

Fasttrack Permit Service

Permit Application Requirements - Decks

Required Documents & Plans

The following information is required at submission. Incomplete applications cannot be accepted for the **Fasttrack Permit Service** process.

1. Completed building permit application consisting of :

- Application form "Permit to Construct or Demolish"
- Schedule 1: Designer Information.
- Approval Checklist. - All approvals indicated on list shall be included in submission if required.

2. Two complete sets of plans drawn to scale which must include :

- Site Plan – Show the location and dimensions of the proposed deck on the site plan and the setbacks to the lot lines. The site plan shall indicate the full property with the exterior dimensions of all of the buildings and structures. A copy of the legal survey may accompany the site plan (see sample)
- Plan and Section drawings –
 - Foundation Provide location , depth, size and spacing of piers.
 - Framing Provide dimensions of the deck and height from finished grade,
 - Provide beam material, size , location, spacing and method of attachment.
 - Provide joist material, size , spacing and dimension (span)
 - Provide floor decking material and size.
 - If deck floor is more than 2'-0" from finished grade , provide a guard (rail) , stair and handrail dimensions, material and detail.

3. Permit Fee of \$125.00

Building Permit Issuance

Permits will be reviewed within 3- 5 business days if all information is available. If the information is not available the applicant will be notified of the outstanding items. Qualification for the **Fasttrack Permit Service** process is solely at the discretion of the Development Approval & Planning Policy Department - Building & Support Services Section.

For Further Information

Building Permit Inquiries: x. 4295

Building Permit Inspections: x. 4274

Development Planning: x. 4291

Zoning: x. 4104



6311 Old Church Road
Caledon, ON L7C 1J6
www.caledon.ca

T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325

Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the Building Code Act.

For use by Principal Authority			
Application number:	Permit number (if different):		
Date received:	Roll number:		
Application submitted to: _____ (Name of municipality, upper-tier municipality, board of health or conservation authority)			
A. Project information			
Building number, street name	Unit number	Lot/con.	
Municipality	Postal code	Plan number/other description	
Project value est. \$		Area of work (m ²)	
B. Purpose of application			
<input type="checkbox"/> New construction <input type="checkbox"/> Addition to an existing building <input type="checkbox"/> Alteration/repair <input type="checkbox"/> Demolition <input type="checkbox"/> Conditional Permit			
Proposed use of building	Current use of building		
Description of proposed work			
C. Applicant			
Applicant is: <input type="checkbox"/> Owner or <input type="checkbox"/> Authorized agent of owner			
Last name	First name	Corporation or partnership	
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number ()	Fax ()	Cell number ()	
D. Owner (if different from applicant)			
Last name	First name	Corporation or partnership	
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number ()	Fax ()	Cell number ()	

E. Builder (optional)				
Last name		First name	Corporation or partnership (if applicable)	
Street address			Unit number	Lot/con.
Municipality		Postal code	Province	E-mail
Telephone number ()		Fax ()		Cell number ()
F. Tarion Warranty Corporation (Ontario New Home Warranty Program)				
i. Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?			<input type="checkbox"/> Yes	<input type="checkbox"/> No
iii. If yes to (ii) provide registration number(s): _____				
G. Required Schedules				
i) Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.				
ii) Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.				
H. Completeness and compliance with applicable law				
i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .			<input type="checkbox"/> Yes	<input type="checkbox"/> No
iii) This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
iv) The proposed building, construction or demolition will not contravene any applicable law.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
I. Declaration of applicant				
I _____ declare that:				
(print name)				
1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.				
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.				
_____		_____		
Date		Signature of applicant		

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor. Toronto, M5G 2E5 (416) 585-6666.

