TOWN OF COCHRANE

Building Safety Codes

101 RancheHouse Rd.
Cochrane, AB T4C 2K8
Phone: 403-851-2572 Fax: 403-932-2935
Email: safety.codes@cochrane.ca

Fields marked with an * are required

Homeowner Deck Application

OWNER INFORMATION

Owner Name*	Phone*
Mailing Address*	Email*
City & Postal Code*	Additional Information if required: Sq.Ft *
Project Address*	
	Estimated Construction Value*

APPLICANT DECLARATION I certify that I am the owner/agent submitting this application and construction will be completed in accordance with the Alberta Safety Codes Act and Regulations and will commence within **90 days**. I understand homeowner permits are to be completed within **365 days**.

I have read and understand the applicant declaration * ☐

Applicant Name(Print) **Application Date(mm,dd,yyyy)**

Please see our website for additional information regarding Basement Developments

The personal information collected through the permit application will be used to process your application. The information relates directly to and is necessary for the operation of the program or activity applied for and may be input into an automated system to generate content or make decisions, recommendations, or predictions. This information is collected and used under the authority of Section 4(c) of the Protection of Privacy Act and managed in accordance with the Act. For questions about the collection of personal information, please contact ATI@cochrane.ca.

The Alberta Safety Codes Act requires that a permit be obtained prior to beginning construction. Failure to obtain permits may result in the applicant being charged a double fee.

Reset Form

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Fire Safety Plan

THIS PLAN MUST BE POSTED ONSITE AND OCCUPANTS/EMPLOYEES ARE EXPECTED TO BE TRAINED IN HOW TO FOLLOW ITS PROVISIONS

Address:

Description of Project: **Deck**

Contact Personnel: Phone #:

Specific Considerations:

- Fire extinguisher(s) will be available at all times during the progress of the construction
- Access to fire hydrants and buildings for fire apparatus must be maintained

Emergency Response Numbers: FIRE/POLICE/AMBULANCE: 9-1-1

General Considerations:

- A WARNING SYSTEM will be in place to warn of potential threats, and facilitate evacuation (yelling, ringing of a bell or horn, etc.)
- EVACUATE via the nearest exit if you are warned of a fire
- PROCEED to the main entrance (outside) and report to the Fire Department
- FIGHT the fire ONLY if it is small and you are NOT ALONE

Hazards Control:

- At the end of each day combustible refuse will be cleared from the site area and disposed of in bins or stored in neat piles. Unused construction material will be kept neat and orderly.
- No open-flame devices will be used inside buildings unless a dedicated watch is in place
- Liquid Propane Tanks or flammable liquids containers are not allowed within buildings

This Fire Safety Plan is designed in conformance with and is a requirement of Division B, Section 2.8.2 of the National Fire Code, and on signature, becomes an agreement between the building owner/contractor and the Town of Cochrane Fire department.

I have read and understand the above ☐

Building Owner/Contractor Name:

Date:

Deck Design Form

Site Plan:

Deck size: ft X ft = 0 ft2

Deck height: ft

Distance to Property Lines:

- Rear: ft
- Left side: ft
- Right side: ft
- Front (if applicable): ft

Stairs: ☐ Yes or ☐ No

Construction Details:

Joist size:(select one)

- 2X4 ☐ or
- 2X6 ☐ or
- 2X8 ☐ or
- 2X10 ☐ or
- 2X12 ☐

Joist spacing:(select one)

- 8" on centre ☐ or
- 12" on centre ☐ or
- 16" on centre ☐ or
- 24" on centre ☐

Beam Size:(select one)

- 2X6 ☐ or
- 2X8 ☐ or
- 2X10 ☐ or
- 2X12 ☐

Post spacing: ft

Foundation type:(select one)

- *Pile: ☐
- Screw Pile (engineering): ☐

Stair (when applicable):

- Min step run: 255mm (10.2")
- Max step rise: 200mm (8")
- Min stair width: 860mm (34.4")

