

Floor plans of proposed decks are also encouraged.

OTHER PERMITS

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

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

Construction must begin within 90 days of the issuance of the building permit, and is valid for 1 year from the date of approval. Extensions may be applied for before the expiry date in the Planning & Growth Department at the City of Chestermere.

APPLICATION FEES

Up to date development review and building permit application fees can be found under City of Chestermere's Fee Schedule, (Policy 643) at www.chestermere.ca.

Contact us in person or by phone:

The City of Chestermere

Community Growth & Infrastructure
105 Marina Road
Chestermere, AB T1X 1V7
Telephone: 403-207-7075
Facsimile: 403-207-2817
Monday to Friday 8:30 AM – 4:30 PM

**Closed on Stat Holidays*

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.

**Call Before You Dig!
1-800-242-3447;
www.Alberta1call.com**

BUILDING AN UNCOVERED DECK

City of Chestermere
Community Growth & Infrastructure



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.

UNCOVERED DECK

The City of Chestermere's *Land Use Bylaw 022-10*, as amended establishes regulations for an uncovered deck.

A development permit and building permit are required if your deck is greater than **0.6m** above grade at any point. No structures shall be located on an easement (Utility Right-of-Way).

DEVELOPMENT REVIEW

Please provide **three (3)** copies of a Real Property Report/ plot plan, showing the following information. See figure 1.

- legal description, municipal address and dimensions of the site
- deck size and location of stairs
- setbacks for the deck measured from property lines.
- measurements from the deck to any accessory buildings on the lot

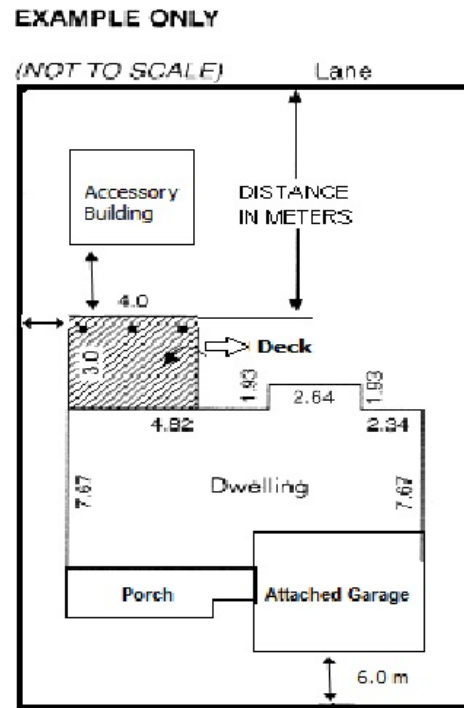
Required Yard Setbacks

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 R-1L)

Figure 1. Real Property Report (Plot Plan)



BUILDING PERMIT

Please provide **three (3)** copies of the construction plans showing the following information. See figure 2.

- 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

Also include an elevation view showing the following. See figure 3.

- height from grade (lowest point) to top of deck
- height of railing
- stair detail, if applicable

Figure 2. Cross Section View

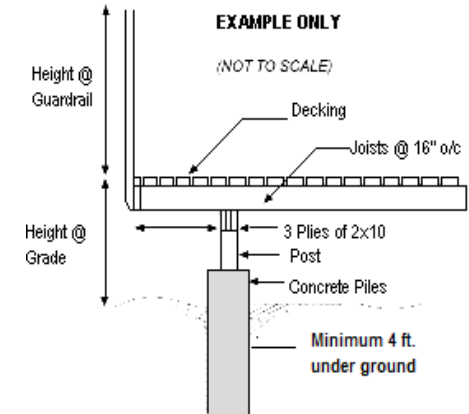
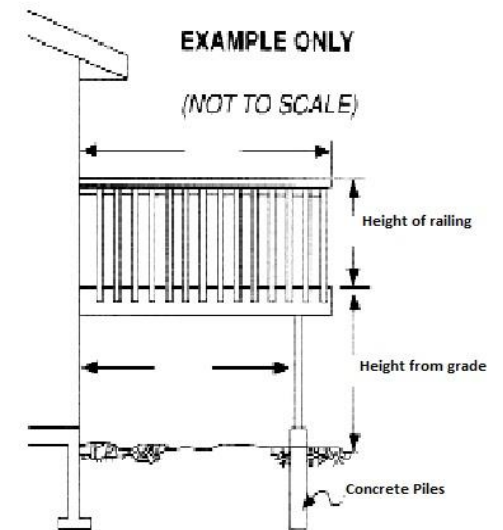


