

DO I REQUIRE A PERMIT?

- Decks **LESS THAN 0.6 m** Do Not Require Permits
- Decks **0.6 m or HIGHER** Require both a Development and Building Permit

WHAT DO I NEED TO BRING WITH ME WHEN I APPLY FOR A PERMIT?

- A site plan is required to show where the deck is to be located on the lot. On the site plan you must also include setbacks to other structures, and to the property boundaries, size and height of deck.
- A list of materials being used and a drawing or blueprints of the proposed structure.

FEES

All permits are subject to fees, unless otherwise stated. Please contact the Planning and Development Department for the current fee schedule.



INSPECTIONS

Included in the permit approval package is a schedule of when you are required to have the deck inspected. Contact the Planning and Development Department at 780.980.7124, 48 hours in advance to arrange for a building inspection. If the Safety Codes Officer identifies any problems, it is your responsibility to have them corrected. This may require re-inspections to ensure compliance.

Before calling for an inspection, make sure that the work is ready to be inspected. An additional fee may be assessed when an inspection is requested and the Safety Codes Officer finds the work is incomplete and not ready for inspection, or the work does not meet the required standards, or the Safety Codes Officer is unable to gain access for the inspection.

Remember to call **Alberta First Call** at 1.800.242.3447 to locate all utilities and power lines **before** you begin construction.

ALL BUILDING INFORMATION IS BASED ON THE REQUIREMENTS OF THE ALBERTA BUILDING CODE 2006.

Contact Us

If you require assistance in applying for any permit or have further questions, please contact the Planning and Development staff or you can find all application forms on our website at the address below.

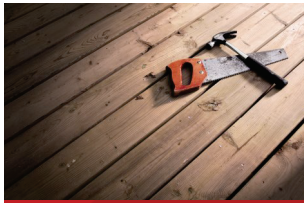
Planning and Development
#1 Alexandra Park
Leduc, AB T9E 4C4
Phone: 780.980.7177



Planning and Development Building a Deck?

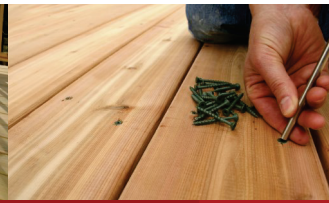
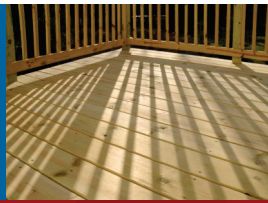


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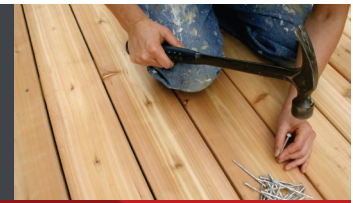


Building a deck?

This is what you need to know



Do I require a permit?



LOCATING THE DECK ON THE PROPERTY

Decks 0.6 m or more in height above grade shall be:

- A minimum of 5.0 m from the rear property boundary.
- A minimum of 1.0 m from the side property boundary.

Decks less than 0.6 m in height above grade may be:

- Constructed up to the side and rear property boundaries. An open, uncovered hard surfaced, brick, concrete or wood patio.
- Not projecting onto any required front yard more than 2.5 m
- Maintain the 3.2 m front access to a detached garage located within the rear of the property.

BUILDING REQUIREMENTS

ATTACHED DECKS (ANY SIZE) OR UNATTACHED DECKS OVER 55.0 SQ M

- Require reinforced concrete piles that are 12' deep by 12" diameter.
- Spacing of the piles is recommended at 2.0 m to 3.0 m center to center.
- Other types of foundation may be used but MUST be stamped and approved by a Professional Engineer.

NOTE: DECKS THAT ARE ATTACHED TO A HOME ARE REQUIRED TO BE SUPPORTED BY A FOUNDATION THAT PROVIDES ADEQUATE SUPPORT FOR THE STRUCTURE AND RESISTANCE TO DIFFERENTIAL MOVEMENT CAUSED BY THE EFFECTS OF FROST.

DETACHED DECKS UP TO 55.0 SQ M

- Detached decks that are 55.0 sq m or less are not required to be supported on the type of foundation required for attached decks.
- A detached deck must be supported by a means that provides adequate vertical support and adequate lateral support for the deck, and meets the acceptable of the Safety Codes Officer.
- The designer of a detached deck should incorporate a means of adjusting the deck in the event of settlement or frost heaving.
- Wood that has contact with soil or concrete shall be treated with a wood preservative.

NOTE: AS THERE ARE NUMBER OF WAYS OF SUPPORTING DETACHED DECKS, THE APPLICANT IS REQUIRED TO SUBMIT PLANS THAT INCLUDE CLEAR DETAILS OF THE PROPOSED MEANS OF PROVIDING VERTICAL AND LATERAL SUPPORT.

A **development permit** is a document permitting a specific type of development on a specific parcel of land in the City of Leduc to proceed. It assures conformance with the zoning and development regulations under the Land Use Bylaw and its affect on adjacent property.

A **building permit** addresses how the building is constructed with respect to life safety, structural integrity, property protection, use and occupancy and the integration of Architectural, Engineering, Mechanical and Electrical design concepts.

