Decks for Residential Dwellings

This bulletin is intended to assist the applicant with their drawing requirements for a building permit application. This is only a sample of the information required, and the applicant is required to consult the British Columbia Building Code, applicable bylaws and regulations and engage a professional when preparing drawings for a permit application.

Your application should contain:

- site plan
- foundation plan
- floor plan
- elevation plan(s)
- construction details/cross-section

Site Plan

Required:
- Civic address
- Legal description
- Streets & lanes
- Easements and/or rights of way (if applicable)
- North arrow and scale
- Lot dimensions
- Zoning information including: lot area, allowable and existing site coverage, setbacks
- Footprint of existing buildings
- Proposed new construction
Foundation Plan

Required:
Location and size of footings and foundation
Geotechnical report on bearing capacity if soil conditions warrant
Framing details
Size and spacing of all columns, beams and joists
Deck location referenced to existing dwelling

Floor Plan

Required:
Deck area & dimensions
Adjacent room use
Framing layout
Location of posts
Size of windows & doors
Rise and run of stairs
Species and grade of lumber
Stair handrail details
Elevation Plan(s)

Required:
Full view of all sides affected by proposed work
Height of proposed work
Deck and railing heights and dimensions
Stair details
Slope of deck and direction

Isometric drawing is optional
Cross Section and Construction Details

Required:

Concrete strength and soil conditions

Construction notes for floor, wall, foundation

Size, spacing and thickness of all building materials

Elevation above grade of each floor

Guardrail details