Joist Overhang:

- Max 18" for 2X6/2X8 Joists
- Max 24" for 2X10/2X12 Joists

MAX SPANS (Deck Beams) *Supported Length (ft) - means half the sum of the joist spans on both sides of the beam.*

SPF No.1/No.2 (SPF)	2X6				2X8			
Supported Length (ft)	2Ply	3Ply	4Ply	5Ply	2Ply	3Ply	4Ply	5Ply
4	8'	9'2"	10'1"	10'10"	10'3"	12'1"	13'3"	12'6"
6	6'10"	8'	8'10"	9'6"	8'4"	10'3"	11'7"	12'6"
8	5'11"	7'3"	8'	8'7"	7'2"	8'10"	10'2"	11'3"
10	5'3"	6'6"	7'5"	8'0"	6'5"	7'10"	9'1"	10'2"
12	4'10"	5'11"	6'10"	7'6"	5'10"	7'2"	8'4"	9'3"
14	4'5"	5'5"	6'4"	7'1"	5'5"	6'8"	7'8"	8'7"
16	4'2"	5'1"	5'11"	6'7"	5'1"	6'3"	7'2"	8'0"
18	3'11"	4'10"	5'7"	6'3"	4'9"	5'10"	6'9"	7'7"
	2X10				2X12			
	2Ply	3Ply	4Ply	5Ply	2Ply	3Ply	4Ply	5Ply
4	12'6"	15'4"	16'11"	18'1"	14'6"	17'9"	19'10"	21'0"
6	10'2"	12'6"	14'5"	15'11"	11'10"	14'6"	16'9"	18'8"
8	8'9"	10'9"	12'5"	13'11"	10'2"	12'6"	14'5"	16'2"
10	7'10"	9'8"	11'2"	12'5"	9'1"	11'2"	12'11"	14'5"
12	7'2"	8'9"	10'2"	11'4"	8'4"	10'2"	11'9"	13'2"
14	6'8"	8'2"	9'5"	10'6"	7'8"	9'5"	10'11"	12'2"
16	6'2"	7'7"	8'9"	9'10"	7'2"	8'10"	10'2"	11'5"
18	5'10"	7'2"	8'3"	9'3"	6'9"	8'4"	9'7"	10'9"

MAX SPANS (Deck Joists)

SPF No.1/No.2 (SPF)	2X4				2X6			
	8" O/C	12" O/C	16" O/C	24" O/C	8" O/C	12" O/C	16" O/C	24" O/C
	7'3"	6'4"	5'9"	5'0"	11'5"	10'0"	9'1"	71'1"
	2X8				2X10			
	8" O/C	12" O/C	16" O/C	24" O/C	8" O/C	12" O/C	16" O/C	24" O/C
	15'1"	13'2"	11'11"	10'1"	19'3"	16'10"	15'2"	12'4"
	2X12							
	8" O/C	12" O/C	16" O/C	24" O/C				
	23'5"	20'3"	17'7"	14'4"				

ALL DETAILS FROM SPAN BOOK 2020

***Foundation Notes:** Concrete piles (min 9" in diameter) are to be installed not less than the depth of frost penetration. (Min 4')

All specs/details are references from the National Building Code (2023) AB Edition/Span Book 2020 (A-9.23.4.2.)

Requirements for Residential Decks

General Information

Building Permit Requirements

Submission Requirements:

1. Building Permit Application form
2. Fire Safety Plan
3. Deck Design Form

Requirements:

Required Guardrail:
On each side of the stair tread or desk floor not protected by a wall that is equal to or greater than 0.6m (2') above the adjacent ground level or the adjacent surface within 1.2m (4') of the desk floor has a slope more than 1:12.

Guardrail Height:
Deck height over 0.6m (2') to 1.8m (5.9') requires 0.9m (3') high guardrails.
Deck height over 1.8m (5.9') required 1.07m (3.5') high guardrails.

