

MINIMUM REQUIREMENTS FOR BUILDING A DECK – Residential, Single or Two Family dwellings only.

A deck is defined as a structure abutting a dwelling unit with *no roof or walls* with a minimum vertical distance to the finished grade below the deck of 0.6 m (1.97 ft.).

In no case may the depth of a principal building in an RS zone exceed 18m (59ft.). In the calculation of depth of the principal building, the depth may be exceeded for uncovered decks extending not more than a combined total of 4 m. (13.1ft.) beyond the exterior surface of the building.

Please note: A registered professional engineer may be required for the design of the structure based upon various factors such as site conditions, complexity of design, etc. Please contact the Building Division for further information.

GENERAL INFORMATION

- Correct Civic Address
- Legal Description
- Application fee – see Fees and Charges Bylaw - <http://www.portcoquitlam.ca/bylaws>
- All drawings to scale
- Within 50 m of a watercourse (if applicable) Yes No
- Within a Development Permit Area Yes No
 (See Official Community Plan) www.portcoquitlam.ca/bylaws

DOCUMENTS

Building Permit Application Form

- Form A (City form – signed acknowledgement of property owner)
- Architectural Professional Engineer (if applicable)
 - o Form B (Proof of insurance)
 - o Structural signed & sealed by a Registered Professional
 - o Letters of Assurance signed & sealed by a Registered Professional
- Schedule A (BC Building Code) –applicable if more than one registered professional has been retained.

PLANS (3 complete sets)

- Site Plan
- Foundation/Framing Plans
- Floor Plan
- Elevations
- Construction Details/Cross Section

NOTE: All plans submitted with permit applications shall include the name and address of the designer.

This handout is prepared for your convenience as a general guide to the requirements for building a deck. Please consult BC Building Code for specific requirements. Demolition and/or Tree Removal Permits need to be completed prior to the issuance of the Building Permit. Alterations, additions or repairs to a single or two family dwelling which has a construction value of more than \$75,000 or 75% of the greater of the assessed value of the building prior to commencement of any new work will require installation of a fire sprinkler system. For further information or assistance visit www.portcoquitlam.ca/building or contact the Building Division at 604-927-5444.

