

Application Checklist

Before submitting your application, please confirm you have the following items:

- Owner's name
- Mailing address/contact information
- Legal description of the property
- Civic address
- Status of Title
- Site plan (include setbacks to property lines)
- Three (3) sets of building plans
- Permit fee

Do I need any other approvals?

Depending on the location of your property, you may require the following:

- Developer's approval in certain developments;
- Department of Infrastructure and Transportation approval is required if building within 125 feet of any Provincial Highway right-of-way;
- A Geotechnical Report will be required when building within 350 feet of the Red River; and/or
- An Engineer's stamp may be required on building plans, depending on the type of foundation proposed. Consult RM of East St. Paul Planning staff for more information.

Don't forget to call before you dig:



Manitoba Hydro 1-888-624-9376
MTS (204) 941-7267
SHAW 1-866-344-7429

Web: www.callb4udig.mb.ca

Planning Department Office Hours Monday to Friday 8:30am to 5:00pm



RM of East St. Paul
Unit 1 - 3021 Birds Hill Road
East St. Paul, Manitoba
R2E 1A7

Ph. (204)663-0618
Fax (204)668-1987

Email:

planning.department@eaststpaul.com

Web:

www.eaststpaul.com

This pamphlet provides general guidance only. For definitive requirements and procedures, please consult The Planning Act, the East St. Paul Development Plan, the East St. Paul Zoning By-Law or the Manitoba Department of Local Government.

Please consult the RM of East St. Paul Planning Department for further information or to make an application.

Decks



Rural Municipality of
EAST ST. PAUL
Planning Department

Do I need a permit to build a deck?

YES. A Building Permit is required for any deck higher than 1.97 feet (0.60 m) above ground level. You must obtain a permit before any work is commenced. Permit applications are available at the Municipal Office (Unit 1 – 3021 Birds Hill Road).

For a deck under 1.97 feet (0.60 m) high, NOT enclosed and NOT attached to the main dwelling, a building permit is not required. However, the deck must comply with zoning regulations.

What do the building plans have to indicate?

Building plans should include the following construction details:

- Dimensions and height of the deck
- Type of foundation and detailed specifications
- Attachment to dwelling (if applicable)
- Size and spacing of beams, posts, and joists
- Location of stairs and all doors accessing the deck
- Height and type of handrails and guardrails
- Species and grade of wood being used

