Development Services
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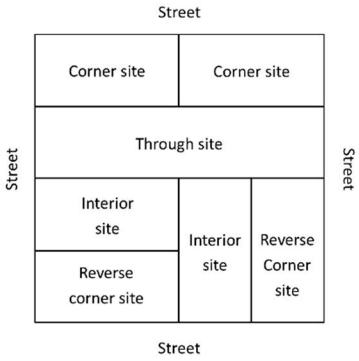
Do I need a permit to build my deck?

What height and size of deck are you building?
A permit is not required if the proposed deck is less than 2 feet (0.6 meters) in height (measured from grade to the top of the deck floor) and is less than 269 square feet (25 square meters) in area. However, you must follow the Manitoba Building Code and City of Brandon Zoning Bylaw rules below.

Where can I build my deck?

Interior and Corner Sites



- 25 feet (7.6m) from front property line
- May be as close as 2 feet (0.6m) to side and rear property lines
- Please speak to planning staff regarding Reverse Corner and Through sites

How do I build my deck?

*additional structural considerations may be required if you plan on putting a roof over your deck.

What size of deck are you building?

Length: Width:

Height: Area:

Will the deck be attached or detached?: Attached Detached

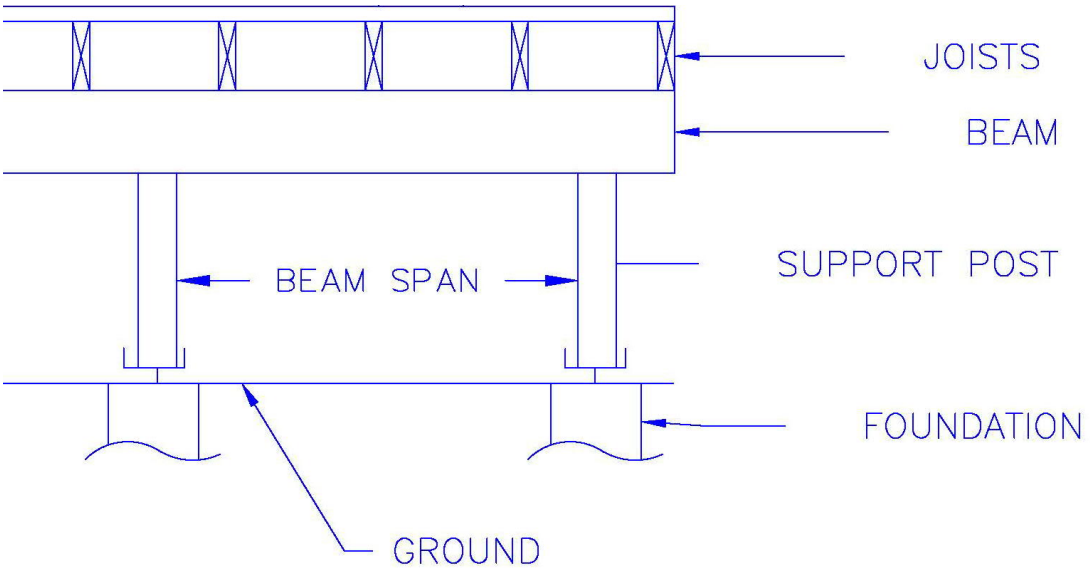
What size posts should I use to support my deck and how should they be anchored?
Posts, if used, should be at least the width of the beam, centered on the pad, pile, or pier, and securely fastened to the beam by means of toe-nailing, wood gussets, angle brackets, or other equivalent method. Where the deck is more than 6 feet (1.8m) above finished grade, a 6”x 6” post is required. Where posts exceed 6 feet (1.8m) in length, they should be braced to each other or up to the beam and floor. Alternatively, they should be anchored to the pad, pile, or pier in order to prevent them from shifting at the bottom.

My support size will be:

What size of deck joists do I need?

The size of the joists depend on the distance they have to span and the spacing at which they are installed. Below are the most common species and sizes of lumber, the acceptable spans, and spacing at which they can be installed. The joist spans are measured from inside face of support to inside face of support as shown in the diagram below the table.

DECK JOIST SPANS – DESIGN LIVE LOADS FOR 1.9 KPA (40 PSF)									
Commercial Designation	Grade	Joist Size (in)	Maximum Span (ft-in) Joist Spacing			Joist Size (mm)	Maximum Span (m) Joist Spacing		
			12 Inch	16 Inch	24 Inch		300 mm	400 mm	600mm
-Spruce - Pine - Fir Pressure Treated (Not incised)	No. 1 And No. 2	2 x 6	10-1	9-2	7-10	38 x 140	3.1	2.8	2.4
		2 x 8	13-2	12-1	10-2	38 x 184	4.0	3.7	3.1
		2 x 10	16-10	14-1	12-6	38 x 235	5.1	4.3	3.8



