



# RESIDENTIAL DECK CONSTRUCTION

The purpose of this guideline is to assist the homeowner builder and contractor with the building permit process for an attached residential deck. This guide will provide the customer with information on the District of Maple Ridge requirements for permits and inspections. At any time during the course of the process please feel free to call staff for assistance or clarification.

## You will require the following in order to apply for a deck permit:

- Contact the Planning Department 604 467-7341 or check our website [www.mapleridge.ca](http://www.mapleridge.ca) to find out what the construction address zone is, if there are any watercourses on or near your property or any other applicable information that would affect your deck location before you proceed.
- Check with building department to see if you are in the Fraser River Escarpment area 604 467-7311.
- The following scenarios require a sealed design from a structural engineer: properties with a geodetic elevation greater than 84.0m, decks with roof structures attached, decks with glass in guardrails, decks with cantilevered portions greater than 24".
- Complete the application form for accessory residential and the applicable zoning check sheet.
- 2 full sets of drawings and site plans are to be submitted and cannot be submitted in pencil.
- Drawing sheets are to be **minimum 11" x 17"** if providing your own, must be to scale.
- Complete the sample site plan or provide one of your own, including all dimensions of existing buildings, setbacks to **all** property lines, right of ways and dimensions of the proposed deck, and include property address.
- Complete all dimensions (as shown in shaded grey areas on the sample drawings) – if submitting your own drawings, please use handout as reference for information that is required, eg; beam sizes, deck joist sizes and types of material proposed for the deck surface, grades/species of wood, hand/guardrail configuration and construction.

The following forms are available at the Inspection Service Department counter or on our website, [www.mapleridge.ca](http://www.mapleridge.ca) – when on the homepage - choose Residents, Building and Land Development, Permits, Applications then check sheets and guidelines.

**All forms must be completed** when submitting your plans for approval:

- You will find sundecks on the [accessory building permit application form](#).
- Declaration Homeowner Simple - Owner's Acknowledgement of Responsibility for Simple Buildings
- Zoning check sheet

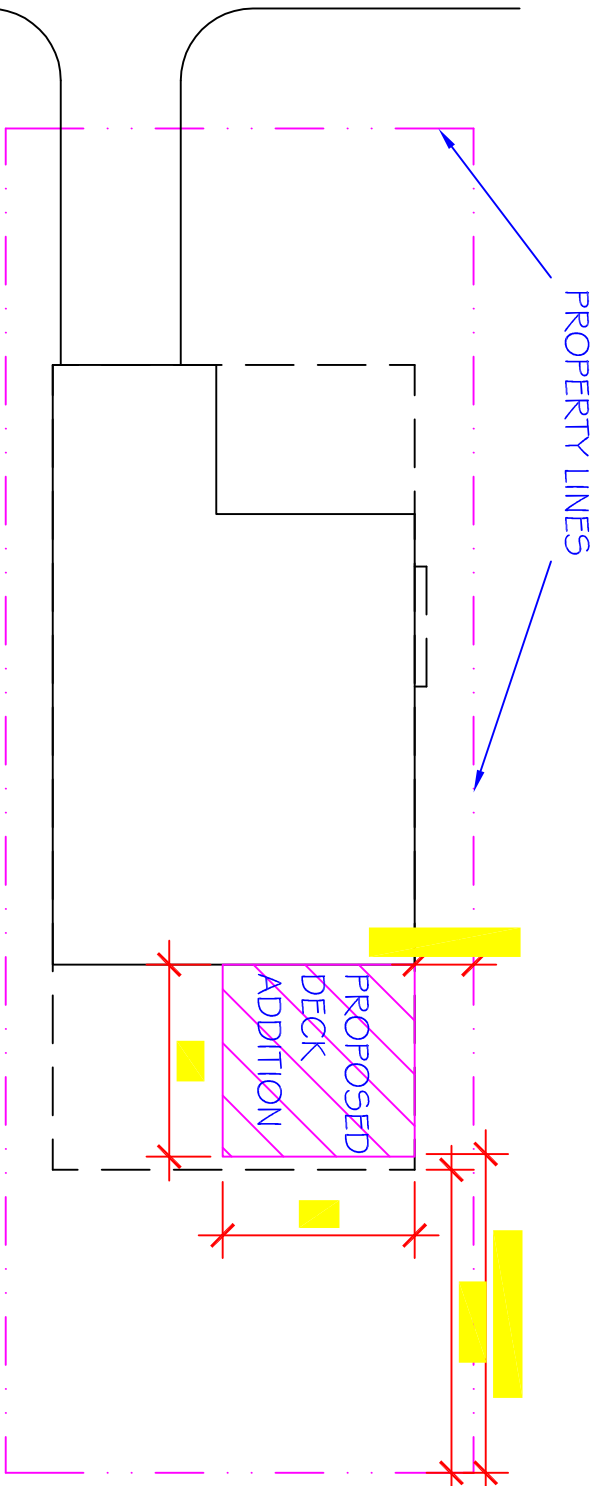
**NOTE:** You may be required to have a legal survey certificate on site when calling for your foundation inspection. This survey must be obtained from a BC Land Surveyor. If the property is one acre or more this survey may not be required. You will be advised at the time you pick up your permit