Figure 3. Elevation View





DEVELOPMENT REVIEW & BUILDING PERMIT APPLICATION
COMMUNITY GROWTH & INFRASTRUCTURE
 105 Marina Road, Chestermere, Alberta T1X 1V7
 Phone: 207-7075 Fax: 207-2817
www.chestermere.ca

DATE STAMP
(Office use only)

Permit # _____	(Office use only)
----------------	-------------------

THE BUILDING PERMIT FEE SHALL BE DOUBLED IF CONSTRUCTION (INCLUDING EXCAVATION) COMMENCES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

MUNICIPAL ADDRESS: _____ LOT _____, BLOCK _____, PLAN _____ ZONING _____

TYPE OF DEVELOPMENT Residential Industrial Commercial Institutional Demolition Other

IF RESIDENTIAL: Single Family Dwelling Semi-Detached Dwelling Condo/Town Showhome Detached Garage Deck/Stairs
Basement Dev. Renovation Addition Wood Burning Stove/Fireplace Demolition Secondary Suite Other

IF COMMERCIAL: New Building Addition CRU (Renovation) CRU (New) Application For Occupancy (AFO)

Name of Establishment: _____

Note: COMMERCIAL PERMITS REQUIRE ALL NECESSARY SCHEDULES TO BE PROVIDED AS REQUIRED.

Estimated Developed Floor Area _____ Estimated Cost of Construction _____

Owner _____	E-mail address _____
Address _____	City/Town _____ Postal Code _____
Cell _____	Home _____ Work _____

Contractor _____	E-mail address _____
Address _____	City/Town _____ Postal Code _____
Cell _____	Home _____ Work _____

Applicant _____	E-mail address _____
Address _____	City/Town _____ Postal Code _____
Cell _____	Home _____ Work _____

PERMIT FEES	
Development Review Fee	_____
Building Permit Fee	_____
Partial Building Permit	_____
Safety Code Fee	_____
Total:	_____
Utility Service	_____
Performance Deposit	_____
Landscaping Deposit	_____
Other	_____
Total:	_____
Grand Total:	_____

TERMS AND CONDITIONS: This application form must be accompanied by a complete application package (checklist, plot plan, construction drawings, etc.) Notwithstanding, the owner is solely responsible for ensuring compliance with the current National Building Code—Alberta Edition, Building Code Bylaw #024-16, and the City of Chestermere Land Use Bylaw 022-10, as amended. Any contravention of either may result in penalties or other enforcement.

I/We hereby make application for Development Review and Building Permit under the provisions of the current Land Use Bylaw, in accordance with the plans and supporting information submitted herewith and form part of this application. By signing this application, I authorize the Safety Codes Officer and/or designated City employees to enter the property to carry out inspections necessary for this development.

I/We hereby declare that the above information is, to the best of my/our knowledge, factual and correct.

Signature of Owner _____ Signature of Applicant _____

OFFICE USE ONLY: Letter of Authorization from Owner

OTHER PERMITS REQUIRED: Electrical Gas Gas Air Test Gas Fireplace Plumbing W&S PSDS

Date Permit Issued: _____
Issued By: _____
Building Inspector
Designation #: _____



