

District of North Vancouver

Planning, Permits and Properties Division

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Building Decks in Single Family Zones

Building Permit Application Process

1. Review the Zoning Bylaw, Building Bylaw and BC Building Code requirements. A summary of main issues is provided below. For clarification, review with a single family dwelling Plans Reviewer.
2. Call 604-990-2480 to schedule an appointment to submit the building permit application with a single family dwelling Plans Reviewer.
For a new single family dwelling or for an addition to an existing building, the Zoning Bylaw and Building Code provisions will be reviewed by a single family dwelling Plans Reviewer as part of the building permit process. An appointment can be scheduled for information only prior to submitting an application.
3. The building permit application is reviewed and a building permit issued after fees and refundable security deposits have been paid.
4. Owner and/or contractor request inspections during construction as required.

Zoning Bylaw Requirements for Decks

1. Decks **less** than 2 ft. (600 mm) in height and detached decks **less** than 108 sq.ft. (10m²) in area do not require a building permit;
2. A building permit is required for a deck **detached** from house where the deck is **higher than 2 ft.** (600 mm). The deck must be sited according to the requirements for accessory buildings and structures;
3. A building permit is required for a deck higher than 2 ft. (600 mm) that is **attached** to a house and must be sited according to the requirements for the principal building (including exemptions per Section 409(2) of the Zoning Bylaw;
4. Decks attached to the house that are greater than 2 ft. (600 mm) are also included in the Building Coverage calculation.
5. Decks attached to the main dwelling and are greater than 6'-6" (1981 mm) are included in Floor Space Ratio.

Building Bylaw/Code Requirements for Decks

(Note: Owner is responsible to comply with the complete Section 9.8 of the BCBC 2012 for Stairs, Ramps, Handrails and Guards)

1. As per the BC Building Code 2006, Sentence 9.8.8.3.(3), a guard that is no less than 36" (900mm) in height is required for all decks greater than 2 ft. above grade;
2. As per the BC Building Code 2006, Sentence 9.8.8.3.(1), a guard that is a minimum of 42" (1070 mm) in height is required for all decks greater than 6ft. (1800mm) above grade;
3. As per BC Building Code 2006, an owner must ensure that guards required by Article 9.8.8.1 comply with; Sentence 9.8.8.5.(1) Openings through any guards shall prevent

the passage of a spherical object having a diameter of 4" (100 mm) and Sentence 9.8.8.6.(1)&(2) no member, attachment or opening will facilitate climbing; has no climbable members between 5.5" (140 mm) and 36" (1070 mm);

4. All stairs must conform to Subsections 9.8.2., 9.8.3. and 9.8.4.;
5. A slip-resistant finish is required on all exterior stairs (excluding concrete), see Sentence 9.8.9.6.(2) of BCBC 2012.;
6. As per BC Building Code 2012, Sentence 9.8.7.1.(3) a handrail is required at all steps where there are four or more risers. Sentence 9.8.7.4.(2) Height of handrails shall be not less than 34" (800 mm) not more than 38" (965 mm) measured vertically, above the nosing of the treads.
7. All guard rails must have a cop cap according to APEG BC Guidelines.

Typical Plans Required for Building Permit Application

- **A survey may be required for deck construction permit applications**

For decks less than 6 ft. in height:

- 2 complete sets of plans that include:
 - Site plan
 - Floor plan
 - Cross sections
 - Elevation
 - Construction details

For decks greater than 6 ft. in height:

- 2 complete sets of plans that include:
 - Foundation plan
 - Floor plan(s) – including existing house plans
 - Cross sections
 - Elevations
- 2 copies of a site plans showing:
 - Dimensions of the building
 - Roof overhangs (if new)
 - Lot dimensions
 - Distances the new deck will be from all property lines, from the house and from any other existing buildings on the property such as sheds, garages, etc.

Fiberglass deck membrane is NOT permitted.

All metal fasteners must meet industry standard for compatibility with treated wood.

All exterior deck membranes must meet or surpass roofing material standards.