## IF YOUR PROPERTY IS ON A SEPTIC SYSTEM, THE FOLLOWING WILL BE REQUIRED:

- Provincial Sewerage System Regulation compliance must be obtained and verified by an Authorized Person acceptable to the Municipality. This document is to verify that the location of the work and any construction staging areas will not impact the septic tank or field. For information on Registered Onsite Wastewater Practitioners, please contact the Applied Science Technologists & Technicians of BC at 604-585-2788 or visit their website at <http://owrp.asttbc.org/>. The Association of Professional Engineers and Geoscientists currently have a searchable directory of their members on their web site at <http://www.apeg.bc.ca>.

- \*\*NOTE: THE FOLLOWING SCENARIOS REQUIRE A SEALED DESIGN FROM A STRUCTURAL P. ENG:
- PROPERTIES WITH A GEODETIC ELEVATION GREATER THAN 84.0M
- DECKS WITH ROOF STRUCTURES ATTACHED
- DECKS WITH GLASS IN GUARDRAILS (LAMINATED OR TEMPERED SAFETY GLASS REQUIRED)
- DECKS WITH CANTILEVERED PORTIONS GREATER THAN 24"

SITE PLAN  
SCALE 1/8" = 1'-0" (MINIMUM)



CIVIC ADDRESS: \_\_\_\_\_  
ZONING: \_\_\_\_\_ GEODETIC ELEVATION: \_\_\_\_\_

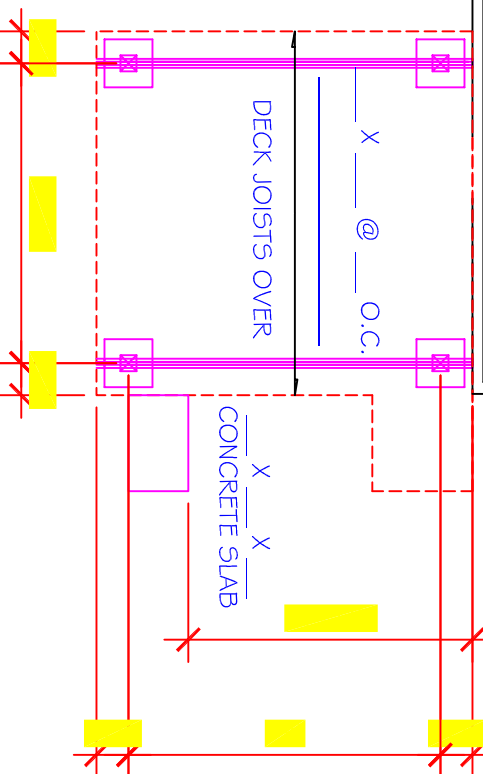
SETBACKS: (DISTANCE TO PROPERTY LINES)  
FRONT YARD MIN: \_\_\_\_\_ FRONT YARD PROPOSED: \_\_\_\_\_  
RIGHT SIDE MIN: \_\_\_\_\_ RIGHT SIDE PROPOSED: \_\_\_\_\_  
LEFT SIDE MIN: \_\_\_\_\_ LEFT SIDE PROPOSED: \_\_\_\_\_  
REAR YARD MIN: \_\_\_\_\_ REAR YARD PROPOSED: \_\_\_\_\_

