



BUILDING AN UNCOVERED DECK

Edmonton

BEFORE YOU START

A permit is not required if the deck meets all three of the following criteria:

- Less than 0.6 m high
- Fully situated in the rear yard
- Compliant with setback regulations stated in section 44 of the Zoning Bylaw 12800

If your deck does not meet the above criteria, permits may be required.

To apply, complete the Residential Development & Building Application Form, as well as the appropriate deck design form. With these forms, you must submit:

- One set of drawings identifying:
 - Height
 - Property lines
 - Additional features such as benches, trellis, pergolas, and electrical
 - Deck construction details (see deck design form for more information)
- Site plan showing the location of deck with dimensions and all other structures

The forms can be found at edmonton.ca/buildingadeck.

INSPECTIONS

Development Permit

Required for:

- Any deck built on a corner lot, front yard or flanking side yard of any lot
- Any deck more than 0.6 m above grade

Building Permit

Required for:

- Any deck more than 0.6m above grade
- Any deck serving as a principal entrance

If your deck will be above 1.8 m, call 311 to speak with a Building Technical Advisor.

ADDITIONAL REGULATIONS

Hot Tubs

If the construction of an uncovered deck will include installing a hot tub, both the deck and the hot tub application are treated as one and are processed together.

Corner lots or decks in the front yard

Anything that is visible from the street can be subject to different regulations put in place either by the City of Edmonton, or the developer of your neighbourhood. If the deck will be built on a corner lot or in the front yard, please call 311 and ask to speak with a Development Officer about the requirements for your deck. A Development Permit, a Building Permit, and Mechanical Permits (Plumbing, Electrical, Heating, Ventilation & Air Conditioning, and Gas) are required for any new home construction. All mechanical work in new home construction must be done by a licensed mechanical contractor.

Uncovered decks cannot cover the gas meter or gas shut off valve.

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 a home addition would apply.

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.

CONTACT

311 or if outside of Edmonton 780.442.5311

EDMONTON SERVICE CENTRE

2nd Floor, 10111 104 Avenue NW
Edmonton, Alberta T5J 0J4

8:00 a.m. – 4:30 p.m. Monday - Friday