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information			
Building number, street name	Unit no.	Lot/con.	
Municipality	Postal code	Plan number/ other description	
B. Individual who reviews and takes responsibility for design activities			
Name	Firm		
Street address	Unit no.	Lot/con.	
Municipality	Postal code	Province	E-mail
Telephone number ()	Fax number ()	Cell number ()	
C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]			
<input type="checkbox"/> House	<input type="checkbox"/> HVAC – House	<input type="checkbox"/> Building Structural	
<input type="checkbox"/> Small Buildings	<input type="checkbox"/> Building Services	<input type="checkbox"/> Plumbing – House	
<input type="checkbox"/> Large Buildings	<input type="checkbox"/> Detection, Lighting and Power	<input type="checkbox"/> Plumbing – All Buildings	
<input type="checkbox"/> Complex Buildings	<input type="checkbox"/> Fire Protection	<input type="checkbox"/> On-site Sewage Systems	
Description of designer's work			
D. Declaration of Designer			
I _____ declare that (choose one as appropriate):			
(print name)			
<input type="checkbox"/> I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories. Individual BCIN: _____ Firm BCIN: _____			
<input type="checkbox"/> I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code. Individual BCIN: _____ Basis for exemption from registration: _____			
<input type="checkbox"/> The design work is exempt from the registration and qualification requirements of the Building Code. Basis for exemption from registration and qualification: _____			
I certify that:			
1. The information contained in this schedule is true to the best of my knowledge. 2. I have submitted this application with the knowledge and consent of the firm.			
_____	_____		
Date	Signature of Designer		

NOTE:

1. For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) d) of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
2. Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

Approvals Checklist

Declaration By Applicant

Please check the appropriate line, sign and date.

- 1. None of the items listed apply to this project.
- 2. All approvals have been completed, and approval documents are attached to this application.
- 3. The proposed construction or demolition requires one or more approvals that have not been completed.

Signature: _____

Date: _____

Initials of Rec. _____

This list is for your convenience and shall be used only as a reference. Additional approvals may be required.

Please check the items that apply and attach approval documents where applicable.

<u>Town of Caledon</u>	<u>Approval Required</u>	<u>Documents Rec'd (Municipality Use Only)</u>
<input type="checkbox"/> Site Plan Approval <i>Planning Act, S. 41</i> For construction in site plan control areas such as ORM, residential in accordance with the Site Plan By-law and all Industrial, Commercial and Institutional Projects.	Approval from the Development Approval and Planning Policy Department	
<input type="checkbox"/> Zoning By-law Approval <i>Planning Act, S. 34, 38</i> Approval of the use and provisions of the by-law	Approval from the Development Approval and Planning Policy Department	
<input type="checkbox"/> Minor Variance <i>Planning Act, S. 45</i> Where an application does not comply with all zoning provisions (i.e. setbacks, lot coverage, etc.) an application for Minor Variance is required.	Approval from the Administration Department	
<input type="checkbox"/> Division of Land, <i>Planning Act, Part VI</i> Where the proposal will not comply with the Zoning By-law until the lands have been severed from the existing property.	Approval from the Administration Department	
<input type="checkbox"/> <i>Ontario Heritage Act s. 27(3), 30(2), 33, 34, 40.1, 42</i> Where a property is designated or undergoing designation under the Heritage Act or is a heritage conservation study area or a heritage conservation district.	Consent of Council to demolish or alter Contact: Sally Drummond, x. 4243	
<input type="checkbox"/> <i>Municipal Act ss. 113(4) Building Fortification</i> Where building is fortified against entry.	Approval from the Fortification By-law	
<input type="checkbox"/> <i>Development Charges Act s. 28 and 53 Education Act s. 257.83 and 258.93</i> Where payment of Development Charges is required.	Approval from Corporate Services Contact: Barb Johnson, x. 4216	
<u>Conservation Authority</u>	<u>Approval Required</u>	
<input type="checkbox"/> <i>Conservation Authorities Act, S. 28</i> Where construction is in a fill regulated area or floodplain, or may interfere with a watercourse	Construction and Fill Permit Contact: Credit Valley Conservation - 905-670-1615 Toronto and Region Conservation Authority 416-661-6600	
<input type="checkbox"/> <i>Niagara Escarpment Planning and Development Act, s. 24(3)</i> Where construction occurs in a development area.	Ministry of Natural Resources Niagara Escarpment Commission Approval Contact: 905-877-5191	
<u>Provincial Applicable Laws</u>	<u>Approval Required</u>	
<input type="checkbox"/> <i>Ontario Heritage Act s. 34.5, 34.7(2)</i> Where a property is designated by Minister of Culture.	Consent of Minister to alter or demolish Contact: MoC Regional Conservation Advisor 416-314-7136	
<input type="checkbox"/> <i>Nutrient Management Act 2002 s. 11 REG 267/03</i> Farm buildings housing animals or animal manure	Ministry of Agriculture and Food Ministry Approval of Nutrient Management Strategy Contact: Andrew Jameson 519-826-6366	