Design of Guard:
Openings in guards shall not exceed 100mm (4").
The triangular openings formed by stair risers, stair treads and the bottom element of a required guard shall be of a size that prevents the passage of a 150mm (6") diameter sphere.

Required Handrails:
Stairs with 3 risers or more require a handrail on at least one side.

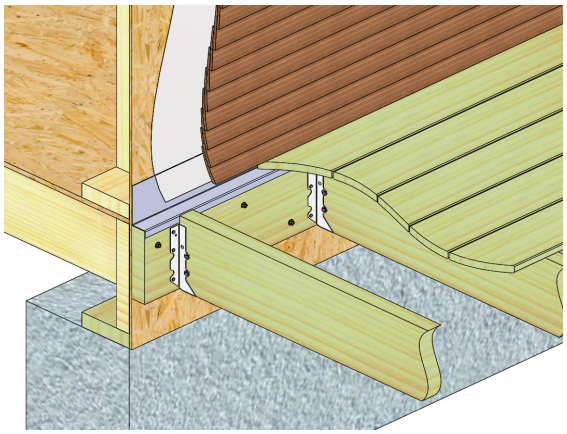
Handrail Height:
Handrails on stairs shall not be less than 865mm (34.6") and not more than 965mm (38.6") high.

Design of Handrails:
A handrail shall have a clearance of not less than 50mm(2") from any surface behind it. Handrails shall be constructed to be continually graspable along the entire length of the stair flight.

For all stair, ramp, handrail and guardrail requirements, please refer to section 9.8 of the National Building Code (2023) AB Edition

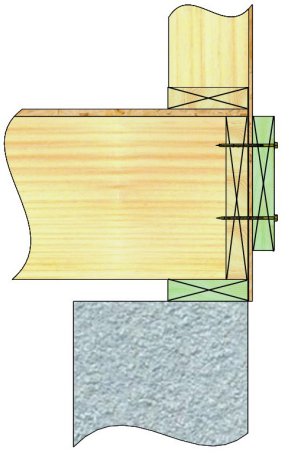
Recommended Deck Ledger Attachment

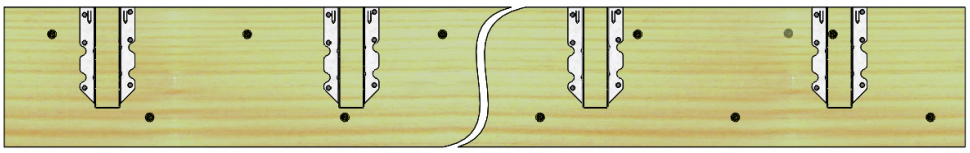
Structural wood screws can be used to fasten deck ledgers to the rim board (AKA band / rim joist) of structures in residential constructions. The most common lengths for the deck ledger application are 3.5" and 5" long, respectively. Order screws with the "Exterior" suffix to ensure you are receiving screws with the Exterior Coat Finish.



Installation:

- Select the proper screw length. The threads should have full engagement with the rim board and the tip of the screw should be protruding and visible beyond the inside face of the rim board member.
- With appropriate screw length selected, drive the screw through the ledger, sheathing, and rim board joist with a high torque variable speed drill.
- Drive screw so head is firm and flush with surface of deck ledger, but do not overdrive.
- Repeat these steps and install the appropriate number of screws at the prescribed edge, end distances, and spacing as called out in Table 1 and Figure 1.





Live Load	Ledger	Rim Board	Spacing between Screws based on Joist Span (in)						
			≤ 6-ft	≤ 8-ft	≤ 10-ft	≤ 12-ft	≤ 14-ft	≤ 16-ft	≤ 18-ft
40 psf/ 1.9 kPa	2x Solid Sawn	2x Solid Sawn	21	16	12	10	9	8	7
		1" Min EWP	23	17	14	11	10	8	7

1. For insulated rim boards, consult the rim board manufacturers for acceptable mounting details.
2. For ponywall connections, screws to penetrate directly into ponywall studs.