

Bowen Island Municipality

BOWEN ISLAND MUNICIPALITY

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BUILDING A DECK ADDITION IN THE MUNICIPALITY OF BOWEN ISLAND

Applicable Phone Numbers:

Building Department..... 604 947-9164
Planning Department..... 604 947-4255

I. THE PURPOSE OF THIS HANDOUT IS TO:

Help you to prepare acceptable design drawings and apply for a building permit for a deck addition so you can get your project under way as soon as possible.

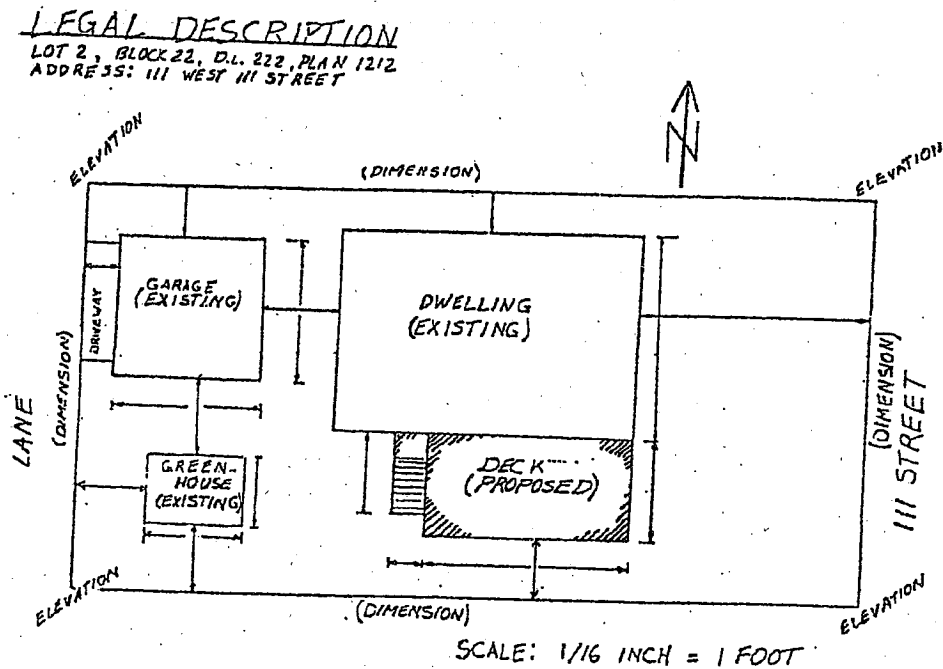
II. PERMITS REQUIRED TO BUILD A DECK ADDITION:

In order to build a deck addition to your dwelling in the Bowen Island Municipality you must apply for a building permit. Apply for a building permit by filling out a building permit application and submit plans detailing the proposed work to our office. We will then look at the Zoning and Building Code requirements.

Submission Requirements:

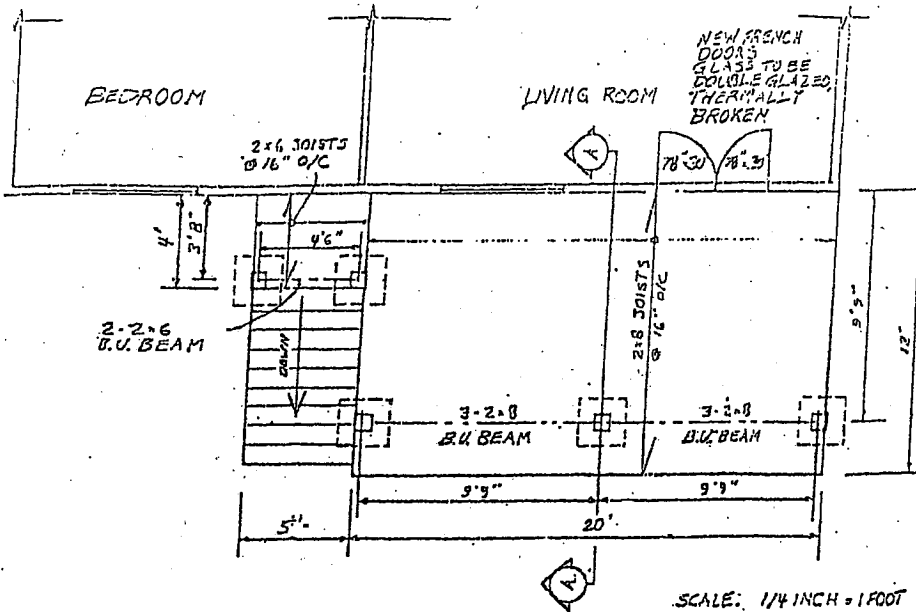
Submit 3 sets of drawings (drawn to scale when applying for your building permit. The more complete your drawings are the faster your building permit will be approved. Following are typical drawings to guide you in preparing your submission. Please note that these drawings are for example only and are not to be reproduced or used for your submission:

a) Site Plan



- If you cannot locate the legal survey pins bounding your property, you may have to obtain a legal survey unless you can prove that the proposed siting of the building will conform to the zoning bylaws, ie. measurements from a neighbour's pin or allowing extra distance to the property lines.
- Indicate the location and names of streets and lanes bounding your property.

b) Foundation and Floor Plan:



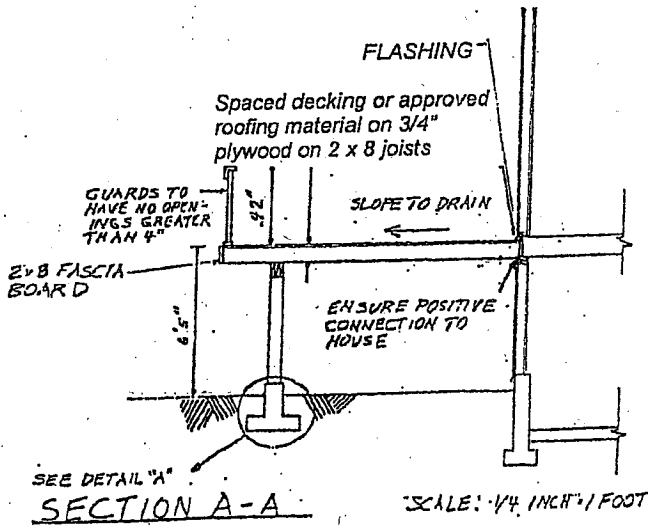
- Show locations of all footings, posts, beams & joists.