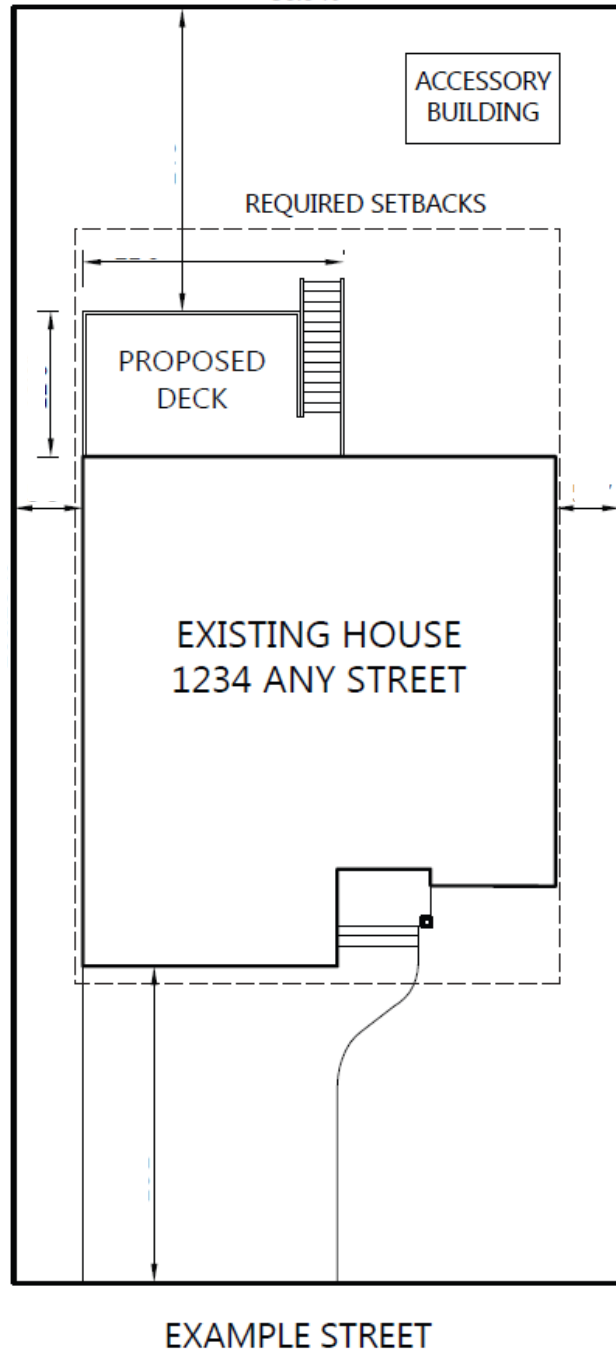
DRAWING DETAILS

SITE PLANS

- Civic Address
- Legal Description
- Streets & Lanes
- Easements and/or Right of Ways (if applicable)
- North Arrow & Scale
- Zoning Information:
 - Current zoning
 - Lot area
 - Maximum allowable lot coverage
 - Total proposed & existing lot coverage building(s) & deck(s) combined
 - Impervious surface calculations
- Lot Dimensions
- Setbacks
- Footprint view of ALL buildings on property with dimensions
- Denote new construction

SAMPLE PLANS ONLY
To be used as a guide
Not for application

EXAMPLE SITE PLAN



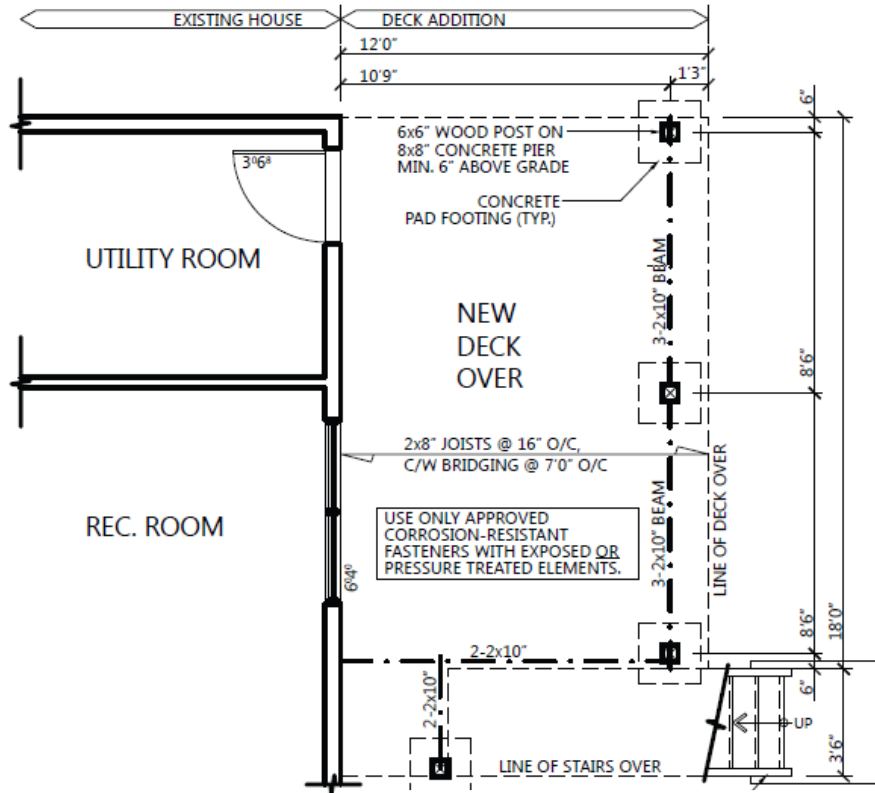
DRAWING DETAILS

FOUNDATION/FRAMING PLAN

- ❑ Location & size of of footin & foundation walls
- ❑ Framing layout
- ❑ Size & spacing

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EXAMPLE FOUNDATION PLAN



ELEVATIONS

- Full view of all sides affected by proposed work
- Height of proposed work
- Deck & railing heights & spacing
- Details of rise & run of stairs
- Deck slope
- Roof slope (if applicable)
- Spatial calculation of proposed windows & doors (if applicable)

COMPLETE CROSS SECTION

- Notes to include concrete strength, grade & species of lumber
- Construction notes for floor, wall, foundation & roof
- Size, thickness & spacing of materials
- Elevation of each floor
- Frost Depth – minimum 18 in. to u/s footing
- Roof slope (if applicable)

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