DECK ASSEMBLY:  
DECK DIMENSIONS: \_\_\_\_\_ X \_\_\_\_\_  
MAX. JOIST SPAN \_\_\_\_\_  
COLUMN SIZE \_\_\_\_\_  
COLUMN SPACING \_\_\_\_\_  
BEAM SIZE \_\_\_\_\_  
DECK FINISH \_\_\_\_\_

EXISTING HOUSE

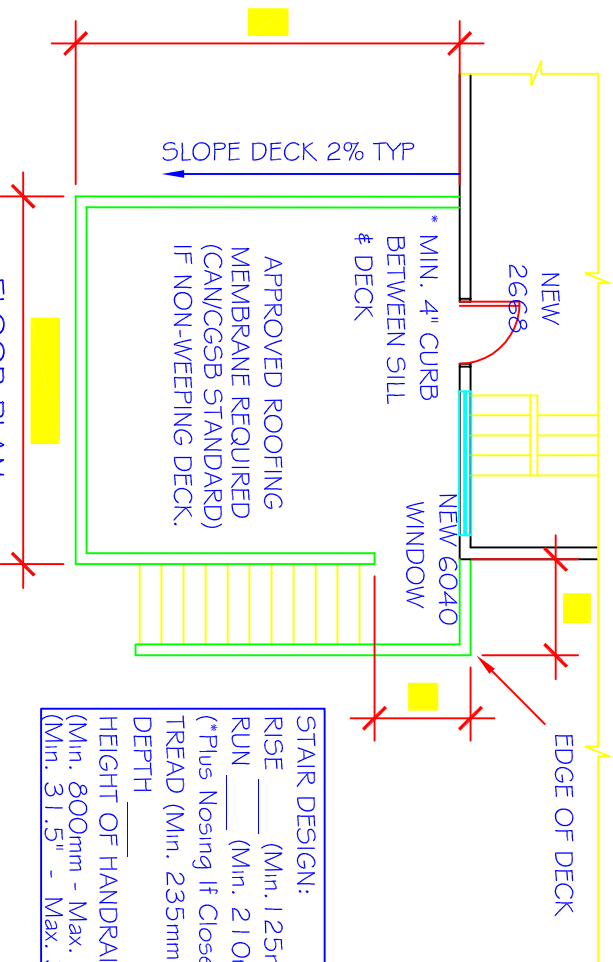
CANTILEVER DECK JOISTS  
FOR STAIR LANDING  
MAX 2'-0" WITHOUT STRUCTURAL P. ENG.

_____	X	B.U. BEAM
_____	_____	COLUMN
_____	X	CONC. PIER
_____	X	PAD FTG.



FOUNDATION / FRAMING PLAN  
SCALE: 1/8" = 1'-0"

EXISTING HOUSE



FLOOR PLAN  
SCALE: 1/8" = 1'-0"

STAIR DESIGN:

RISE \_\_\_\_\_ (Min. 125mm or 5")