BUILDING PERMIT # _____

LOCATION ADDRESS		
LOT	BLOCK	PLAN

Residential Cost Estimate – New Homes						
Note: This cost estimate is based on average construction costs to determine the minimum estimated cost for the purpose of permit application						
Item	Area/Quantity	X	Rate	=	Cost	
Developed Area	Single Detached	sq. ft.	X	\$145.90	=	\$
	Semi Detached/Duplex	sq. ft.	X	\$145.90	=	\$
Basement Development	sq. ft.	X	\$34.36	=	\$	
Fireplace (Gas/Wood Burning)	Number of units:	X	\$4,384.00	=	\$	
Air Conditioning		X	\$5,100.00	=	\$	
Garages (Attached) <small>NOTE: Detached Garages requires a separate building permit</small>	sq. ft.	X	\$47.43	=	\$	
Carport	sq. ft.	X	\$34.36	=	\$	
Dock	sq. ft.	X	\$22.32	=	\$	
Deck or Balcony	sq. ft.	X	\$23.32	=	\$	
Porch or Covered Balcony	sq. ft.	X	\$34.36	=	\$	
Secondary Suite <small>(cost to build/construct the suite)</small>				=	\$	
Others <small>(specify – ex. Pool, Hot Tub, Structural changes, Safety or Health)</small>				=	\$	
Total Estimated Construction Cost				=	\$	

Permit Fee Calculation						
Total Estimated Construction Cost <small>Round up to the next hundred</small>	\$	x \$9.93	÷ \$1000	=	\$ <small>Minimum of \$100</small>	
Partial Permit	\$95.00			=	\$	
Post and Pad <small>(optional)</small>	\$150.00			=	\$	
Sub Total				=	\$	
Safety Codes Council Fee	4% of permit cost <small>(minimum of \$4.50 up to a maximum of \$560.00)</small>			=	\$	
Total Building Permit Fee				=	\$	



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BUILDING PERMIT CHECKLIST FOR UNCOVERED DECKS

Please do not include personal information on plans

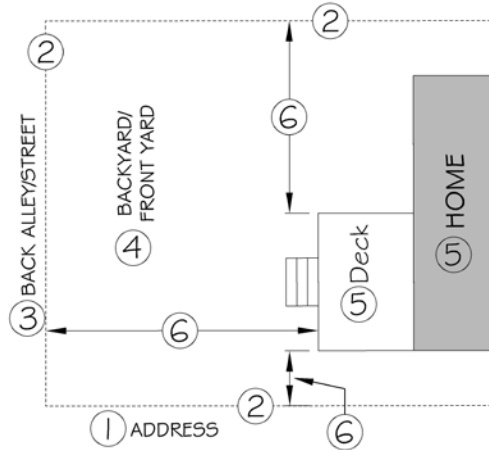
A. Complete application form

B. Provide 2 copies of a site plan

Your site plan should include the following:

- 1 Address
- 2 Property Lines
- 3 Label back alleys/streets
- 4 Label backyard/front yard
- 5 Outline of your home and deck
- 6 Distance from property lines to deck

Note: You can use a real property report as your site plan.



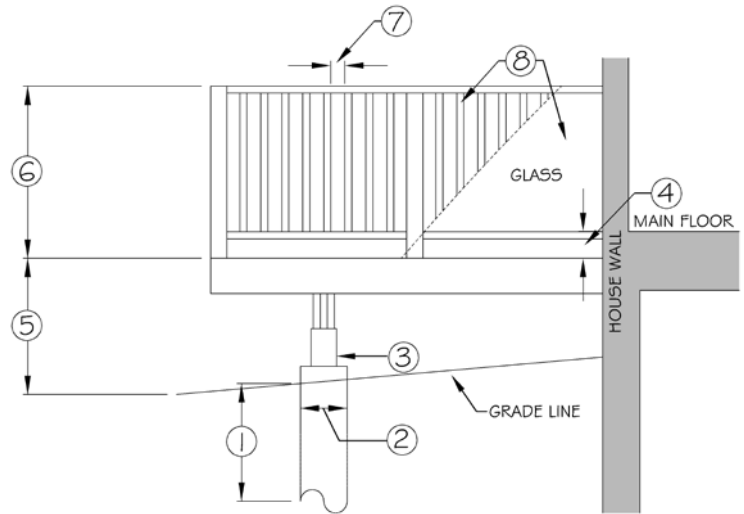
You can use the Uncovered Deck Worksheet to replace the drawings in C and D

C. Provide 2 copies of a cross section

Your cross section should include the following:

- 1 Concrete pile depth
- 2 Concrete pile diameter
- 3 Post size
- 4 Deck floor to main floor distance
- 5 Ground to deck floor height (measured from lowest point)
- 6 Railing height
- 7 Railing opening size
- 8 Railing material

