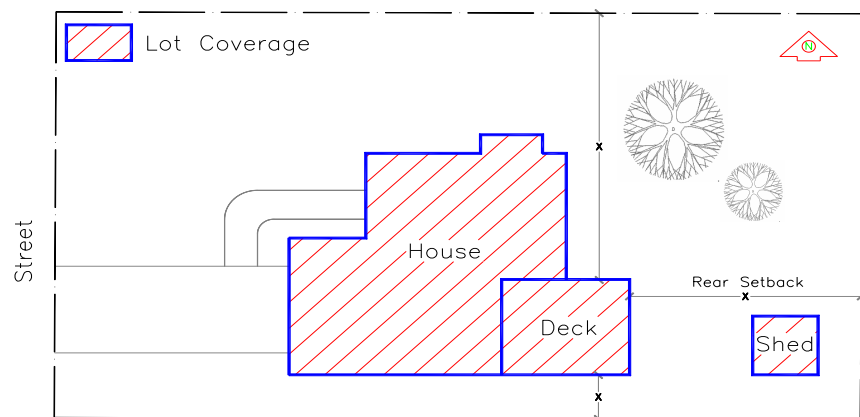


Land Use Bylaw Requirements

Decks must also conform to the Land Use Bylaw. The first step to ensure compliance is to check the zoning of your property. The specific requirements could then be found in the District’s Land Use Bylaw available at the Municipal Hall or on line at www.centralsaanich.ca

The zoning would 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 would meet the regulations. The site plan example below indicates the required setback dimensions to be shown, as well as the area calculations required for lot coverage. You are also required to locate any trees on the property, including species, size and drip line, to ensure compliance with the protected tree bylaw.



Inspections

When your permit has been issued, you may then start excavation/construction. You will receive a building permit package which must be on site for all inspections. Inspection Department shall be notified at least 24 hours before the inspection is required at 250-544-4217. Any part covered prior to inspection shall be exposed when requested and at the owner’s expense.

Inspections 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 enclosing any part of the structure
- ☐ **FINAL**—when all guards, stairs and handrails are complete.



Residential Deck Construction

1903 Mt. Newton Cross Rd. | Saanichton B.C. Canada | V8M 2A9 | 250 544-4217 | www.centralsaanich.ca

Building Code and Bylaws

Wood decks are considered structures and therefore must comply with the current BC Building Code and the District of Central Saanich Land Use Bylaw (see back page for further information on zoning regulations).

A building permit is required for a new deck or for structural alterations to an existing one. Concrete patios installed on grade do not require a permit.

Permit Application Requirements

Permit applications require the following to be submitted:

- ☐ Completed building permit application form with the owner’s signature;
- ☐ 3 Sets of construction drawings showing compliance with the BC Building Code (including site plan, floor plan and structural framing —see next page for example);
- ☐ Current Certificate of Title (within the last 30 days); and,
- ☐ Non-refundable plan processing fee (based on value of construction)

This pamphlet is intended for general guidance only. Applicants should consult the District of Central Saanich Land Use Bylaw, Building Bylaw and the BC Building Code for specific requirements.



Permit Fees

\$150 (Minimum Fee) Plus 1.3% Construction Value up to \$100,000; Plus 1.25% next \$400.000; Plus 1.0 % over \$500,000

Plus applicable Construction Deposit

Plan Details

Your construction plans must show:

- ♦ footing sizes, post size and spacing;
- ♦ built up beam size and span;
- ♦ joists size, spacing 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 following pages for examples of details required to accompany the site plan and foundation plan.

Example of Deck/Stair Details and Plan Requirements

