

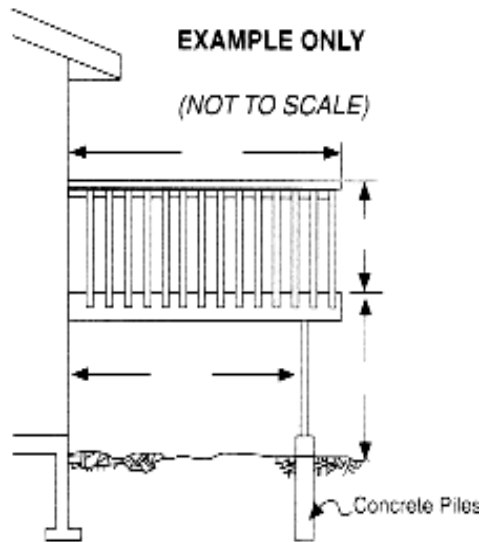
Also include an elevation view showing the following:

- height from grade to top of deck
- height of railing

Floor plans of proposed decks are also encouraged.

- stair detail, if applicable

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

By phone: 403-207-7075

In person: 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 a Development Permit if your deck is 0.3m (12") or less above grade.

The Town of Chestermere
Planning and Development Department
105 Marina Road
Chestermere, AB, T1X 1V7
Telephone: 403-207-7075
Facsimile: 403-207-2817

June 2005

References: City of Edmonton & City of St. Albert

BUILDING AN UNCOVERED DECK

DEVELOPMENT AND BUILDING PERMIT REQUIREMENTS



Town of Chestermere

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.

BUILDING AN UNCOVERED DECK

The Town of Chestermere's *Land Use Bylaw 99-600* establishes regulations for an uncovered deck.

DEVELOPMENT PERMIT

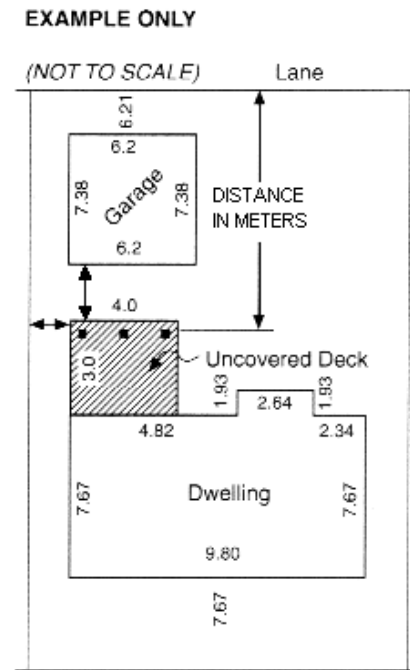
Please provide three copies of a Real Property Report, to serve as a plot plan, showing the following information:

- 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

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

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.

Figure 1. Real Property Report (Plot Plan)



REQUIRED YARD SETBACKS

For **most** lots in Chestermere, the required yard setbacks from the deck to the property line are

- 1.5m (5ft) side yard
- 3.0m (10ft) street side yard of corner lot
- 6m (20ft) rear yard
- 6m (20ft) front yard

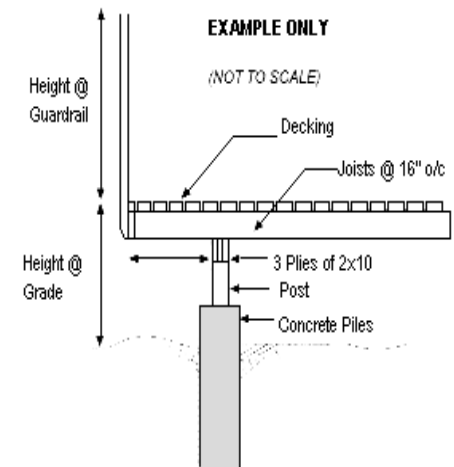
A deck is permitted to encroach upon a required setback a maximum of 0.6m (2ft). Stairways and steps may project into a front or rear yard setback a maximum of 2.0m (6.6ft)

BUILDING PERMIT

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: The Town of Chestermere contracts all building permit reviews to Alberta Permit Pro and does not have a Building Safety Codes Officer on staff.