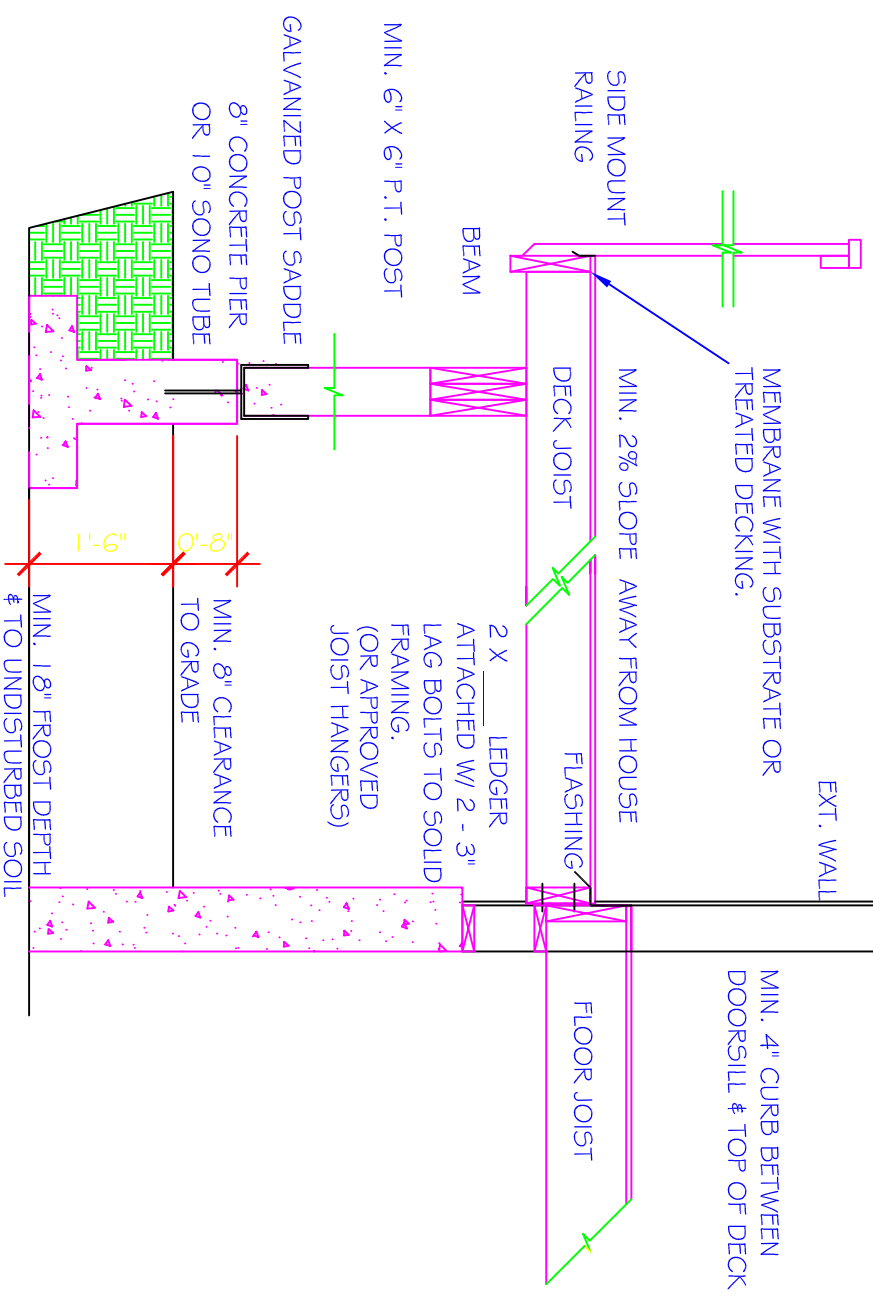
RUN \_\_\_\_\_ (Min. 210mm or 8 1/4")  
(\* Plus Nosing If Closed Riser Stair)

TREAD (Min. 235mm or 9 1/4")

DEPTH \_\_\_\_\_

HEIGHT OF HANDRAIL: \_\_\_\_\_  
(Min. 800mm - Max. 965 mm)  
(Min. 31.5" - Max. 38")