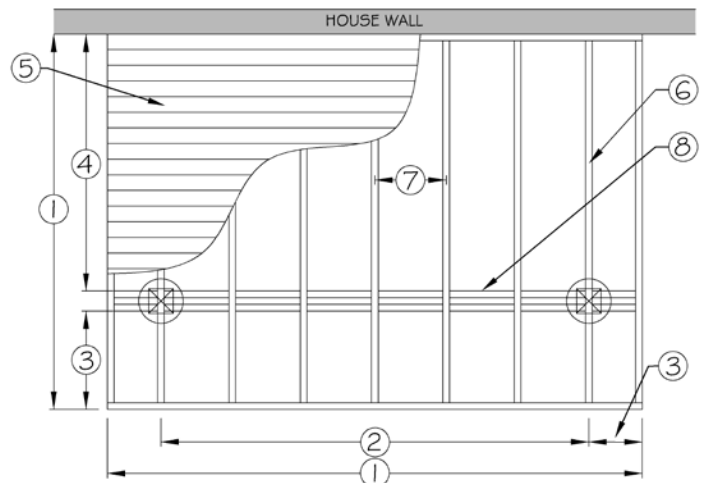
Note: If you are using anything other than concrete piles, replace items 1 and 2 with an engineering report.



D. Provide 2 copies of a plan view

Your plan view should include the following:

- 1 Length and width of deck
- 2 Distance between posts
- 3 Size of cantilever
- 4 Length of joist span
- 5 Size and type of decking
- 6 Size of joist
- 7 Spacing between joists
- 8 Size of beam





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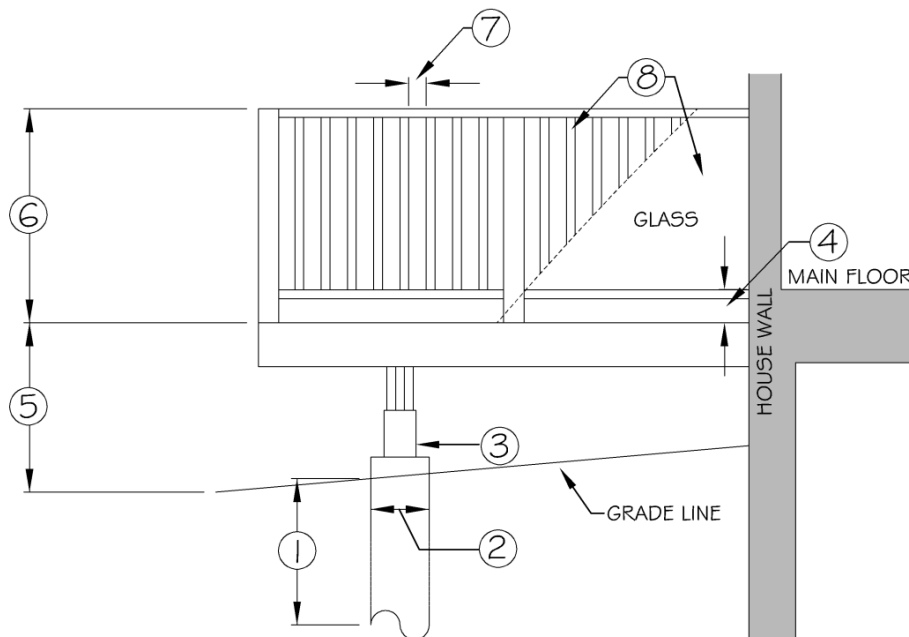
BP NUMBER

BUILDING PERMIT WORKSHEET FOR UNCOVERED DECKS

MUNICIPAL ADDRESS: _____

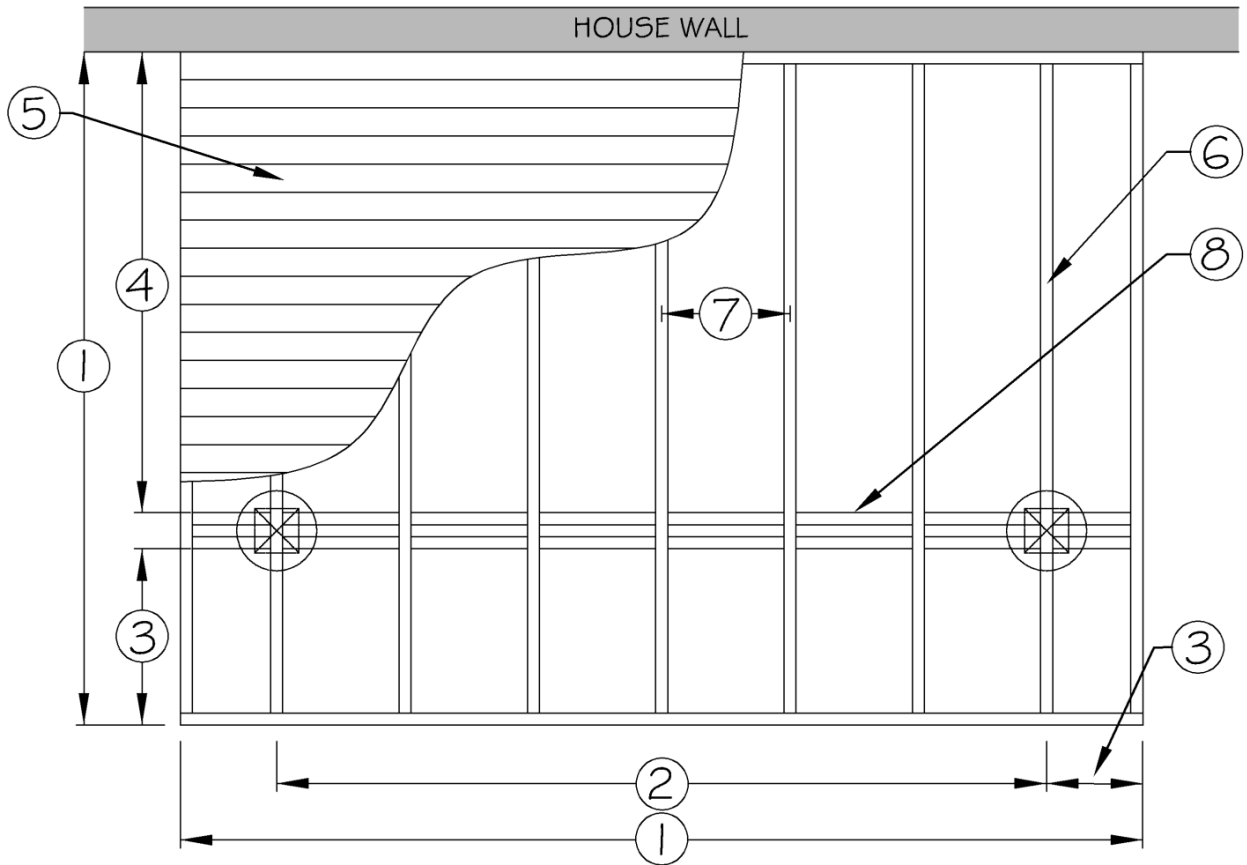
This option is best suited for decks with a simple structure. For instance, decks with only one level and consistent structural elements (e.g. one size of joist, beam and post). The materials list from the supplier may help in determining the correct information.

CROSS SECTION



1. Enter the concrete pile depth (min. 4'):
2. Enter the concrete pile diameter (min. 10"):
3. Enter your post size (must be at least as wide as beam):
4. Enter the deck floor to main floor distance (max. 1' above floor):
5. Enter the ground to deck floor height (measured from lowest point):
6. Enter the railing height (min. 3' when deck is less than 1.8m in height, min 3'-6" if deck is greater than 1.8m in height):
7. Enter the railing opening size (max. 4"):
8. Enter the railing material:

PLAN VIEW



- | | | |
|--|--------------|--------|
| 1. Enter the length and width of your deck: | Length: | Width: |
| 2. Enter the distance between posts: | | |
| 3. Enter the size of cantilevers: | 3a: (max 2') | 3b: |
| 4. Enter the length of joist span: | | |
| 5. Enter the size and type of decking: | | |
| 6. Enter the joist size: | | |
| 7. Enter the joist spacing: | | |
| 8. Enter the beam size (example 3 ply 2x10): | | |

Note:

For instructions and tables to help determine the Joist Size (6), Joist Spacing (7) and Beam Size (8)

See page 3.

