



TOWN OF SIDNEY

Development Services Department 250-656-1725

Guide to Residential Deck Construction

This pamphlet is intended for general guidance only. Applicants should consult the appropriate Town of Sidney bylaws and the BC Building Code for specific requirements.

What Regulations Apply?

Decks are considered structures and therefore must comply with the current BC Building Code and all Town of Sidney bylaws. A Building Permit is required for a new deck or for changes to structural elements, guards and railings of an existing deck. Other permits may be required depending on zoning and Official Community Plan designations for the property.

Bylaw Requirements

Decks must conform to all Town of Sidney bylaws. The first step to ensure that your project complies is to check the zoning of your property. Requirements and restrictions can be found in the Town's Zoning Bylaw available at the Town Hall or online at www.sidney.ca.

The zoning on the property will specify the required minimum setbacks from the deck to the property lines and the maximum allowable lot coverage (the total footprint of all structures, including, but not limited to, homes, decks and accessory buildings). Prior to application, it is best to review these requirements to ensure your proposal will meet the regulations. An example site plan on the back of this page indicates the level of detail required in plans showing setback dimensions as well as the total area of lot coverage.

What Do I Need to Apply for a Permit?

Permit applications require the following before they can be processed:

- A completed Building Permit application form with the owner's signature;
- 2 sets of construction drawings showing compliance with the BC Building Code (including site plan, cross-section and floor plan - see back of this page for example); and,
- Permit processing fee.

Plan Details

Your construction plans must show:

- all dimensions;
- footing sizes, post size and spacing;
- sizing of all structural elements and spans;
- flashing details at house connection;
- decking (solid surface deck must meet code requirements for roof);
- guards, stairs and handrails;
- and any other building issue specific to your project.

Please refer to the provided examples on the back of this guide for details required in permit application drawings.

Inspections

Once your permit has been issued, you may then start excavation/construction. You will receive a Building Permit package which must be kept on-site for all inspections. Please notify the Development Services Department at least 24 hours before any inspection is required at 250-656-1725.

Any part of construction covered prior to inspection shall be exposed at the request of the building inspector and at the owner's expense. Inspection stages are noted below, but to be sure, check with the building inspector if there are any additional inspections required to deal with your particular project.

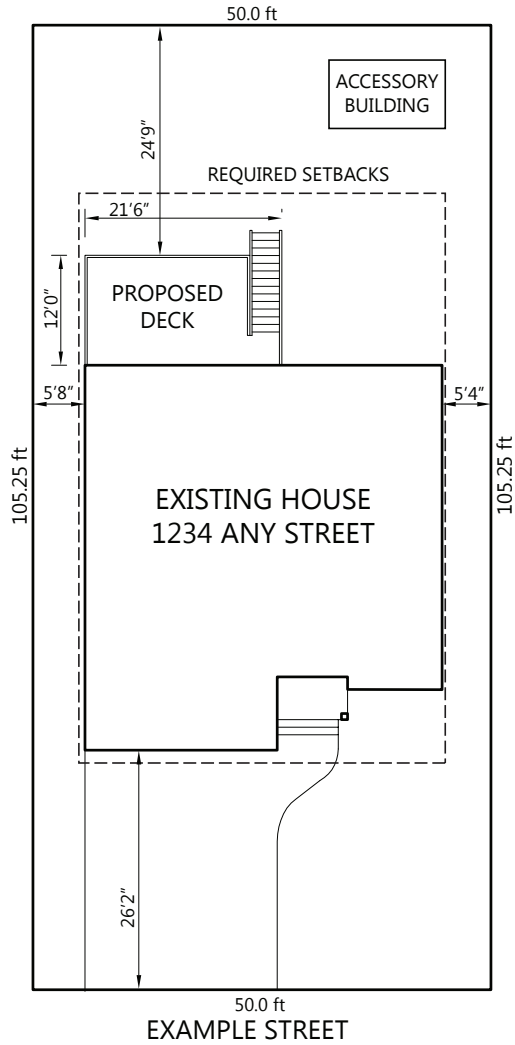
- Footings/Foundation - prior to pouring any concrete.
- Framing - prior to covering any structure.
- Final - When all guards, stairs and handrails are complete.

