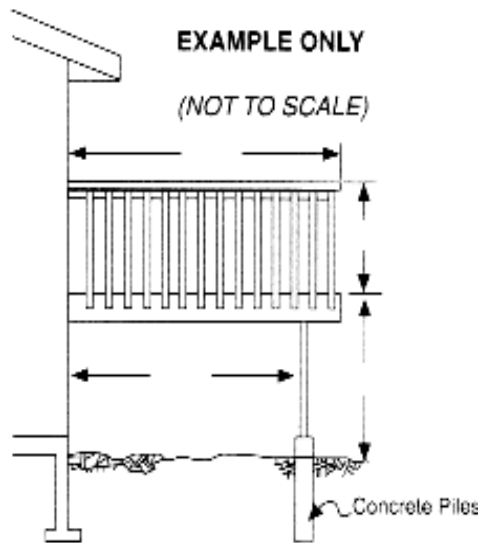


Also include an elevation view showing the following:

- height from grade to top of deck
- height of railing
- stair detail, if applicable

Floor plans of proposed decks are also encouraged.

Figure 3. Elevation View



OTHER PERMITS

It is the property owner's responsibility to ensure all required permits (i.e. electrical, gas, plumbing) are obtained prior to commencement of the work.

APPLICATION FEES

Up to date development and building permit application fees can be found:

Online: www.chestermere.ca

In person or by phone:

The Town of Chestermere

Development Services

105 Marina Road

Chestermere, AB T1X 1V7

Telephone: 403-207-7075

Facsimile: 403-207-2817

Monday to Friday 9 AM – 4 PM

WARNING! It is the responsibility of the applicant to ensure that the work being carried out does not contravene the requirements of restrictive covenants, caveats, or any other restrictions that are registered against the property.

NOTE: You do not need Permit if your deck is $\leq 0.6m$ above grade at any point.

BUILDING AN UNCOVERED DECK

Town of Chestermere
Development Services



This pamphlet is published as a public information service. It has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect.

June 2011

BUILDING AN UNCOVERED DECK

The Town of Chestermere's *Land Use Bylaw 022-10* establishes regulations for an uncovered deck.

DEVELOPMENT PERMIT

Please provide **three (3)** copies of a Real Property Report, to serve as a plot plan, showing the following information:

- legal description, municipal address and dimensions of the site
- lot and house size
- deck size and location of stairs
- side and rear yard measurements from deck to property line
- measurements from the deck to any accessory buildings on the lot

NOTE: The Town of Chestermere has a designated Building Safety Codes Officer on staff for all permit reviews and inspections. Specific questions related to decks should be directed to the Town's Building Safety Codes Officer. You may also call the Town to request for your building inspection.

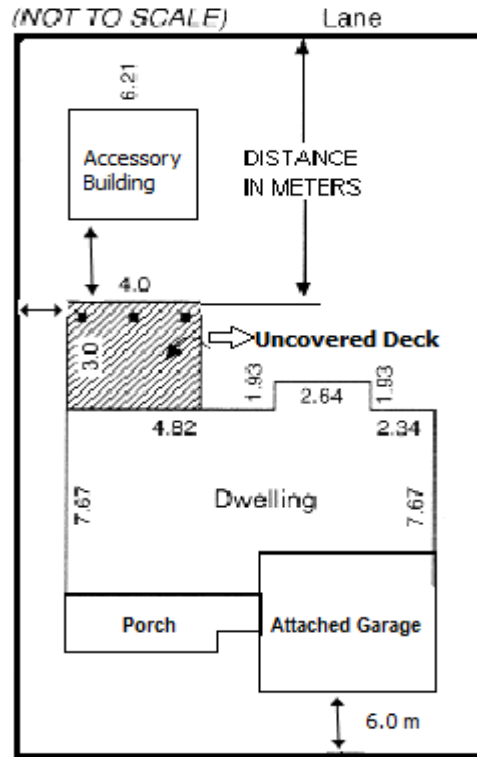
Construction must begin within 90 days of the issuance of the building permit, and is valid for 2 years from the date of approval. Extensions may be applied for before the expiry date in the Development Services Department at the Town of Chestermere.

Call Before You Dig!

**1-800-242-3447;
www.Alberta1call.com**

Figure 1. Real Property Report (Plot Plan)

EXAMPLE ONLY



REQUIRED YARD SETBACKS

For **most (please check district first)** lots in Chestermere, the required yard setbacks from the deck to the property line are

- 1.5m side yard
- 3.0m street side yard of corner lot
- 6m rear yard
- 6m front yard

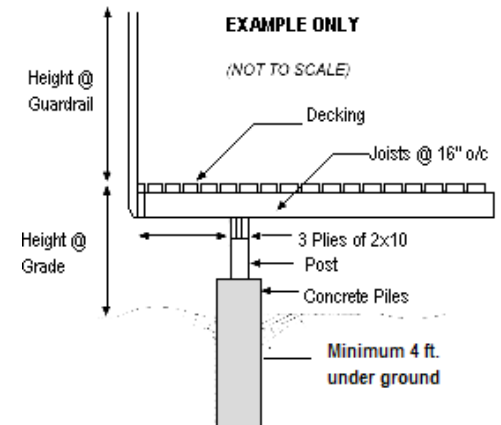
A deck, stairways and landing may project into a front or rear yard setback a maximum of 2.0m. (except RL)

BUILDING PERMIT (THREE COPIES OF DRAWING)

When applying for the building permit, please include the following information:

- size and depth of deck foundation
- size of beams and number of piles
- size and spacing of joists
- decking material
- guardrail, handrail and stair details
- additional information as requested by a Building Safety Codes Officer prior to the issuance of a permit

Figure 2. Cross Section View



NOTE: Pre-engineered deck packages may be acceptable for the building permit provided that copies of package drawings meet the requirements outlined in this pamphlet.