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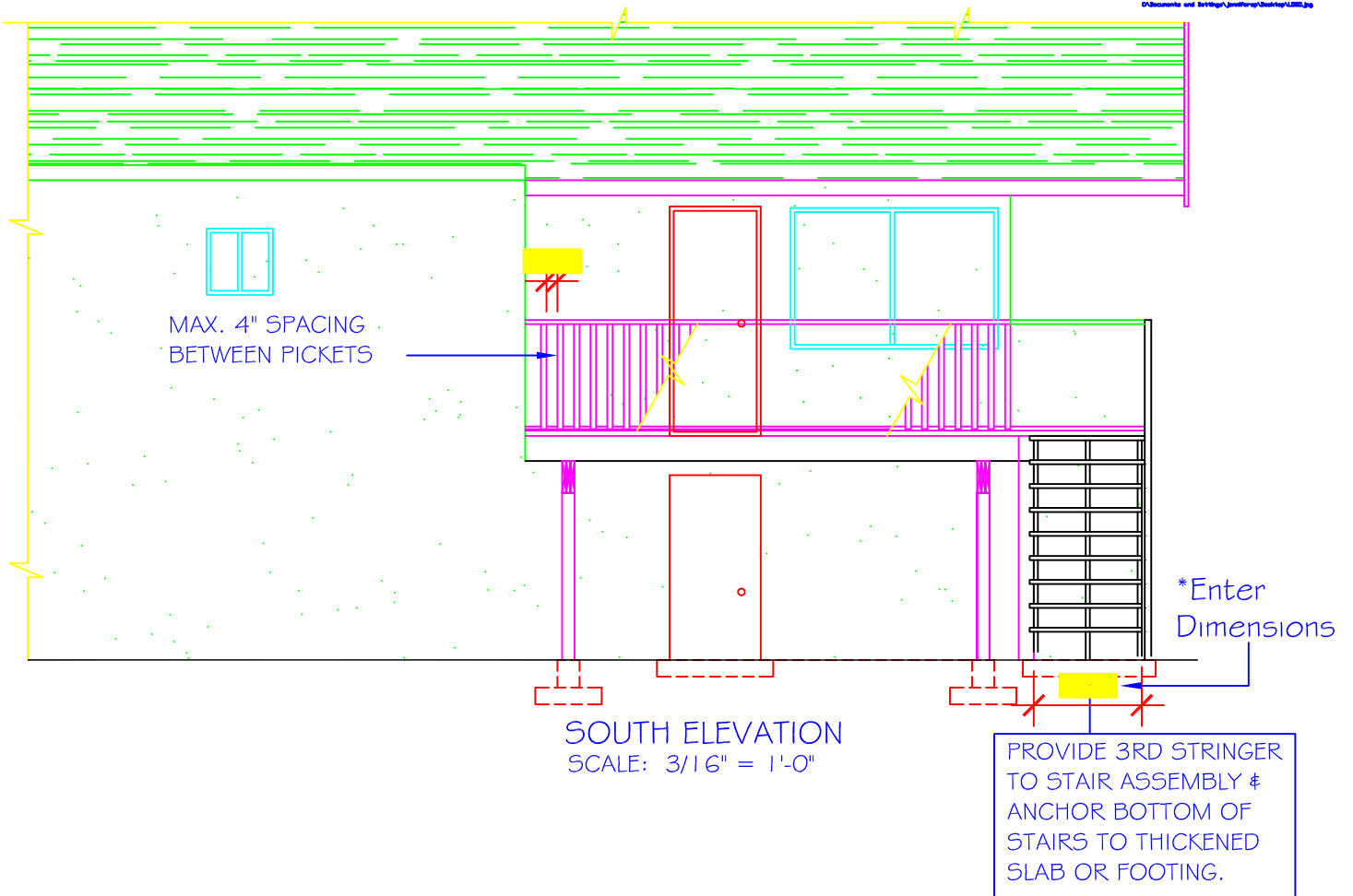


SECTION  
SCALE: 1/2" = 1'-0"

NOTE:  
P.T. - ALL EXPOSED MATERIAL TO BE PRESSURE TREATED  
\*\*FASTENERS TO BE STAINLESS OR HOT DIPPED GALVANIZED

# TYPICAL SIDE & REAR ELEVATION DRAWINGS

D:\Documents and Settings\jerry\pwp\2004\20040110.dwg



**NOTE:**

IF DECK IS < 24" ABOVE GRADE, GUARDRAIL IS NOT REQUIRED.  
 IF DECK IS > 24" BUT < 72" ABOVE GRADE, 36" HIGH GUARDRAIL IS REQUIRED.  
 IF DECK IS > 72" ABOVE GRADE, 42" HIGH GUARDRAIL IS REQUIRED.

\*\*Enter Dimensions

