

## DEFINITIONS

**Deck:** An open platform, raised above grade, with or without rails, attached or directly adjacent to a principal building or private garage.

**Required Yards:** Is the minimum setbacks from the property lines to the walls of buildings and uses.

On corner lots, the front yard is the narrower of the two property lines facing the roadway, regardless of the direction the house may be facing.

**Grade Level:** Is the average level of the finished surface of the ground adjacent to the deck.

**Maximum Site Coverage:** Is the portion of the site that is covered by principal and accessory buildings, which includes covered decks & patios.

## INSPECTIONS

All decks are to be inspected by a City Building Inspection once complete.

It is the home owner's responsibility to contact the Building Inspector to book an appointment for inspection.

## PERMIT FEES

The Development Permit Fee is \$100.

The Building Permit Fee is \$6 for every \$1,000 worth of construction value, subject to a minimum fee of \$100.

*Please Note: An approved Development Permit is required prior to the issuance of Building Permit.*

For more information please contact:

## COMMUNITY DEVELOPMENT DEPARTMENT

Box 640 | 715 Main Street  
S0K 2A0

Phone: (306) 682-2525 ext. 304

Fax: (306) 682-3144

Email: [planning@humboldt.ca](mailto:planning@humboldt.ca)

[www.humboldt.ca](http://www.humboldt.ca)

# DECKS



These pamphlets have no legal status and cannot be used as an official interpretation of the various codes, regulations or bylaws currently in effect. Users are advised to contact City Hall for assistance as the City of Humboldt accepts no responsibility to persons relying solely on this information. February 2017.

**Humboldt**

# GENERAL REQUIREMENTS

Construction of decks is regulated by the National Building Code of Canada and by the City of Humboldt's Zoning Bylaw No. 04/2016.

A Development Permit and a Building Permit are required to construct a new deck, or to repair, alter, or remove an existing deck. This is to ensure building and safety codes, are met, as well as compliance with the Zoning Bylaw.

To apply for required permits, submit Development Permit Application (Form A) and Deck Checklist to Community Development & Communications Services (715 Main Street).

# ZONING REGULATIONS

## SITE COVERAGE:

Is the portion of the site that is covered by principal and accessory buildings, which includes covered decks & patios. Up to 50% site coverage is allowed in residential districts.

## YARD ENCROACHMENTS:

Decks, like principal and accessory buildings are subject to front, side, and rear yard setbacks. The following list explains where decks may encroach into required yards - which is based on deck height, the presence of a railing and whether or not it is covered. Please refer the list to Image 1.



1-866-828-4888  
sask1stcall.com

BEFORE YOU DIG!

# ALLOWABLE ENCROACHMENTS INTO REQUIRED YARDS

**AREA 1:** Defined by the Required Front, Side, and Rear Yard of the principle building. All decks permitted.

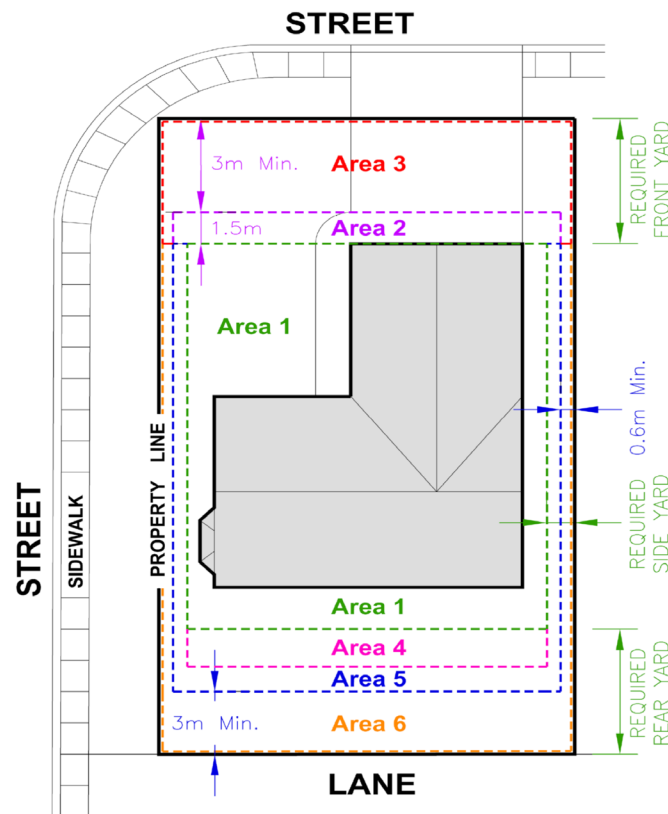
**AREA 2:** Covered & uncovered decks more than 0.4m above grade are permitted to project up to 1.5m into the required front yard, but must be a minimum of 3m from the front property line.

**AREA 3:** Uncovered decks not more than 0.4m above grade.

**AREA 4:** Covered & uncovered decks projecting no more than 1.8m into the required rear yard, and no closer than 3m from the rear property line.

**AREA 5:** Uncovered decks more than 0.6m above grade, and no closer than 3m from the rear property line or 0.6m from the side property line.

**AREA 6:** Uncovered decks no more than 0.6m above grade.



# BUILDING CODE REGULATIONS

## GUARD RAILS:

A Deck requires guard rails when the floor is 600mm (2'-0") or more above grade.

Guards must be a minimum of 900mm (3'-0") in height and be non-climbable.

Spacing between guard rails must not exceed 100mm (0'-4").

Glass in guards must be tempered, laminated, or wired safety glass in compliance with the Canadian General Standards Board standards.

## STAIRS:

Where three or more stair risers exist, a handrail is required.

Handrails must be a minimum of 0.9m (3'-0") above the stair nosing.

## FOUNDATIONS:

A Deck with a floor above 600mm (2'-0") or more, or any deck connected to a structure or any covered deck requires a foundation consisting of piles to a depth of 3048mm - 3658mm (10'-0" to 12'-0").

Precast deck blocks may be used as a deck's foundation when the floor is below 600mm.