Use the following table to determine 6(Joist size) & 7(Joist space)*. This table assumes min. 5/8" decking (5)

Round up the **Joist Span (4) (length)** to the closest value in the first row. The two numbers below that value in the same column will give you the Joist **Size (6)** and **Joist Spacing (7)** appropriate for that **Joist Span (4)**.

Joist span (4) rounded up	11'-7"	11'-0"	10'-6"	13'-8"	13'-0"	12'-4"	15'-7"	14'-10"	14'-1"
Joist Size (6)	2x8			2x10			2x12		
Joist Spacing (7)	12"	16"	24"	12"	16"	24"	12"	16"	24"

Use the following table to determine 8* (Beam Length). This table assumes SPF No.1 & No.2 grade lumber.

Determine the **Supported Joist Length**:

$$\left(\boxed{} \div 2 \right) + \boxed{} = \boxed{0}$$

Joist Span (4)
Cantilever size (3a)
Supported Joist Length

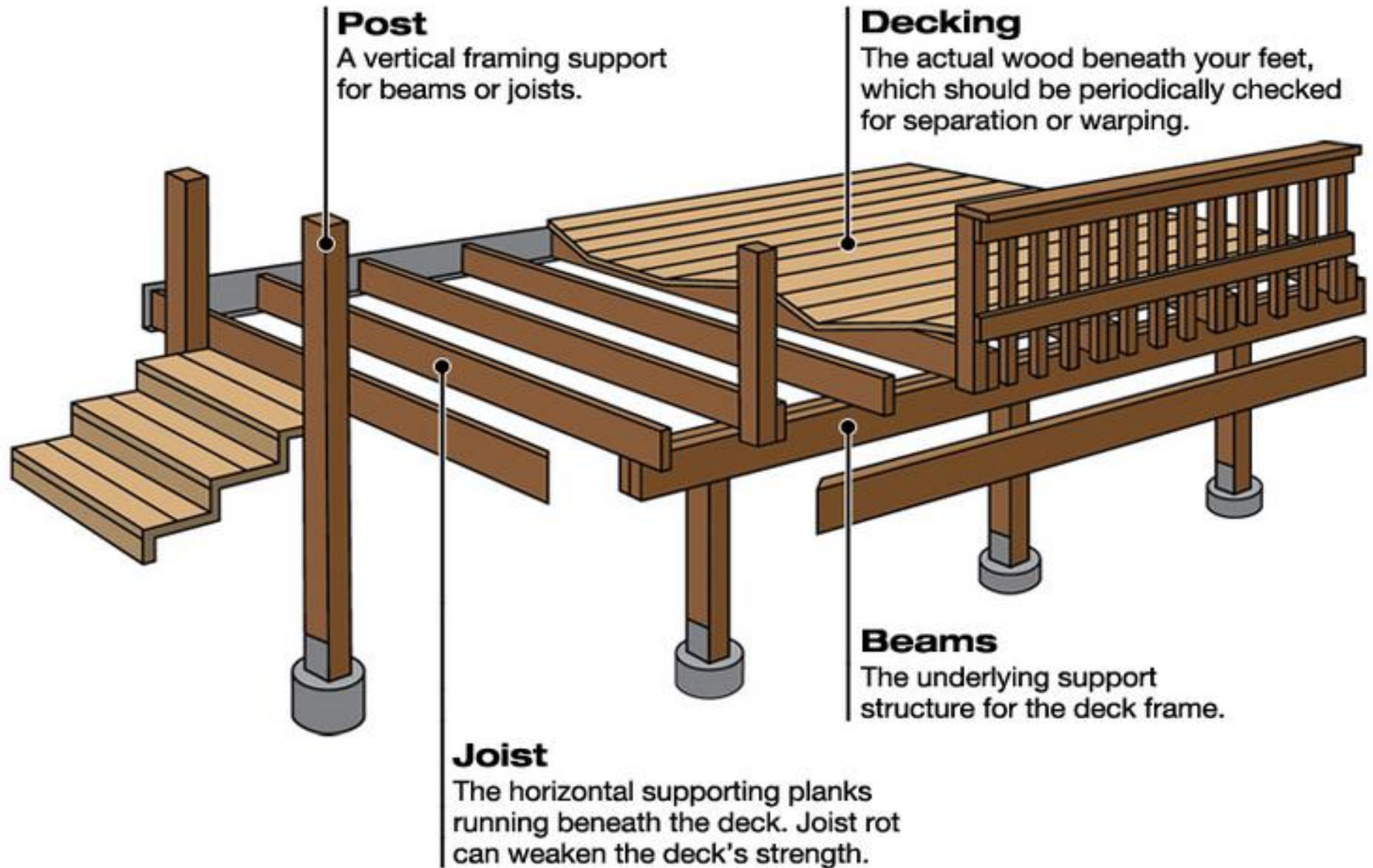
Round up the **Supported Joist Length** to the closest value in either of the Supported Joist columns. Go along that row and find the number that matches the **distance between posts (2)**, rounded up. The top of that column indicates the appropriate **Beam Size (8)**.

