

Building a Deck?



General Information

Construction and placement of a deck is regulated by the current edition of the National Building Code of Canada and regulated by the Nipawin Zoning Bylaw 763/2000.

A Development and Building Permit is required for the construction of any deck **larger than 10 m² (107.5 square feet)**.

The Nipawin Zoning Bylaw defines decks as: a raised open platform, with or without rails.

A site plan showing how the deck encroaches on property lines must be submitted with the application (see Figure 1)

A deck plan must show: how and where the deck will be supported; the overall area and height of the deck, the size and spacing of beams, posts, and deck joists, and the beams and joist overhangs; the location of steps and their rise/run.

Decks greater than 2 feet above grade need 36 inch guardrails. Decks greater than 6 feet above grade need 42 inch guardrails. Spindles must be less than 4 inches apart and horizontal members must be greater than 30 inches apart.



Allowable Encroachments

Front Yard – The deck may encroach 1.8m (6 feet) into the required front yard.

To find the total building distance from the house to the end of the deck, measure the distance from the house to the property line, subtract the required setback (contact us to find your required setback), then add the encroachment amount 1.8m (6 feet).

Example: Your home is 7.65m (25 feet) from the front property line, the required front yard is 7.5m (24 feet 6 inches), the allowed encroachment is 1.8m (6 feet). $7.65\text{m} - 7.5\text{m} + 1.8\text{m} = 1.95\text{m}$ (6 feet 6 inches) is the maximum distance from the house to the end of the deck.

Side Yards

Decks lower than 0.7m (2 feet 3 inches).

The deck can be built to the property line.

Decks higher than 0.7m (2 feet 3 inches).

The deck may encroach 1.8m (6 feet) or 25% of the required side yard, whichever is LESS.

To find the total building distance from the house to the end of the deck, measure the distance from the house to the property line, subtract the required setback (contact us to find your required setback), then add the encroachment amount.

Example: Your home is 2m (6 feet 6 inches) from the side property line, there is a required side yard of 1.5m (5 feet), 25% of this side yard is 0.4m (1 foot 3 inches). $2\text{m} - 1.5\text{m} + 0.4\text{m} = 0.9\text{m}$ (3 feet) is the maximum distance from the side of your home to the end of the deck.

Rear Yard

Decks lower than 0.7m (2 feet 3 inches)

Can be built to within 3m (10 feet) of the rear property line.

Decks higher than 0.7m (2 feet 3 inches)

Can project 3m (10 feet) into the required yard.

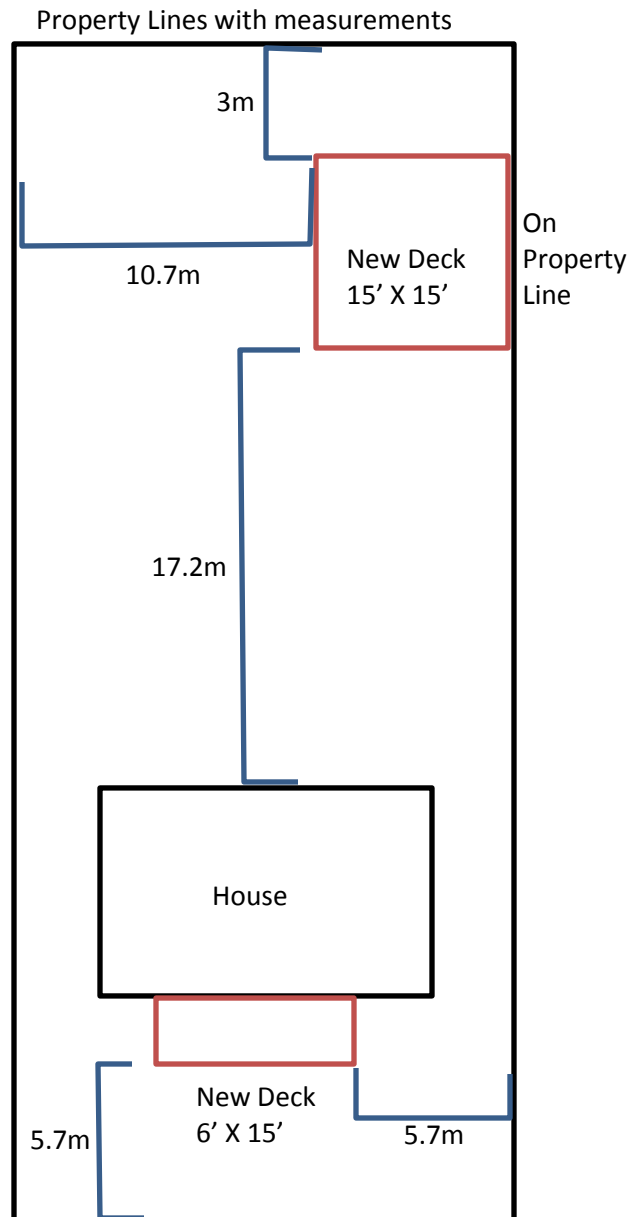
To find the distance from the rear property line to where the deck can be, measure the distance of the required yard (find this distance by contacting us) subtracted by 3m (10 feet).

All Yards – Steps no higher than 1.6m (5 feet 3 inches) are permitted to access a deck without counting towards site coverage or dimensions.

Example #1: A 1.5m (5 foot) high deck in the front yard extends 1.8m (6 feet) into the required yard. Steps **can** be built that project further into the front yard.

Example #2: A 2m (6 foot 6 inch) high deck in the front yard extends 1.8m (6 feet) into the required yard. Steps **cannot** be built that project further into the front yard, they must run beside the home.

FIGURE 1



This guide is not a replacement for the Town of Nipawin Zoning Bylaw. It is the responsibility of the homeowner to ensure the construction of a deck meets the requirements of the Bylaw and National Building Code of Canada.

Call Before Digging
To avoid injury or disruption of utility services, it is advised that you contact your utility providers at least 48 hours prior to excavating or drilling post holes for line locates.