- Sizes of structural components to be according to the B.C. Building Code.

- Construct the deck surface to be lower than interior floor elevations and to slope to drain.

- Provide continuous positive support of the deck to the building. If unsure of the best connection method, discuss with the building inspector on site.

c) Sections:

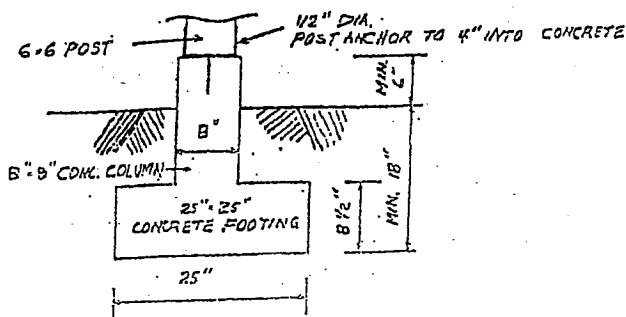


- Ensure the building paper remains continuous through the connection of the deck to the building.

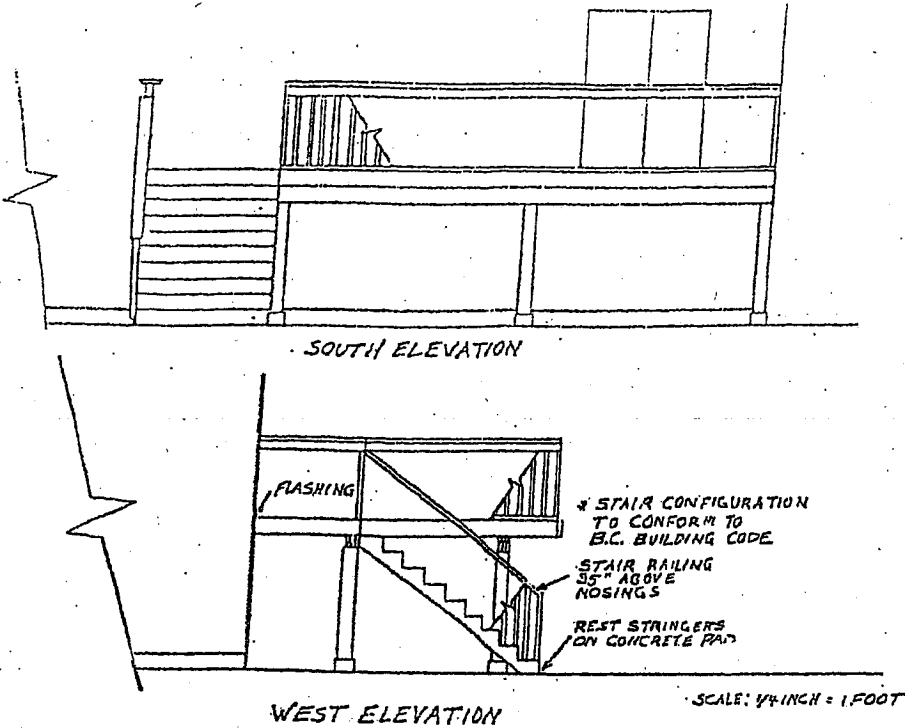
- Ensure piers extend above ground a minimum of 150mm (6") and that footings extend to solid bearing minimum 450mm (18") below grade.

- Ensure beams are solidly connected to posts with beam hangers or gusset plates.

- Guard rails are required around all walking surfaces 600mm (2') or greater above ground surface. Guards are to be 900mm (36") high for walking surfaces up to 1.8m (6') above ground surface and 1070mm (42") high for walking surfaces over 1.8m (6') above ground.



d) Elevations:



- Basic stair requirements are as follows:

	<u>Minimum</u>	<u>Maximum</u>
Rise	125mm(5")	200mm(7 7/8")
Run	230mm(9")	355mm(14")

- Configuration such that the sum of two risers plus a run is not less than 550mm (21 7/10") and not more than 700mm (27 3/5")
- A variation of not greater than 6mm (1/4") between the largest and smallest rise or run in a flight.
- Stair hand railings shall be between 800mm (31 1/2") and 965mm (38").
- Guardrails for exterior stairs shall be not less than 900mm (35 1/2") high measured from line of nosing.

If you find you can not prepare the drawings yourself, retain the services of a qualified designer.

INSPECTIONS:

With your building permit in hand you may now begin construction. At various stages during your construction process you must call to arrange inspections (604-947-4255).

These stages are:

1. Formwork for footing and foundation installation before pouring concrete. The property siting of the foundation must be confirmed at that time.
2. Completion of the framing.
3. Final Inspection upon completion of finishings.

COMMON QUESTIONS AND ANSWERS:

1. **Do I need a building permit to repair my existing deck?**

Not unless you will be replacing major structural members, i.e. Posts or beams, or completely rebuilding stairs and railings.
2. **Can I support my deck on prefabricated pier blocks from a building supply store?**

No, you must construct proper footings according to the B.C. Building Code with solid connection to support posts.