



Decks

Information Guide

March 2023

About

Are you considering building a deck on your property? The following is a collection of Frequently Asked Questions to consider before beginning construction.

Refer to [Section 2.4 - Setback Regulations](#) in the Land Use Bylaw (LUB) to find some fundamental information pertaining to decks.

If you require further clarification, please fill out an [inquiry form](#) on the Town of Canmore's Planning and Development webpage.

All forms and requirement check list can be found on our [Town of Canmore](#) website.

Frequently Asked Questions

Do I need a Development or Building Permit to build a deck?

A Building Permit is required for decks more than 0.6 m (2 ft) above the existing grade and/or has a total construction value that is more than \$5,000. A Building Permit may also be required if you are replacing, extending, or repairing an existing deck, and if in the opinion of the Safety Codes Officer, matters of health and safety that are impacted by the proposed building. A Development Permit is only required where the deck will not meet the regulations of the Land Use Bylaw. For example, if a variance is requested to the yard setback for the proposed deck. Refer to Section 2.4 – Setback Regulations in the LUB for further information.

What is the cost for a Development Permit or Building Permit?

The cost of a Building or Development Permit can be found in the [Town's Fee Schedule](#). The Building Permit fee is calculated based upon the total construction value of the project which includes costs of labor, material, equipment, and any professional services, while a Development Permit is a fixed established rate.

What happens if the proposed deck encroaches into a utility right-of-way (URW) or Town of Canmore (Town) Property?

Encroachments into a utility right-of-way require approval and agreements to be put in place by the affected utility suppliers. Similarly, encroachments into public lands require agreements and approval from the Town to also be put in place. Encroachments which affect either utility providers and/or the Town are discouraged, as they may only be permitted under extenuating and unique circumstances.

What happens if the proposed deck encroaches into a yard setback?

If the intended deck encroaches into a yard setback, it would require a variance request through a Development Permit unless it is less than 0.61m in height (and is considered a patio) or does not project more than 2m into the rear or front yard setback. No deck over 0.61m is prohibited to project into a side yard setback.

Does the area of my deck get calculated towards the maximum site coverage allowance for my property?

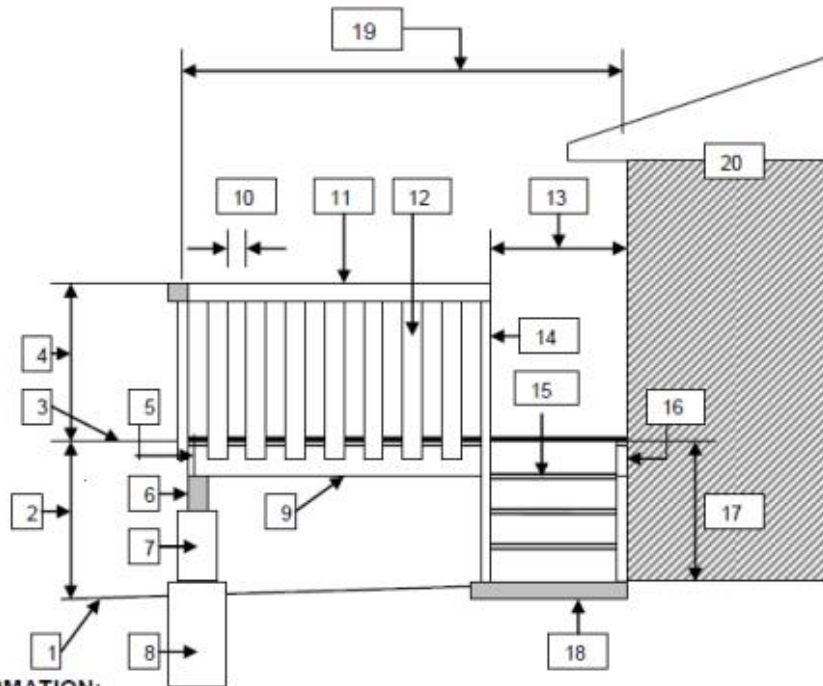
No. A deck does not count towards the maximum site coverage allowance if the deck is less than 4m in height.

Helpful Images and Diagrams

If your deck is higher than 0.6 m, refer to the diagram below and the relevant checklist when preparing your building plans and drawings.

- Development Permit Checklists can be found [Here](#).
- Building Permit Checklists can be found [Here](#).

Sample Cross Section Plan:



BASIC CODE INFORMATION:

- Grade: 2% slope for drainage
- Deck height from grade: Specify (_____)
- Floor decking: Specify (_____)
- Height of guard from deck
 36" (for 2' to 6' deck height above grade)
 42" (for 6' over deck height above grade)
- 2" x 10" End joist (or same size of floor joist)
 Others: (_____)
- 3 - 2" x 10" Built up beam
 Others: (_____)
- 6" x 6" wood post anchored to the concrete pile
 Others: (_____)
- 12" Diameter x 12' deep concrete pile @ 6' - 6" o/c recommended
 Others: (_____)
- 2" x 10" floor joist @16" o/c.
 Others: (_____)
- 4" max space between railings
- Guardrail: Specify (_____)
- Railings: Specify (_____)
- 34" minimum stair width
- Stair handrail 32" to 38" height measured vertically from the stair nosing. Handrail is required if stairs have more than 3 risers
- 2" x 10" stair tread, minimum
 Others: (_____)
- 2" x 10" Ledge (same size as joist)
 Others: (_____)
- Stair: Rise: 5" to 8"
 Run: 8-1/4" to 14"
- 4" thk concrete pad (optional)
- Joist span: Specify (_____)
- Existing house

Note: The above information does not cover all relevant requirements of the Alberta Building Code. The details shown in the drawings are guidelines for your reference and information only. You may use other options provided the work complies with the code. If you have any question or need assistance please free to call.



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