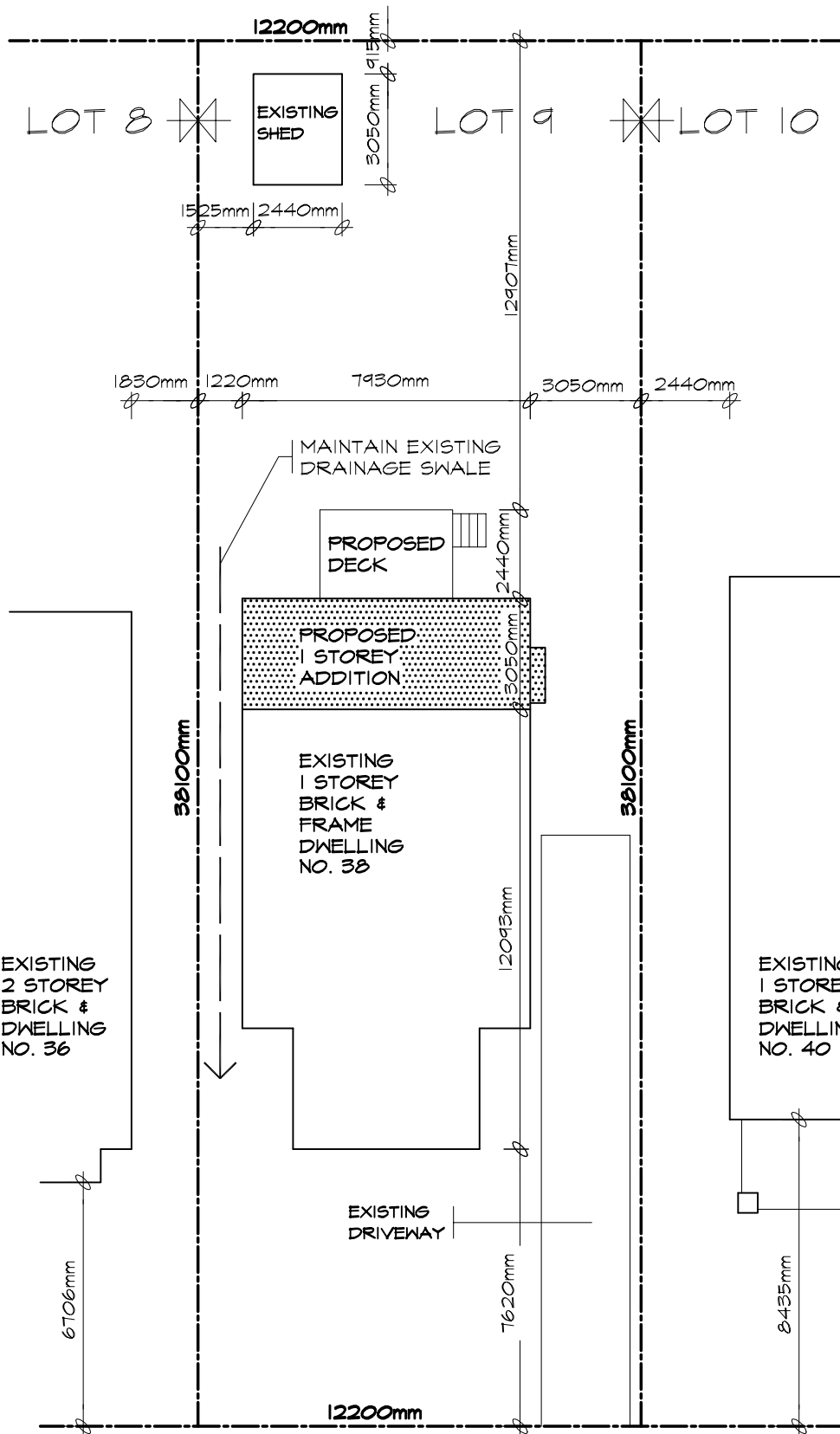
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Approvals Checklist

