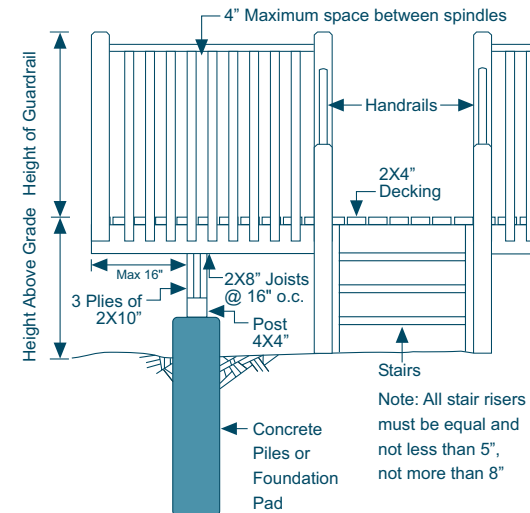
## Definitions

### Uncovered decks

An uncovered deck is a deck with no roof. It can include guardrails.

### Covered decks

A covered deck is a deck with a roof and possibly walls. It is considered an addition and the building and zoning regulations for additions would apply.



## Zoning Verification

Your property's specific zoning may affect your plans. To verify the zoning of a property, visit our office or <http://maps.edmonton.ca>.

- Click on 'zoning' located on the right side of the photo
- Review the disclaimer and accept it by pressing 'ok'
- Click on 'Locate Title by Address' and enter the property's address
- Click on 'search' to view its zoning and any overlay information

## Regulations

- Gas meter and/or gas shut off cannot be located under a deck
- All guardrails must be non-climbable
- Bedroom windows should not be located under a deck

## Measurement Regulations

### FOUNDATION REQUIREMENTS

#### Decks that exceed 1.8 m (6 ft) above grade:

- Piles 0.3 m (12 inches) diameter by 3.7 m (12 ft) depth or on foundation pads 4 ft below grade

### GUARDRAIL REQUIREMENT

#### 1) Decks 0.6 to 1.8 m (2 to 6 ft) above grade:

- Minimum height of top rail 0.9 m (3 ft)
- Maximum space between vertical members 0.1 m (4 inches)
- There must be no horizontal members between 0.14 m (5.5 inches) and 0.9 m (3 ft) above the deck floor

#### 2) Decks more than 1.8 m (6 ft) above grade:

- Minimum height of top rail 1 m (3 ft. 6 inches)
- Maximum space between vertical members 0.1 m (4 inches)
- There must be no horizontal members between 0.14 m (5.5 inches) and 0.9 m (3 ft) above the deck floor