

Building Matters

MUCH ADO ABOUT DECKING

Guidelines and tips for starting deck construction

Sherry Sparks

Deck-building season is under full swing, so grab a hammer, some nails, and head down to your local home building supply store, right? Not so fast; there are some regulations that you need to be aware of to ensure your deck is built correctly, and safely.

If you are planning to build, rebuild, add onto an existing deck, or build a roof over the deck, there are some concepts you need to familiarize yourself with before you begin: zoning approval, building permit, and deck construction plans.

Zoning Approval and Building Permit

The building permit application requires the following documentation:

- Contact information for the owner and contractor
- Civic (home) address or property identification (PID) number
- Detailed construction plans of all the work the permit is to include

A site plan should also be submitted showing the proposed location of the project in relation to the house, other buildings on the property, property lines, watercourses, and easements.

Deck Plans

In order to receive zoning approval and the building permit, homeowners will require deck construction plans. These plans must show all construction details, including: elevation(s) foundation plan, framing plan including deck width, length, height of deck floor above finished

grade, joist and beam size, spacing and span, connection details, perimeter deck guard showing the height above deck floor, distance between posts and balusters, and support columns.

If the deck is attached to the house, a foundation that extends to a depth of at least 4'6" below the adjacent finished ground level is required. For unattached decks please call the Building Inspection department at 856-4375 for details. The department is also available to assist homeowners with the completion of the application form.

All supporting documentation and payment must be provided at the time of application. The building permit fee to construct a deck is based on \$7.50 per \$1,000 of the construction value plus the development permit fee for the amount of \$25. Every effort will be made to issue the permit within ten business days. The approved permit must be posted on the project site for public view.

Applications are accepted at the City of Moncton Building Inspection department, located on the second floor of City Hall, 655 Main Street. Both the building permit application form and the deck plan form (if applicable) are available online at moncton.ca, or at the Building Inspection department.

The City of Moncton's Building Inspection department is responsible for safeguarding life, property, and public welfare by ensuring compliance to property and zoning by-laws, whether it is in the area of design, construction, or alteration of buildings.

Sherry Sparks is the director of Building Inspection for the City of Moncton. She holds a diploma in Civil Engineering Technology and a Bachelor of Science in Civil Engineering. Sherry has been working in the field for 27 years, is currently President of the New Brunswick Building Officials Association and became a fellow of Engineers Canada in 2008. For more information on building guidelines and permits, visit the Housing and Building section of our website (moncton.ca), e-mail questions to info@moncton.ca, or call 856-4375.