

A Building Permit is required if you plan to construct a patio, deck, or balcony.

Application for a building permit can be made at:

Town Hall
Engineering Department
100 Elizabeth Drive
Gander, NL A1V 1G7
Phone: (709) 651-5915
Office Hours: 8:30 am to 4:30 pm

Building Permit fee:

- **Minor Construction (under \$20,000 value)**
\$1.00 for each \$1000.00 construction value with a minimum charge of \$10.00.
- **Major Construction (over \$20,000 value)**
\$2.00 for each \$1000.00 construction value. Fee to be paid upon receipt of application.

Definitions

1. **Balcony** means a platform, projecting from the face of a wall of a building, cantilevered or supported by columns or brackets and surrounded by a balustrade or railing.
2. **Deck** means
 - a. A structure abutting a dwelling with no roof or walls except visual partitions and railings which is constructed on piers or a foundation above-grade for use as an outdoor living area.
 - b. A structure without a roof having a foundation to hold it erect, and attached to or abutting one or more walls of a building or constructed separate from a building, with or without direct access to the ground, the floor of which is greater than 0.6 metres above finished grade, and which is designed and intended for use as a sundeck, but shall not include a landing or stair.

3. **Patio** means a surfaced, open space of land at grade adjacent to a residential dwelling unit or mini home or mobile home which is used as an extension to the interior of the home for private or semi-private entertainment or leisure activities.

General Information

Patios, decks and balconies shall be permitted subject to the following conditions:

1. Any stairs or steps providing ground level access to a deck or balcony shall maintain a minimum front yard setback of 5.0 m and a side yard and rear yard or 1.0 m.
2. A patio shall meet the following standards:
 - i) Minimum front yard of 6.0 m provided the patio does not encroach upon or reduce the number of off street parking spaces required for the residential use.
 - ii) Minimum side yard of 1.5 m *
 - iii) Minimum rear yard of 1.5 m *
 - iv) Maximum height of 0.6 m above ground level
3. A deck shall meet the following standards:
 - i) Minimum front yard of 6.0 m *
 - ii) Minimum side yard of 1.5 m *
 - iii) Minimum rear yard of 1.5 m, unless otherwise determined by Council *
 - iv) Height: 0.6 m or greater above the established grade, but not higher than the first floor of the dwelling (higher is considered balcony)
4. A balcony shall meet the following standards:

- i) Minimum side yard of 2.0 m *
- ii) Minimum rear yard of 1.5 m *

* at no time shall a patio, deck or balcony encroach onto an easement.

5. Building permits are required for all such structures. All structures being erected in conjunction with new home construction must meet the requirements of the National Building Code.

- i) Structural aspects of decks and balconies are to be designed using the same load tables for residential housing. Posts are to be full width of the supported member and are to be not less than 89 mm x 89 mm for decks and 140 mm X 140 mm for balconies, unless calculations are provided to show lesser sizes are adequate.

- ii) If a patio, deck or balcony is fastened to the dwelling, the entire structure must be provided with frost protection.

- iii) All stairs, guards and handrails must meet the requirements of current NBCC.

- **Guard Heights**

- Deck up to 1800 mm from ground – 900 mm
- Deck over 1800 mm from ground – 1070 mm

- **Handrails (measured vertically from nosing to top of handrail)**

- 865 mm minimum, 965 mm maximum

- **Openings in guards**

- 100 mm maximum

- **Stairs**

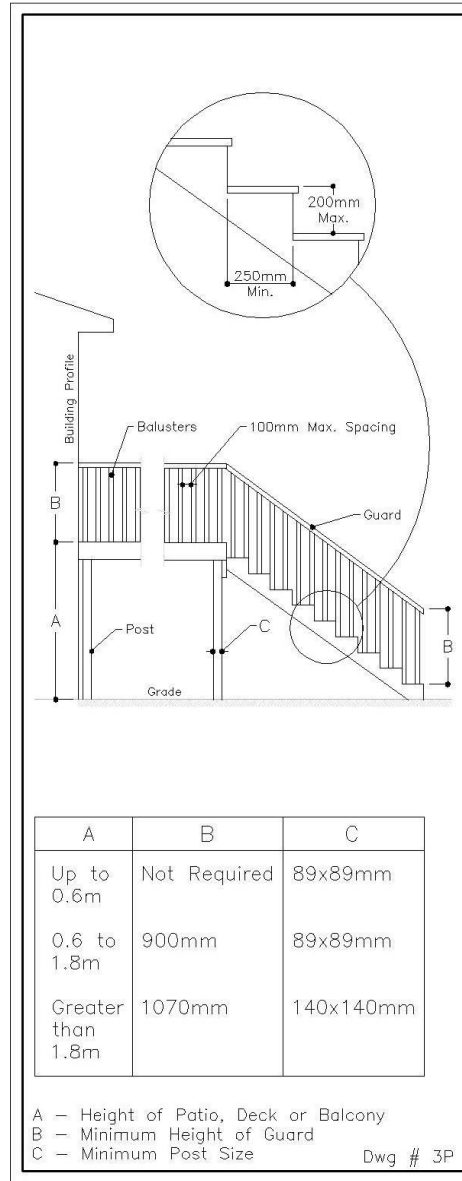
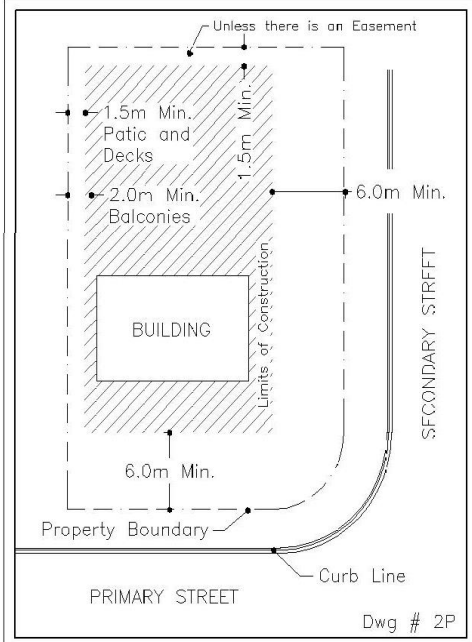
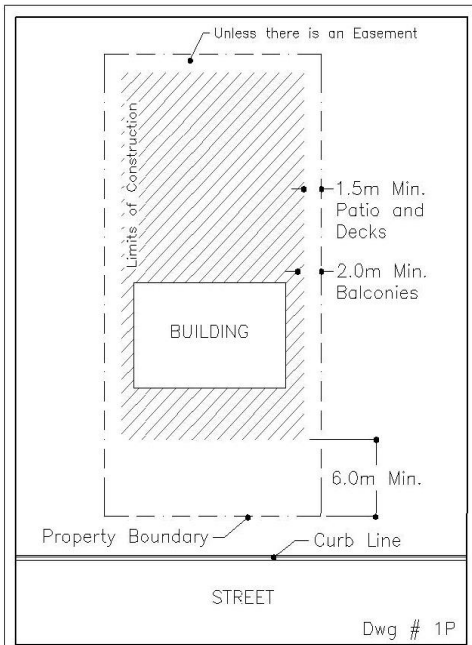
- Maximum rise -200 mm
- Minimum run – 250 mm

Patio's, Decks and Balconies

BUILDING PERMIT

PROCESS GUIDE

Adopted:
 March 21, 2012
 January 18, 2017



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