Permit Fees

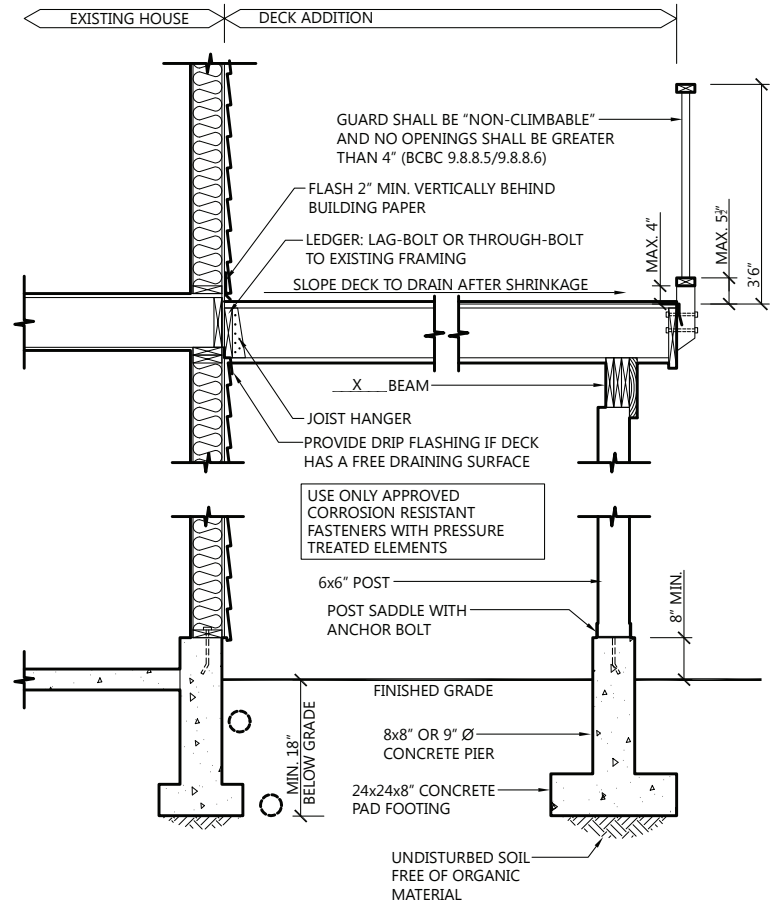
Please refer to Schedule A of the Building Regulations Bylaw for applicable fees.

A non-refundable processing fee is required at application.

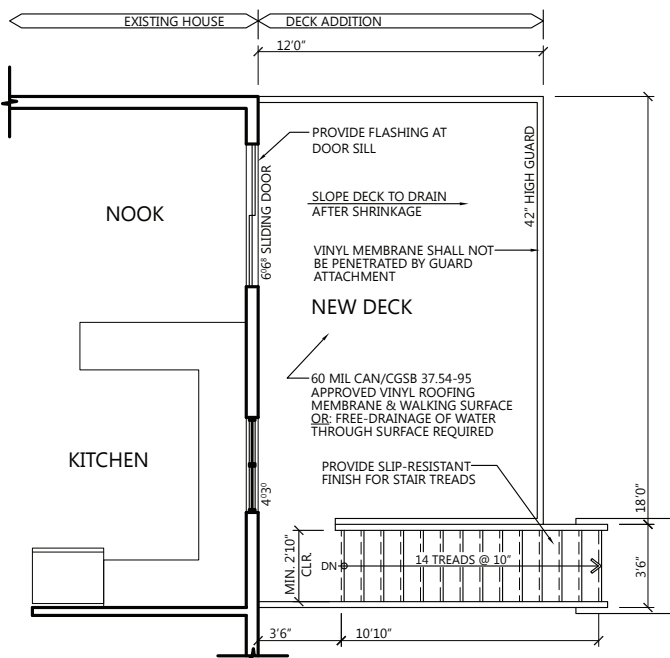
EXAMPLE SITE PLAN



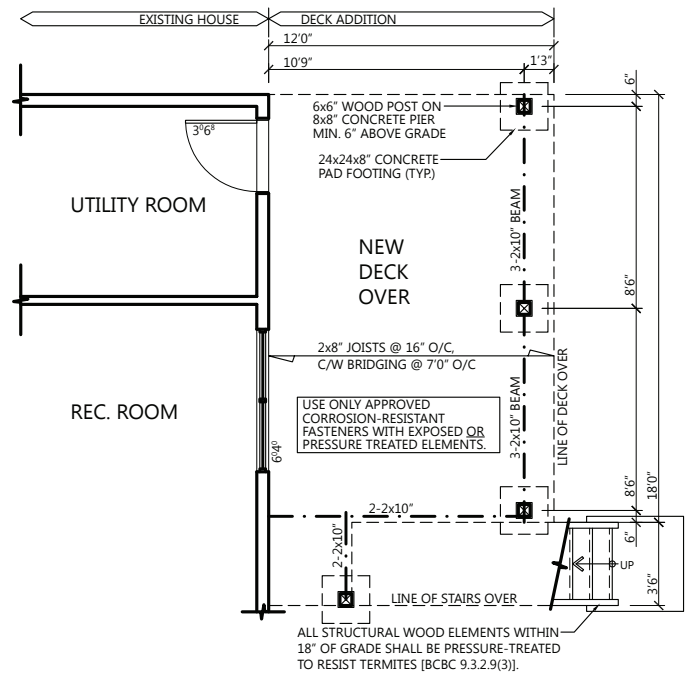
EXAMPLE CROSS SECTION



EXAMPLE FLOOR PLAN



EXAMPLE FOUNDATION PLAN



Note: Actual plans must be to scale and be drawn on minimum 11x17" size paper. Plans must NOT be drawn on graph or lined paper.