



BUILDING BULLETIN DECKS

July 25, 2025

Bulletin No 25-04

Decks Permits

Requirements and procedures to apply for a building permit relating to Decks. If you are demolishing an old deck to replace it, please also refer to our Building Bulletin on Demolition Permits.

PURPOSE

To provide guidance to contractors and the public on what is required before, during and after acquiring a building permit for a deck.

REFERENCE

Building Bylaw 2022-002 PART 14 BUILDING PERMITS and the BC BUILDING CODE.

IMPLEMENTATION

A person must not build a deck without making an application for and receiving a valid a building permit.

- *Exceptions: If you are building an uncovered deck that is less than 0.6m above grade a building permit is not required.*

APPLICATION REQUIREMENTS

If you are demolishing an old deck a demolition permit must be applied for and received before any work starts.

An application for a building permit with respect to a deck must:

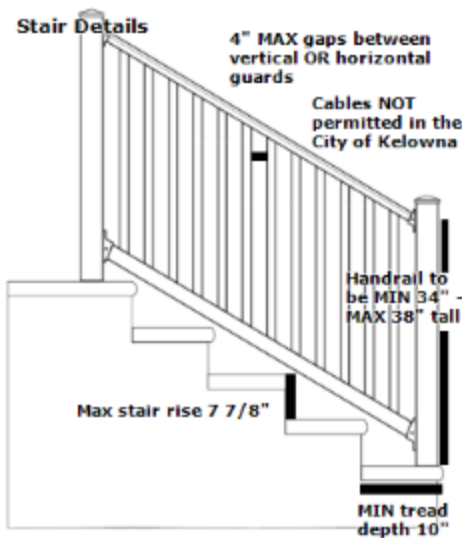
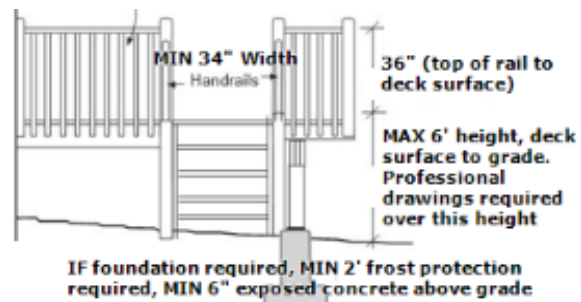
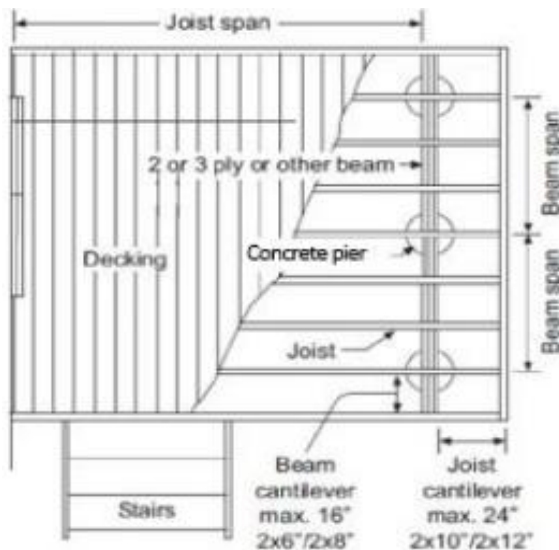
- a) be filled out on the prescribed form (either in person or on the Summerland websites Online Application Portal) and signed by the owner or an authorized representative of the owner or company;*
- b) include the applicable fees as prescribed in the district of Summerland Fees and Charges Bylaw;*
- c) provide a site plan showing dimensioned placement of all buildings and structures on the property. (existing and planned)*
- d) provide a fire safety plan*
- e) include a drawing showing the deck materials and construction to be used. This includes footing, beams, columns, stairs and guardrails. Decks must be built to part 9 of the*

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building code (minimum). Structural engineering may be required depending on the size and complexity of the deck.

- f) depending on the site, when footings are required a Geotechnical engineer may also be required.
- g) provide a current state of title
- h) fill out the owners authorization form

Examples of drawings are provided below.



Maximum Framing Spans				
Joist	Span 16" O.C.	Span 24" O.C.	Beam	Post Spacing
2 x 6"	9' - 2"	7' - 11"	3-2" x 8"	9' - 2"
2 x 8"	11' - 10"	9' - 8"	3-2" x 8"	8' - 5"
2 x 10"	14' - 3"	11' - 10"	3-2" x 10"	8' - 11"
2 x 12"	16' - 1"	13' - 9"	3-2" x 12"	9' - 9"

This bulletin is for informational purposes only. Please be sure to consult the District of Summerland Bylaws and Part 9 of the BC Building Code 2024.