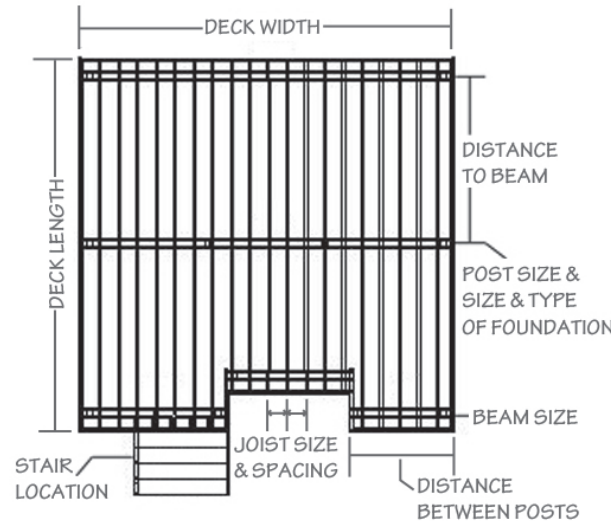
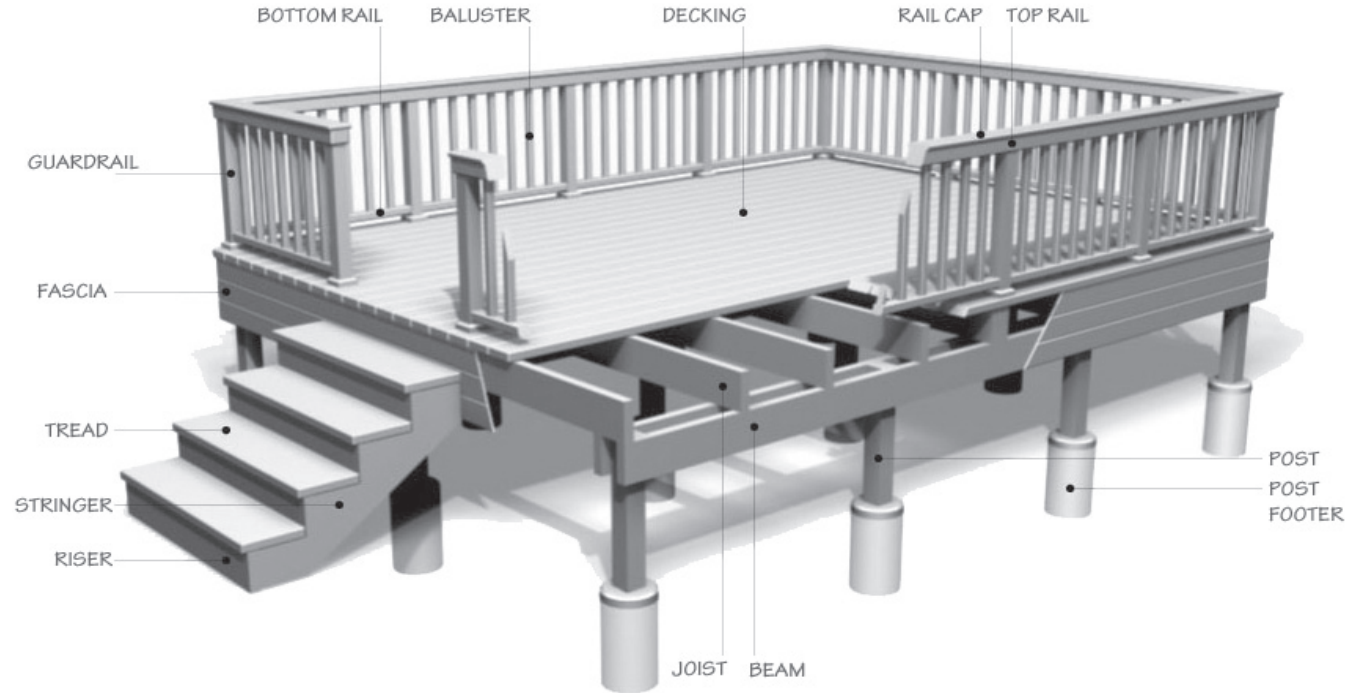
Please note: Engineer-stamped drawings may be required, depending on the type of foundation proposed and site conditions.

Are there requirements for stairs?

The Building Code requires stair width to be at least 36 inches (900 mm) and that treads and risers have uniform rise and run in any one flight with riser heights not exceeding 8 inches (200 mm). The Building Code also requires the minimum tread width to be 9¼ inches (235 mm).

Will the stairs also require a handrail?

If any outside stair has more than three (3) risers, a handrail is required on one side of the stair. The required height of the handrail is between 32 inches (800 mm) and 38 inches (965 mm). Stairs more than 2 feet (600 mm) above the finished ground level also require guardrails.



*SPECIES & GRADE OF WOOD FOR ALL COMPONENTS

Will my deck require guardrails?

Guardrails are required on decks that are more than 2 feet (600 mm) above finished grade level.

Guardrails must be a minimum of 36 inches (0.9 m) high if the deck platform is less than 6 feet (1.8 m) above the ground, and 42 inches (1.07 m) high where the platform is more than 6 feet (1.8 m) above the ground.

Spacing between balusters must be less than 4 inches (100 mm).

Guardrail design must not facilitate climbing.

A built-in bench cannot serve as a guardrail.

Construction details should include the height of guardrails, post size, size of top and bottom rails, and size and spacing of balusters.