<u>Provincial Applicable Laws</u>	<u>Approval Required</u>	<u>Documents Rec'd (Municipality Use Only)</u>
<input type="checkbox"/> Milk Act S. 14 Where a building is used as a milk processing plant	Permit issued by the Director, MAF Contact: Food Inspection Branch, Dairy Food Safety 1-888-466-2372	
<input type="checkbox"/> Charitable Institutions Act s.5 Where building is used for a charitable institution that provides residential accommodation, shelter, specialized or group care that obtains grant under this Act.	Ministry of Health & Long Term Care Minister's Approval of Construction Contact: Long-Term Care Planning 1-877-797-8889	
<input type="checkbox"/> Day Nurseries Act s. 5 of REG. 262 Where building is used for a daycare	Ministry of Children & Youth Services Ministry Plan Approval Contact: Central West Regional Office Licensing Division 905-567-7177 x. 351	
<input type="checkbox"/> Demolition of School Education Act s. 194 Where a school is proposed to be demolished.	Ministry of Education Minister's approval of demolition Contact: Steve Mitchell 416-325-2015	
<input type="checkbox"/> Environmental Assessment Act s. 5 Major development that is required to proceed with an "undertaking"	Ministry of the Environment Minister's approval of Terms of Reference & EA Contact: MOE Assessment & Approvals 1-800-461-6290	
<input type="checkbox"/> Environmental Protection Act s. 168 3.1 With respect to a building to be used in conjunction with a change of use of a property	Conformance with Certificate of Property Use MOE Central Region 416-326-4840	
<input type="checkbox"/> Environmental Protection Act s. 168.6(1) Where industrial or commercial property is changed to residential or parkland use	Record of Site Condition filed with MOE Conformance with Certificate of Property Use MOE Central Region 416-326-4840	
<input type="checkbox"/> Environmental Protection Act s. 46 Where building on former waste disposal site	Minister's approval to use the land Contact: MOE Investigations & Enforcement 416-326-6700	
<input type="checkbox"/> Funeral Directors and Establishments Act s.9 Construction or Alteration of a Funeral Establishment	Ministry of Consumer & Business Services Notify Registrar, MCBS Contact: Board of Funeral Services 1-800-387-4458	
<input type="checkbox"/> Public Transportation Act. S. 34 Construction/alter any building or structure within 45 m. of a King's Highway or within 180 m of the centre point of an intersection	Ministry of Transportation Building and Land Use Permit Issued by MTO Contact Local or Regional Office of MTO Phone: 416-235-5385	
<input type="checkbox"/> Public Transportation Act. S. 38 Construction/alter any building or structure within 45 m. of a controlled-access highway (9, 10, and the 400 series) or within 395 m of the centre point of an intersection	Building and Land Use Permit issued by MTO Contact Local or Regional Office of MTO	
<input type="checkbox"/> Nursing Homes Act s. 4, REG 832 Construction, alteration or conversion of building to nursing home	Ministry of Long Term Care License issued by Director, MOH Contact: Planning and Renewal Branch 1-877-767-8889	
<input type="checkbox"/> Homes for the Aged & Rest Homes Act S. 14 & Elderly Persons Centres Act s. 6 Where building used as a home for the aged	Minister's Approval of Construction Contact: Planning and Renewal Branch 1-877-767-8889 Central West Region 905-897-4610	





SITE PLAN

SCALE 1:200

SKETCH OF SURVEY OF
 LOT 9
 REG'D PLAN 4220
 CITY OF TORONTO
 B.C. TRANSIT. O.L.S.
 DECEMBER 31ST, 1999

KHALMUR CRESCENT

ZONING	LOT NO:		PLAN NO:		LOT AREA		LOT FRONTAGE		LOT DEPTH	
R2 Z0.6	LOT 9		4220		580.64m ²		12200mm		38110mm	
DESCRIPTION	EXISTING	ADDITION	TOTAL	%	ALLOWED	%	SETBACKS	EXISTING	PROPOSED	
LOT COVERAGE	86.52m ²	24.15m ²	110.65m ²	19.0	-----		FRONT YARD	7620mm	7620mm	
GROSS FLOOR AREA	86.52m ²	24.15m ²	110.65m ²	19.0	348.39m ²	60.0	REAR YARD	18390mm	12907mm	
LANDSCAPED AREA	-----	-----	-----		-----		INTERIOR SIDE (east)	3050mm	3050mm	
NO. OF STORIES HEIGHT	1 STOREY 4550mm	1 STOREY 4550mm	1 STOREY 4550mm		10000mm		INTERIOR SIDE (west)	1220mm	1220mm	
WIDTH	7930mm	7930mm	7930mm		-----		EXTERIOR	-----	-----	
DEPTH	12093mm	3050mm	15143mm		17000mm					
PARKING	-----	-----	-----		-----					

NOTE: ZONING RESTRICTIONS VARY IN EVERY MUNICIPALITY. CONTACT YOUR LOCAL MUNICIPAL OFFICE FOR SPECIFIC SETBACKS AND OTHER LIMITATIONS IN YOUR AREA.

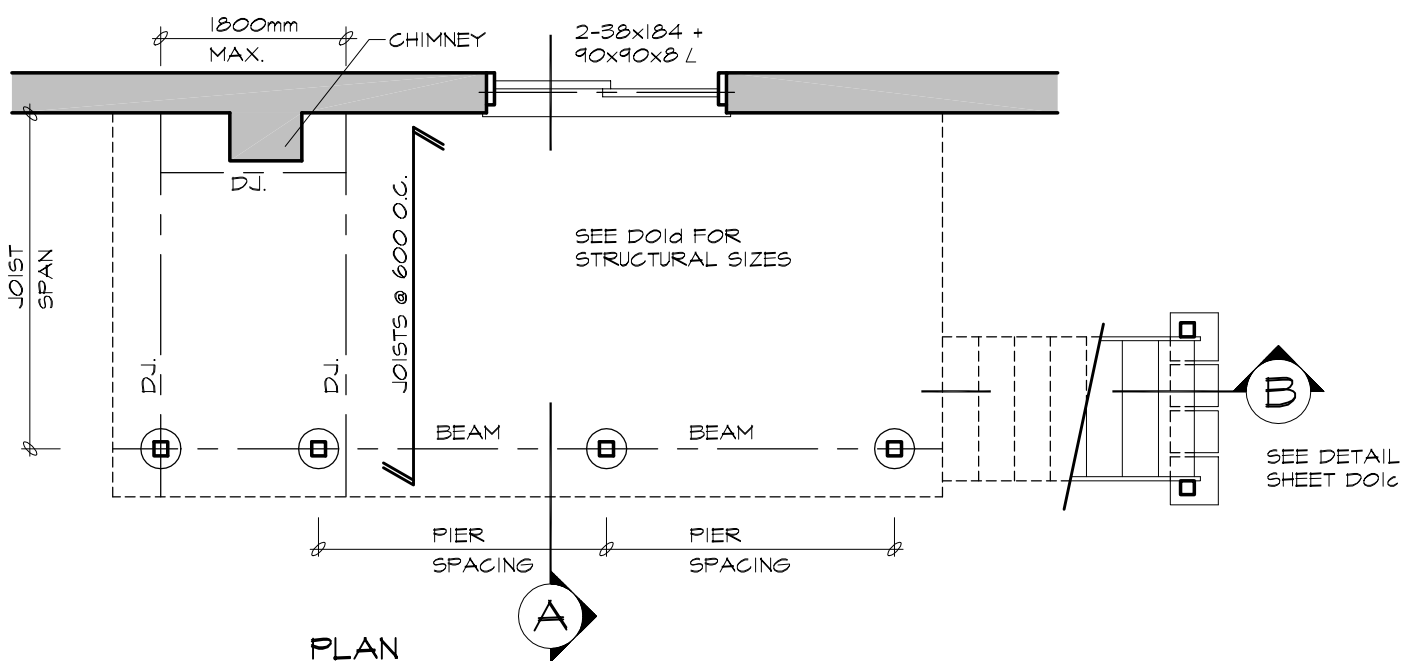
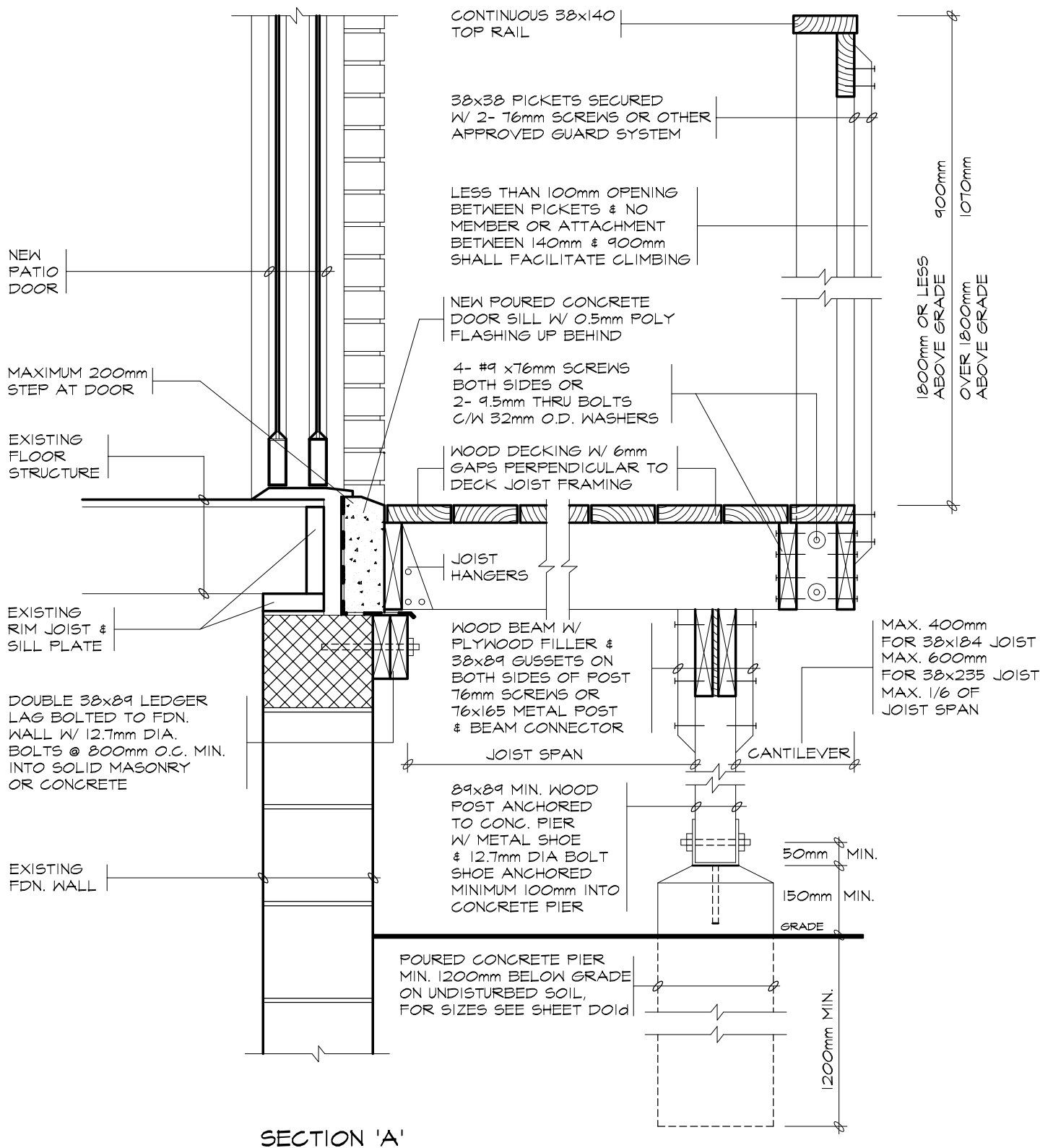
TACBOC
 STANDARD DETAIL

