TOWN OF
QUALICUM BEACH

Address: #201 - 660 Primrose Street. PO BOX 130, Qualicum Beach, BC V9K 1S7
Phone: 250.752.6921
Email: qbtown@qualicumbeach.com

GUIDE FOR BUILDING A DECK

DATE SUBMITTED:

MINIMUM REQUIREMENTS FOR BUILDING A DECK PROVIDE THE FOLLOWING INFORMATION

- ❑ Correct Civic Address
- ❑ Legal Description
- ❑ Application fee – see Fees and Charges Bylaw
- ❑ All drawings to scale
- ❑ Within 50 m of a watercourse (if applicable) ☐ Yes ☐ No
- ❑ Within a Development Permit Area ☐ Yes ☐ No

(See Official Community Plan)

DOCUMENTS

Building Permit Application Form

- ❑ Application (With signed owners acknowledgment if submitted by contractor)
- ❑ Designer or (Architect for buildings greater than 3 storeys in building height or over 600 m2 in 1 level area.)
  - o Structural signed & sealed by a Registered Professional (Not required if deck is for a house)
  - o Letters of Assurance sealed by a Registered Professional (Not required if deck is for a house)
- ❑ Schedules B for each registered professional (Not required if deck is for a house)
- ❑ Registered Professional's Proof of Insurance (Not required if deck is for a house)
- ❑ Schedule A (BC Building Code) –applicable if more than one registered professional has been retained.

PLANS (2 complete sets)

- ❑ Site Plan
- ❑ Foundation/Framing Plans
- ❑ Elevations
- ❑ Construction Details/Cross Section

NOTE: All plans submitted with permit applications shall include the name and address of the designer.

This handout is prepared for your convenience as a general guide to the requirements for building a deck. Please consult BC Building Code for specific requirements.

DRAWING DETAILS

SITE PLANS

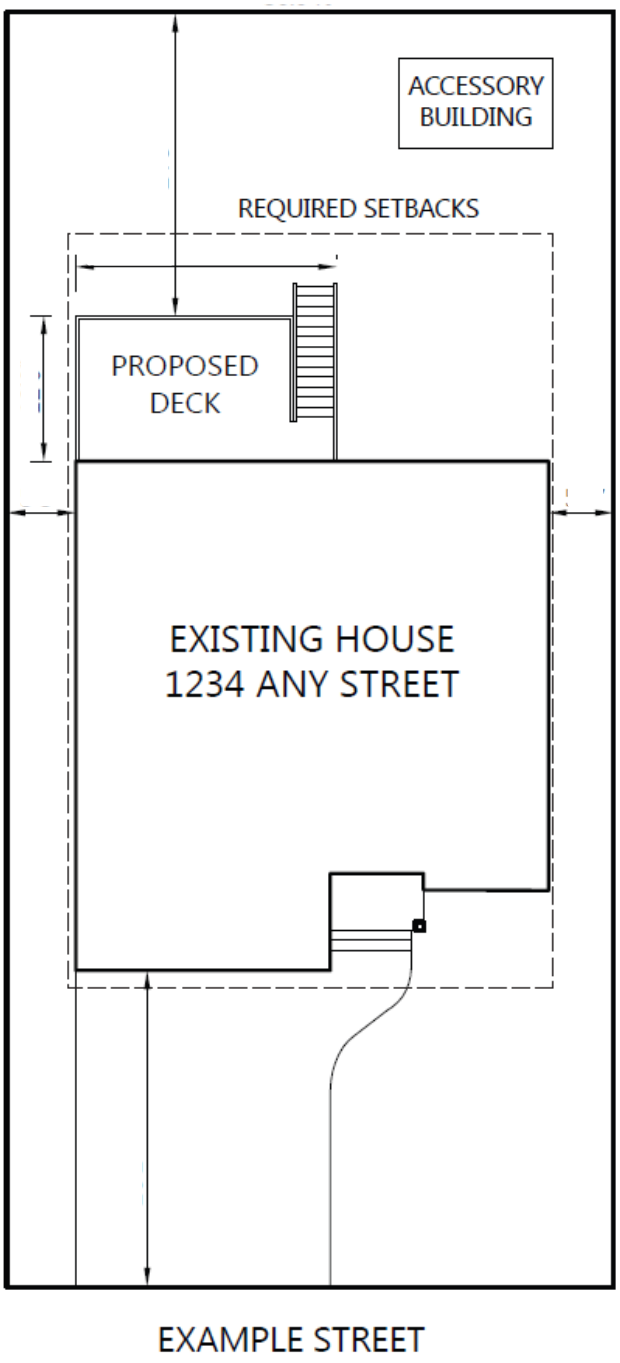
- ❑ Civic Address
- ❑ Legal Description
- ❑ Streets & Lanes
- ❑ Easements and/or Right of Ways (if applicable)
- ❑ North Arrow & Scale
- ❑ Zoning Information:
  - o Current zoning
  - o Lot area
  - o Maximum allowable lot coverage
  - o Total proposed & existing lot coverage building(s) & deck(s)
  - o combined
  - o Impervious surface calculations
- ❑ Lot Dimensions
- ❑ Setbacks
- ❑ Footprint view of ALL buildings on property with dimensions
- ❑ Denote new construction

SAMPLE PLANS ONLY

To be used as a guide
Do not submit these Sample drawings with your application

EXAMPLE SITE PLAN

Show all buildings on site and distances from them to all propoperty lines.



DRAWING DETAILS

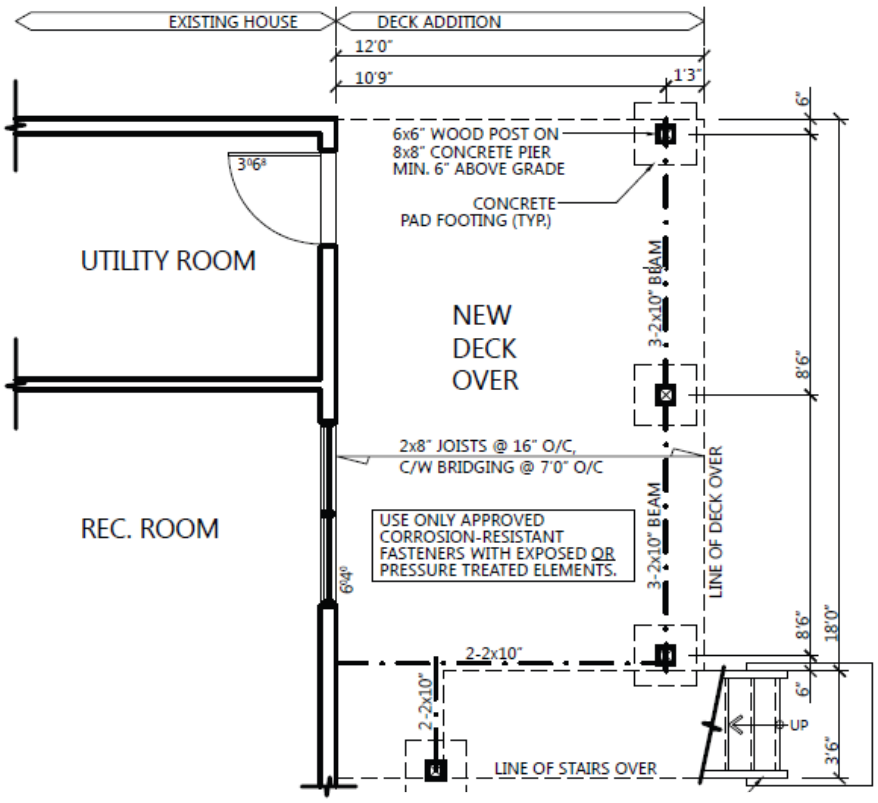
FOUNDATION/FRAMING PLAN

- ❑ Location & size of footings & foundation walls
- ❑ Framing layout
- ❑ Size & spacing

SAMPLE PLANS ONLY

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EXAMPLE FOUNDATION PLAN



FLOOR PLANS

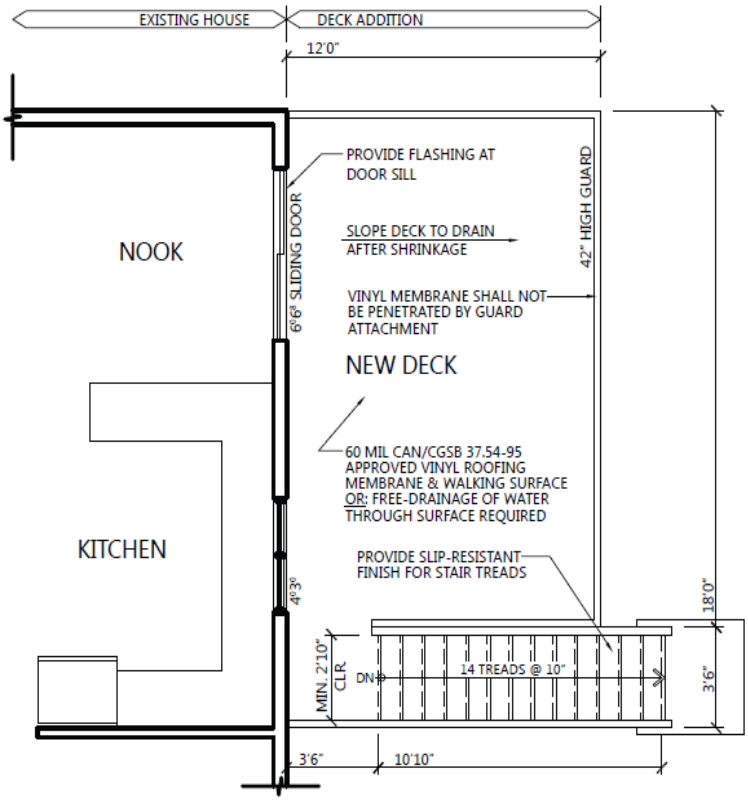
- ❑ Deck area & dimensions
- ❑ Adjacent room use
- ❑ Size of windows & doors (if covered deck)
- ❑ Framing layout
- ❑ Rise & run of stairs
- ❑ Number of risers
- ❑ Location of posts
- ❑ Species & grade of lumber to be used
- ❑ Denote new construction

SAMPLE PLANS ONLY

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EXAMPLE FLOOR PLAN



ELEVATIONS

- ❑ Full view of all sides affected by proposed work
- ❑ Height of proposed work
- ❑ Deck & railing heights & spacing
- ❑ Details of rise & run of stairs
- ❑ Deck slope
- ❑ Roof slope (if applicable)
- ❑ Spatial calculation of proposed windows & doors (if applicable)

COMPLETE CROSS SECTION

- ❑ Notes to include concrete strength, grade & species of lumber
- ❑ Construction notes for floor, wall, foundation & roof
- ❑ Size, thickness & spacing of materials
- ❑ Elevation of each floor
- ❑ Frost Depth – minimum 18 in. to u/s footing
- ❑ Roof slope (if applicable)

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EXAMPLE CROSS SECTION