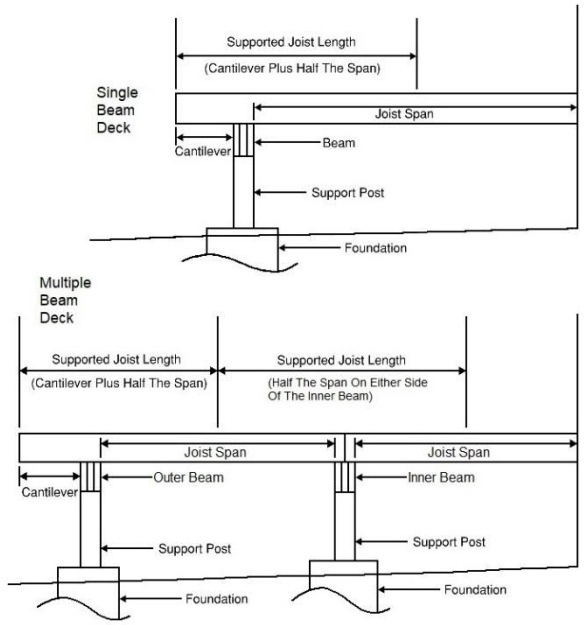
The span for the deck is:

The size and the spacing of the joists is:

What size of beam do I need?

The size of beam required for your deck depends on the supported joist length of the beam. In a typical deck the ledger (or beam in a detached deck) nearest to the dwelling supports the joists up to the mid span (midpoint) of the deck. The beam located furthest away from the dwelling supports the other half plus any joist length overhanging the beam.

See below. Using the supported joist length you can find the required beam size:



Maximum Supported Joist Length	Number of ply and Beam Size
6 feet (1.82m)	3 – 2 x 6 (38 x 140 mm) or 2 – 2 x 8 (38 x 184 mm)
8 feet (2.44m)	4 – 2 x 6 (38 x 140 mm) or 2 – 2 x 8 (38 x 184 mm)
10 feet (3.0m)	3 – 2 x 8 (38 x 184 mm) or 2 – 2 x 10 (38 x 235 mm)

The supported joist length is equal to 1/2 the span (*calculated above*) + the overhang

The number of ply and beam size is:

How many pads or piles do I need?
The number of pads or piles required to support your deck depends upon the width of your deck. The maximum span between supports is typically 8 feet (2.4m). The beams can cantilever a maximum of 2 feet (0.6m) beyond the end supports.

The number of pads/piles required is:

The spacing will be:

What type of foundation do I need?
If your deck is less than 4 feet (1.2m) high from grade to the walking surface, is less than 592 square feet (55 square meters) in size, and does not support a roof your foundation can be any of the following:

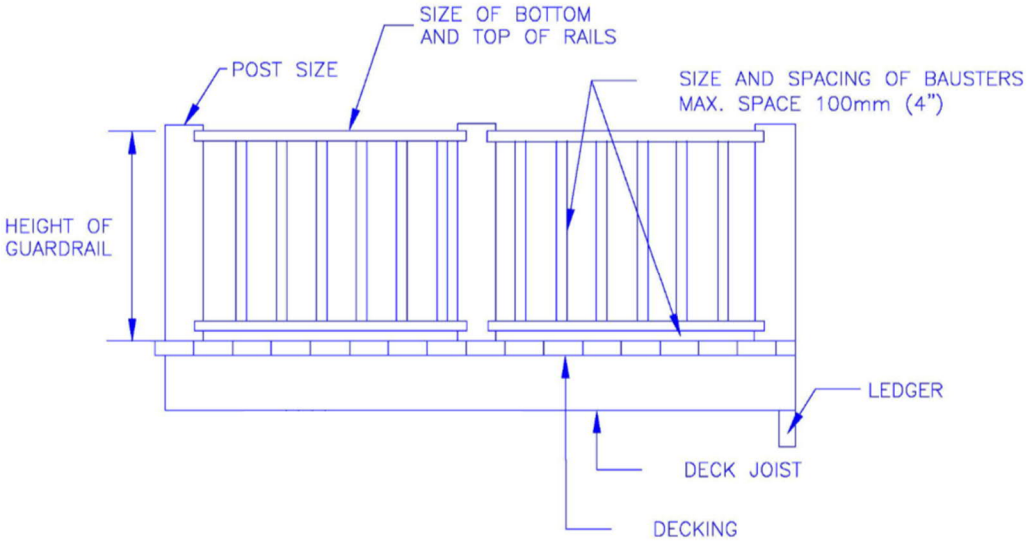
Steel Auger Piles Concrete Piles/Piers Surface Pads*

*If your deck is taller than 4 feet (1.2m), larger than 592 square feet (55 square meters), or supports a roof, then you cannot use surface pads.

How high do my guardrails need to be?

36” (900 mm) guardrail height for decks with a height of 2 feet (0.6m) to 6 feet (1.8m)

42” (1070 mm) guardrail height for decks with a height greater than 6 feet (1.8m)



How do I build up my wood beams?

Built up wood beams are to be constructed in conformance with the National Building Code of Canada: