



Bulletin: Deck Renovation Permits

Permit requirements for New, Renovated and Repairs to decks

Purpose

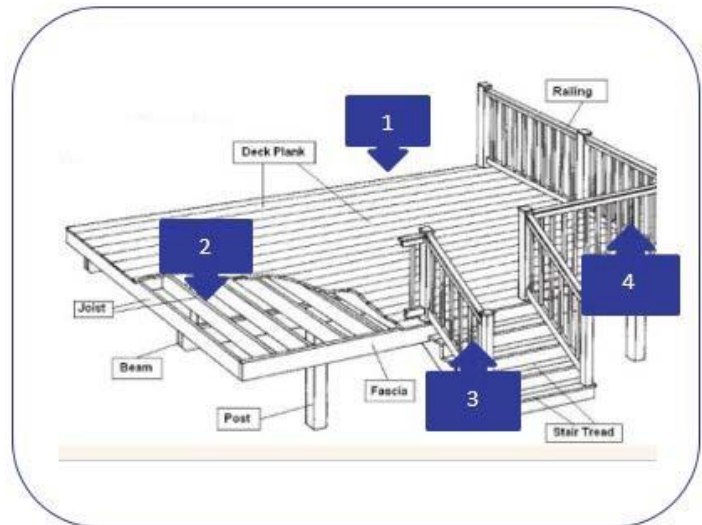
To inform building contractors and the general public of when a permit is required in relation to constructing a new deck, renovating or when repairing an existing deck. At times a relatively simple repair can lead to more significant changes leading to a higher level of safety concerns for building occupants or visitors. Also, the existing deck may have been altered or constructed without the benefit of a permit, which has compromised its safety and or resulted in the pre-mature failure of the deck or its components.

Background

Deck failures have occurred across North America leading to serious injuries and deaths. Permits help ensure that the work being completed meets the minimum life safety standards of the BC Building Code and District's Zoning regulations. A properly built deck will also prolong the life of the structure.

The following is list of common issues with decks:

- Failure at the attachment to the building.
- Poorly installed handrails and guards.
- Non-approved hangers and fasteners with pressure treated lumber leading to corrosion failures.
- Stairs built too steep, with too high a step or too narrow a tread.
- Improper flashings and support with the use of deck membranes, which can lead to water damage.



Note: Setbacks to property lines and other buildings must also be reviewed as well as work within a Development Permit area as regulated within the District's Zoning Bylaw.

References

[Building Bylaw](#)

[Zoning Bylaw](#)

[Glass Guardrail Bulletin](#)



Bulletin: Deck Renovation Permits

Permit requirements for New, Renovated and Repairs to decks

Implementation

A building permit is required for the construction of new decks when:

- The deck surface is more than 600mm (24”) from the ground level, or
- The deck is less than 600mm in height but attached to the building, or
- Is used for multi-family or commercial buildings, or
- Is located in an environmentally sensitive or landslide hazard area.

The following is a list of when a permit may be required for repairs to decks - refer to deck diagram on page 01.

Deck item	Repair – no permits	Renovation – Permits required	Why a permit?
1. Deck surface	Replacing rotten deck planks or replacing an existing vinyl deck	Replacing the deck surface with a heavier material or replace free draining deck planks with a solid membrane.	Heavier materials can compromise existing framing supports. Improper installation of deck membranes can lead to moisture damage to the building and or deck framing.
2. Deck structure*	Replacing a minor amount of damaged or rotten joists, planks, deck post, etc.	Removing large sections of rotten or damaged joists, posts.	Improper selection of fasteners can compromise structural support.
3. Stairs and handrails	Bracing or replacement of minor sections of existing guards/ handrails or stair treads.	Removal and replacement of stairs handrails/guards.	To ensure that the construction of the stairs and handrails meet minimum construction standards and reduce tripping hazards.
4. Guard rails	Reinforcing or replacement of minor section of an existing guard rail.	Removal and replacement of the entire section of guards. Replace a rail type deck with a glass guard.	Guards require specific heights and restrictions to the design to reduce climb ability. Construction standards are to be reviewed for structural stability including the use of glass. (See Glass Guardrail Bulletin for Requirements for Part 9)
*Please note that the addition of concrete topping, pavers or a structure like a hot tub can add significant loads not covered by the BC Building Code and should be verified by a structural engineer.			



Bulletin: Deck Renovation Permits

Permit requirements for New, Renovated and Repairs to decks

Call Before You Dig

Call BC One Call at 1-800-474-6886 before you dig.

Building Department staff can assist you in determining if a permit is required and can guide you through the application process to ensure code and Zoning compliance.

***Please note:** Building Bulletins are prepared to provide convenient information for clients and should not be considered a replacement for reviewing the bylaw or associated legal documents. If there is any contradiction between this guide and relevant municipal bylaws and/or applicable codes, please refer to the bylaws and/or codes for legal authority.*

Contact Information

District of Peachland

PLANNING AND DEVELOPMENT | 5806 Beach Ave Peachland BC V0H 1X7

BUILDING DEPARTMENT PH 250 767 3709

building@peachland.ca