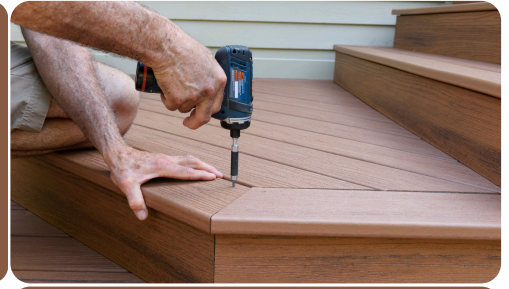


Town of Rocky Mountain House

Uncovered Decks



Information Bulletin
MARCH 2025



I live in Rocky Mountain House and would like to improve my home or yard with a deck. What do I need to do?

Summary



Building any kind of deck in Rocky Mountain House requires a development permit and may require a building permit, depending on the height of your deck or lay of your land. To confirm permit requirements, you can contact the Planning and Community Development Department. What you will need to submit:

- **A development permit application**

A development permit ensures that your structure is meeting the Town of Rocky Mountain House's [Land Use Bylaw](#) requirements.
- **A site plan**

A site plan can be a simple drawing of your property and the proposed location of the deck and steps, including:

 - Existing structures on the property;
 - Dimensions of the property and proposed deck;
 - Distances to property lines from the proposed deck and steps;
 - Easements and utility rights-of-way; and
 - A North arrow.
- **A completed Deck Form**

This details all your proposed deck specs, such as deck height from grade, floor decking, foundation depth and type, floor joist size and spacing, stair risers and treads, and joist spans.
- **A building permit application**

Required for any uncovered deck greater than 2 ft (600mm) off the ground, or where the adjacent ground has a severe slope. A building permit ensures your deck meets provincial building code requirements for safety.
- **Clearance to overhead power lines**

The minimum vertical clearance between wooden decks and overhead powerlines is 11 ft 6 inches, or 3.5 metres. Consult your electric utility provider regarding distances between your electrical meter and deck surface.



Contact Us

Planning & Community Development Department

Email: PlanningDept@trmh.ca

Phone: 403-847-5260

www.rockymtnhouse.com

Process & Timeline



- | | |
|---|--|
| 1. Plan your deck. | Maybe you're dreaming of backyard bbqs or sipping coffee at sunrise...whatever your ideal deck is, take time to plan the location, design and construction. |
| 2. Submit your permit application(s) and pay applicable fees. | Include a site plan and completed Deck Form with your development permit application. If your deck is greater than 2 ft or 600mm in height, you will also need to apply for a building permit. Forms are available online at www.rockymtnhouse.com/p/development-permits and www.rockymtnhouse.com/p/building-permits |
| 3. Permit approval. | Planning & Development will review your documents and process the application. If everything is in order, you can expect a permit approval within 1-3 weeks. |
| 4. Call or Click
<i>before you Dig!</i> | Before construction begins, contact Alberta One Call to locate utility lines on your property. This is a free service, but allow for at least two full working days for the locates to be completed. 1-800-242-3447 www.utilitysafety.ca |
| 5. Build. | Proceed with construction. Take care to abide by all conditions of your permit(s). |
| 6. Arrange an inspection. | Once construction is complete, you must contact IJD inspections to arrange an inspection of your new deck. 1-877-617-8776 www.ijd.ca/request-an-inspection |
| 7. Enjoy your new deck! | Sip and savour your new outdoor living space. Ahhh.... |

Development Officer Tips



Submit your permit application forms early to avoid any unforeseen delays.

The permit approval process can take 1-3 weeks. Planning & Community Development tries to process applications *as quickly as possible*. Avoid delays by submitting the complete required documentation. Application and Deck Forms are available online at www.rockymtnhouse.com/p/development-permits and www.rockymtnhouse.com/p/building-permits.

Variances may be granted, but are not guaranteed.

If your proposed deck is not compliant with land use planning and zoning laws, you may require a variance. Speak with a Development Officer early, as variances are not guaranteed to be approved.

Covered decks are considered additions, regardless of height.

Planning & Community Development is happy to assist in explaining the various permit requirements and how they relate to your proposed deck. Covered decks are considered additions, regardless of height, and require different documentation. Contact the Planning and Community Development Department to prior to submitting and paying for your permits.



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