Supported Joist Length rounded up	Beam Size (8)				Supported Joist Length rounded up	Beam Size (8)	
	2 ply 2x8	3 ply 2x8	2 ply 2x10	3 ply 2x10		3 ply 2x12	4 ply 2x12
3'-3"	11'-6"	13'-3"	14'-9"	16'-11"	8'-0"	14'-11"	17'-2"
6'-6"	9'-2"	10'-6"	11'-8"	13'-5"		10'-0"	13'-4"
9'-10"	8'-0"	9'-2"	10'-3"	11'-8"	Distance between posts (2) rounded up		
Distance between posts (2) rounded up					Distance between posts (2) rounded up		

*Please note:

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Here's a look at some of the important components of your deck:





CHESTERMERE

COMMUNITY GROWTH & INFRASTRUCTURE

105 Marina Road Chestermere, Alberta T1X 1V7

Telephone: (403) 207-7075 Fax: (403) 207-2817

When to request for a Building Inspection

TYPE OF PROJECT	PROJECT VALUE \$	MINIMUM # OF INSPECTIONS	INSPECTION STAGE
Single Family Dwelling New Home		3	1. FOUNDATION – prior to backfill 2. FRAMING – completed electrical and plumbing rough-ins prior to covering up with insulation and vapour barrier. Ensure fan housing is connected to bathroom vent pipe and sealed. 3. FINAL COMPLETION
Basement Development		2	1. FRAMING – completed electrical and plumbing rough-ins prior to covering up with insulation and vapour barrier. Ensure fan housing is connected to bathroom vent pipe and sealed. 2. FINAL COMPLETION
Addition		2-3	1. FOUNDATION – prior to backfill 2. FRAMING – completed electrical and plumbing rough-ins prior to covering up with insulation and vapour barrier. Ensure fan housing is connected to vent bathroom vent pipe and sealed. 3. FINAL COMPLETION
Detached Garages/Accessory Buildings		at least 1	At the discretion of the Building Safety Codes Officer
Decks		at least 1	Final completion
Solid or Liquid Fuelled Heating Appliances – wood stove, fireplace, etc. (under separate permit)		At least 1	Prior to covering If the house is existing, framing AND final inspections have to be done.
Demolition		1	At the discretion of the Building Safety Codes Officer
Institutions, Commercial, Industrial, Multi-Family	Over \$20,000	at least 2	1. Complete foundation (prior to backfill) OR HVAC rough-in OR 2. Framing , structure (prior to insulation and vapour barrier) AND 3. Final , including HVAC completion

INSPECTION REQUEST PROCESS: Note: A copy of your Building Permit (or placard) is to be posted on the job site and should be visible at all times.

- No issued permit, no inspection.
- A minimum of 48 hours notice is required at all times.
- All requests should be done through email. Please send Inspection email requests at inspections@chestermere.ca
- Please check our website www.chestermere.ca for the updated schedule of inspections; schedules might change without prior notice.
- Additional fees may be charged for any re-inspections beyond the required inspection due to deficiencies or missing documents.
- All inspections will be refused on any lots that are not clearly addressed at all times during the build. A fine of \$100.00 will be assessed for the inspection resulted to “No Entry” and must be remitted prior to re-inspection.