

Building a Deck



Information Guide

The intention of this guide is to help homeowners and builders have a clear guide on the requirements for permits related to building a deck. This information is not meant to be an exhaustive list and there may be other information required.

When is a permit required?

- When the building area of the deck is greater than 10 square meters (108 sf),
- If the deck is attached to another structure, or
- If the deck is elevated more than 23 1/2" from the walking surface to grade.

What is needed for a permit to be issued?

- A completed [application form](#), available on the City of Stratford website,
- Site plan indicating the zoning information, locations and dimensions of the deck in relation to existing buildings and property lines. Indicate lot area and amount of property covered by buildings/deck (lot coverage).
- 2 sets of [construction drawings](#) that include plan view, elevations, section with related details, see examples on the next two pages. As well if roof trusses are to be used provide engineered sealed designs with application.

What does it cost?

- Currently the fee for a deck is **\$185.00**. Payment is required at time of application and we accept cash, debit, cheque, and credit cards for payment. Please use the [credit card form](#) for credit card payments.

How long does it take to get a permit?

- The legislated timeframe for this type of permit is 10 working days. Depending on volume of permits and quality of drawings permits for decks are generally issued within 5 working days.

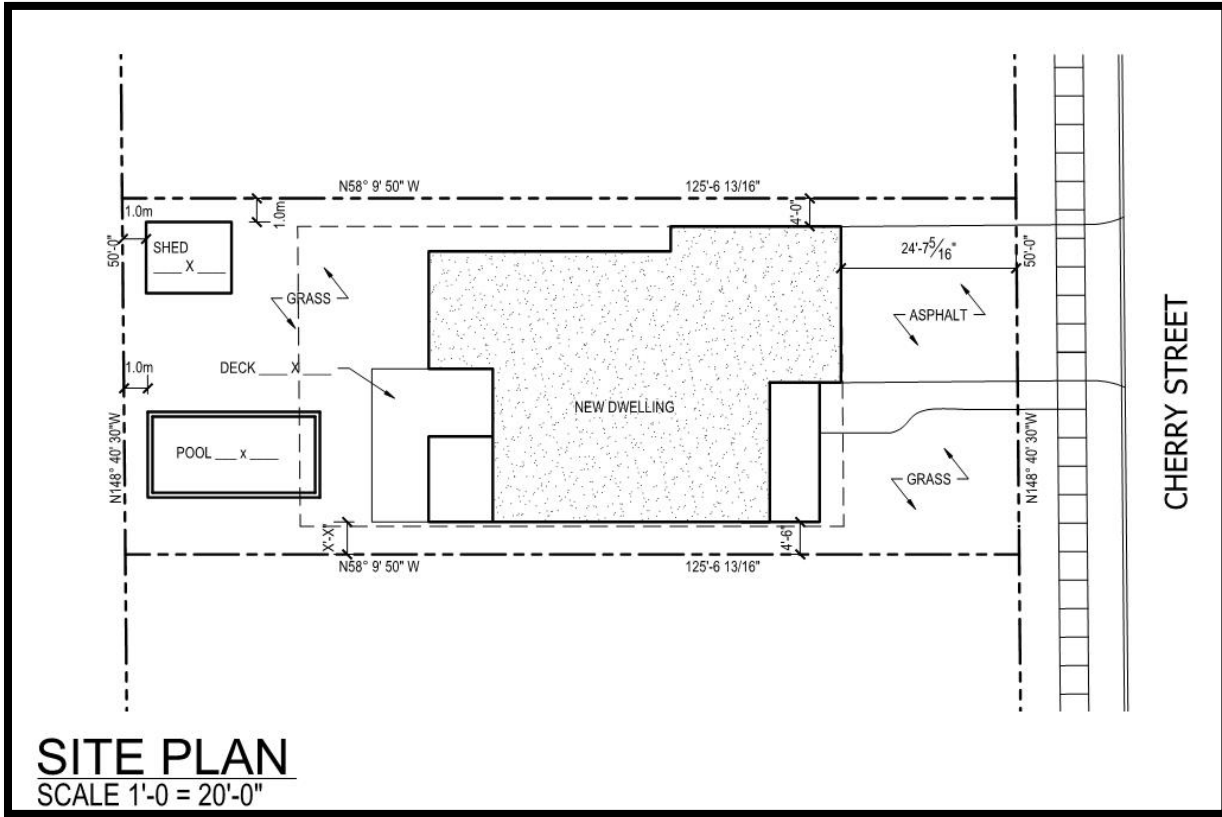
Zoning Information:

The City of Stratford online interactive [GIS map](#) will allow you to identify the zoning for your property.

Also available is our [Zoning By-Law No. 10-2022](#) which contains information you will need to reference for setback and lot coverage requirements.

If you have any questions on zoning one of the City Planners would be happy to assist you in your questions.

A site plan identifies building and other features in relation to property boundaries. The site plan should show the existing house, and any other structures as well as any proposed additions or new structures. Below is a sample of a Site Plan Drawing.



Contact us:

Building Services

Monday – Friday, 8:30am – 4:30pm

82 Erie Street, 2nd Floor
Stratford, ON N5A 2M4

519-271-0250 ext. 345

building@stratford.ca

www.stratford.ca

Other Helpful Contacts:

Ontario One Call:

www.on1call.com

1-800-400-2255

Electrical Safety Authority:

www.esasafe.com

1-877-372-7233

Upper Thames River Conservation
Authority:

www.thamesriver.on.ca

519-451-2255

