

How high does the railing around my deck have to be?		Can my deck railing have any horizontal parts incorporated in the design?	Is a foundation required?	Can a surface foundation be used to support the deck?	What is the required depth for the foundation?
"A" Height above finished ground level	"B" Height of deck guard				
Greater than 6' (1.8m)	3'6" 1070mm	Not permitted between 5 1/2" (140mm) and 3' (900mm) above the deck surface	Yes	No	48" 1.219m
Less than 6' (1.8m)	3' 900mm				
Less than 2' (600mm)	n/a *	n/a	No	Yes	n/a

* below 2' (600mm) not required, however if used then railing must be a minimum of 3' (900mm) high

PLANNING TO BUILD OR REPAIR A DECK?

faq

HOW MUCH WILL MY PERMIT COST?

- ✓ **The permit fee is the square footage of the deck construction multiplied by \$0.08.**
ex. your deck is planned to be 248 square feet, 248 x \$0.08 = \$19.84 permit fee + \$15.00 Administration Fee.

- ✓ **Development Permit applications are \$10.00**

HOW LONG WILL IT TAKE TO GET A PERMIT?

- ✓ **Due to increased demand, applications are now taking up to 4-6 weeks to process.**

For more information on the permit process for building or repairing a deck, call the Building Inspector at 902-354-3455

Region of Queens Municipality
249 White Point Road
PO Box 1264
Liverpool, NS B0T 1K0
Canada
www.regionofqueens.com

If you wish to build or repair a deck in the Region of Queens Municipality, Development and Building Permits are required.

Enclosed is some information about the permitting process including when to apply, what permits to apply for and how much they cost, and what the requirements are for your deck.

12.2021

WHAT DO I NEED TO APPLY FOR A BUILDING PERMIT?

- ✓ A completed permit application form
- ✓ One (1) copy of the complete set of plans showing all the structural components
- ✓ Application fee (area in feet x \$0.08)

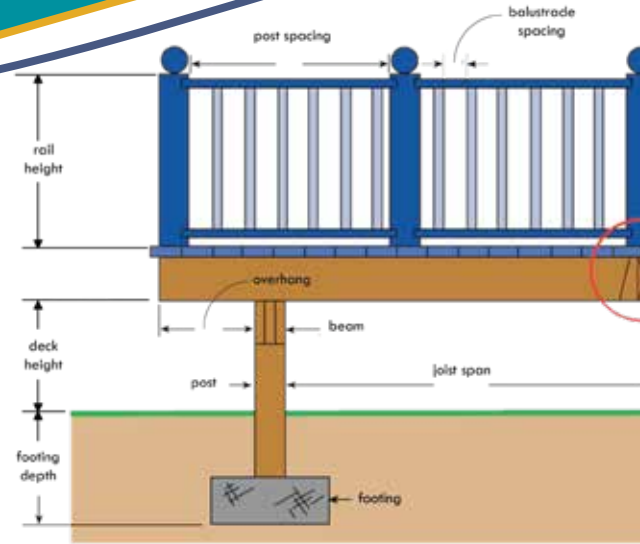
Residents constructing a new deck or enlarging a current deck on their property in the Region of Queens are required to obtain a Development Permit first. If you are just repairing an existing deck, only a Building Permit will be required. If you are simply replacing the walking surface, decking, guards or handrails, a Building Permit may not be required but please check with our Building Inspector at 902-354-3455 to confirm.

DECKS UNDER 24" (61cm) HIGH

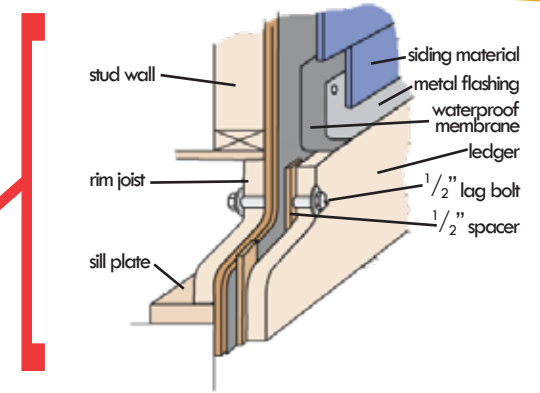
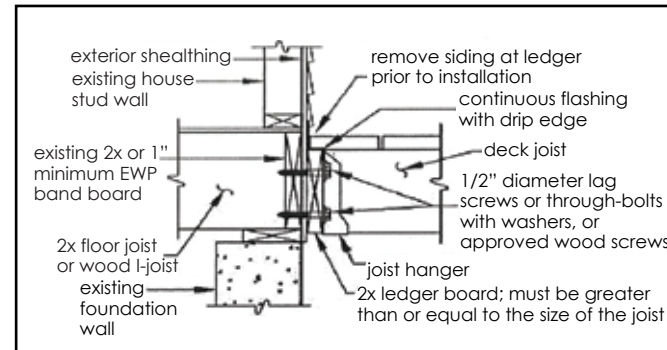
Decks that are below 24" (61cm) are permitted to be built on deck blocks. Deck blocks are not to be placed directly on the natural soil, rather remove 6" (15cm) of the soil and replace with a well compacted base material. Then place a reinforced 24" x 24" concrete patio slab over the base material. The deck block should then be placed in the middle of this slab.

DECKS OVER 24" (61cm) HIGH

Decks that are more than 24" (61cm) above the natural ground level must be supported by a footing/foundation. (Height is measured from the ground to the underside of the deck framing). Typically footings consist of sonotubes placed on a "Big Foot" footing form that is placed below frost level - approx 48" (123cm) below normal ground level. The posts supporting the framing should be fastened to the concrete filled sonotubes to prevent the posts from slipping.



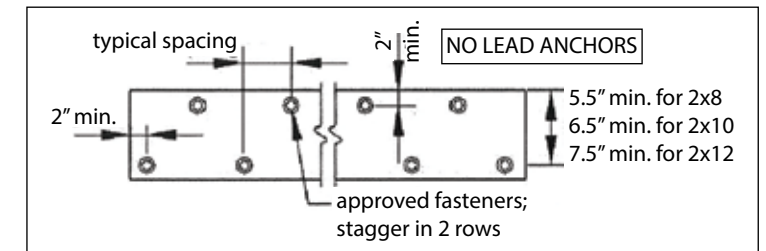
LEDGER BOARD CONNECTION TO RIM BOARD



CONNECTION TO THE HOUSE

Typically when connecting a new or repaired deck to your house, you lag bolt a ledger board to the rim or sill of your house by way of 1/2" (12.7mm) diameter or larger lag bolts, spaced approx. 20" (51cm) on center. The ledger board is generally the same size as your floor joists and then the floor joists are attached by way of joist hangers. Screws are not permitted to be used to fasten joists to hangers. Consult the manufacturer for details.

LEDGER BOARD FASTENER SPACING



GUARDS & BALUSTRADES

For decks 24" (61cm) above grade, a guard rail is required. Guard posts should be spaced at a maximum of 8' (2.5m) apart. Balustrades shall have openings no greater than 4" (10cm) apart and the height of the guardrail shall be 35 1/2" (90cm) or higher based on the height of the walking surface from the ground.

- ! Lattice CANNOT be used as balustrades or guards.
- ! All guards must meet Minimum Code Standards.

DO I NEED TO CALL FOR INSPECTIONS?

After the permit is issued you are required to call for the following inspections:

- ✓ Footing in place before concrete
- ✓ Deck framing prior to installation of decking
- ✓ Final inspection once work is completed