TITLE
 SAMPLE DRAWING
 SITE PLAN

DWG. NO.

A03a

2007



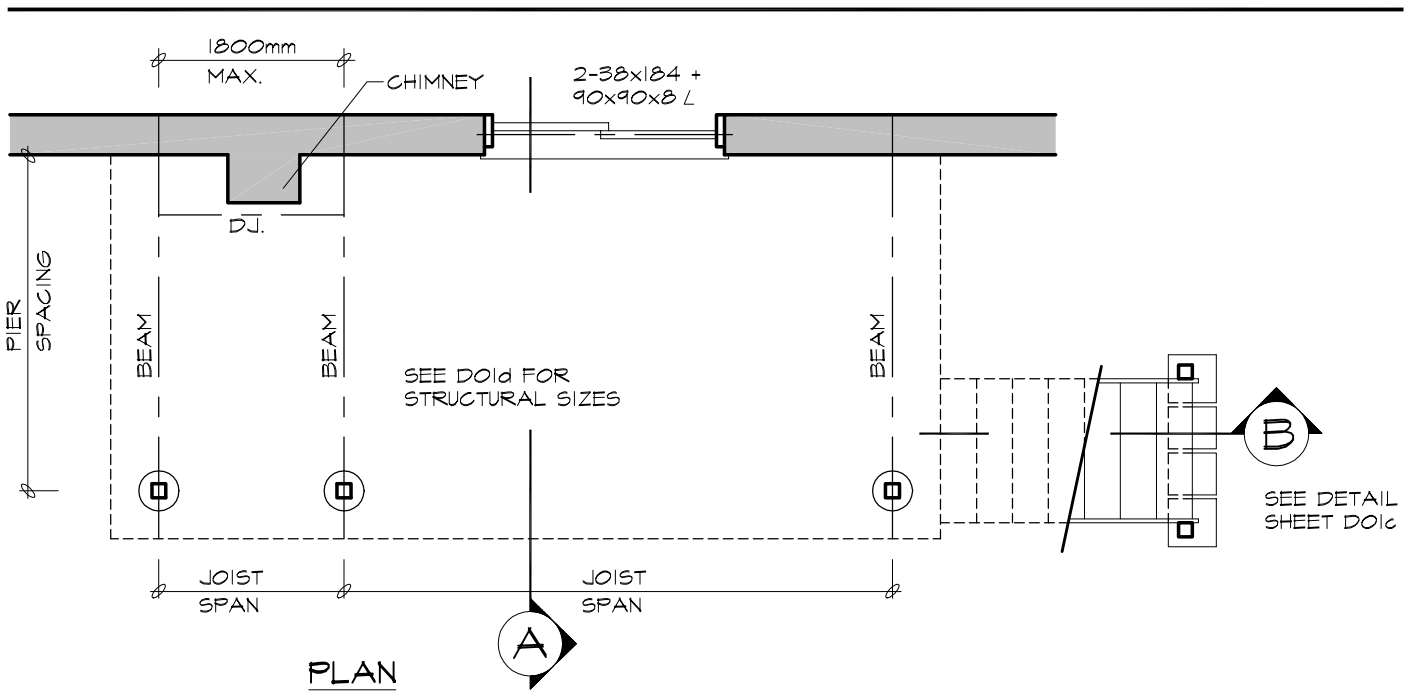
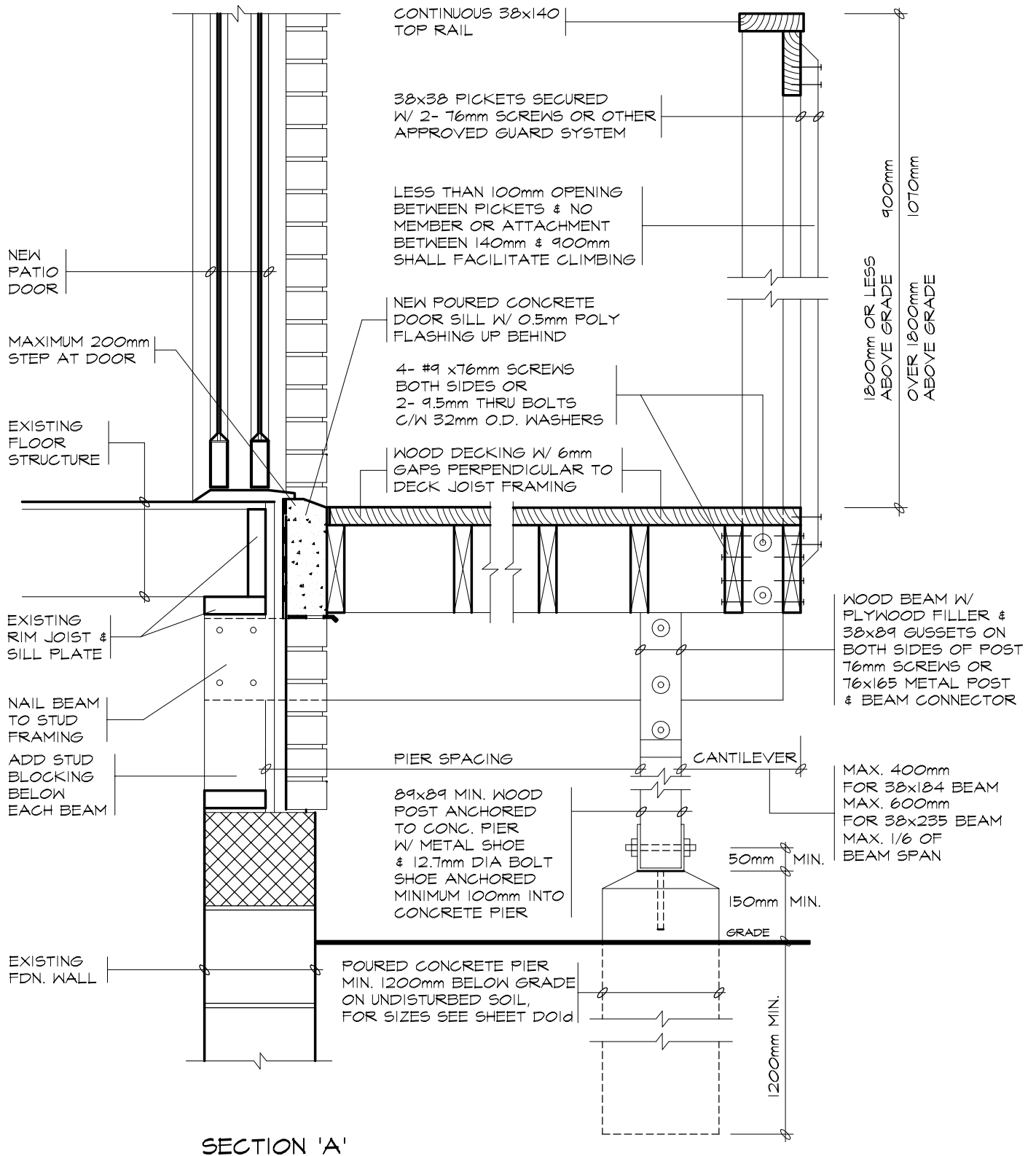
TACBOC
STANDARD DETAIL

TITLE
WOOD DECK
FIXED TO SOLID MASONRY FOUNDATION WALL
PLAN & SECTION

DWG. NO.

D01a

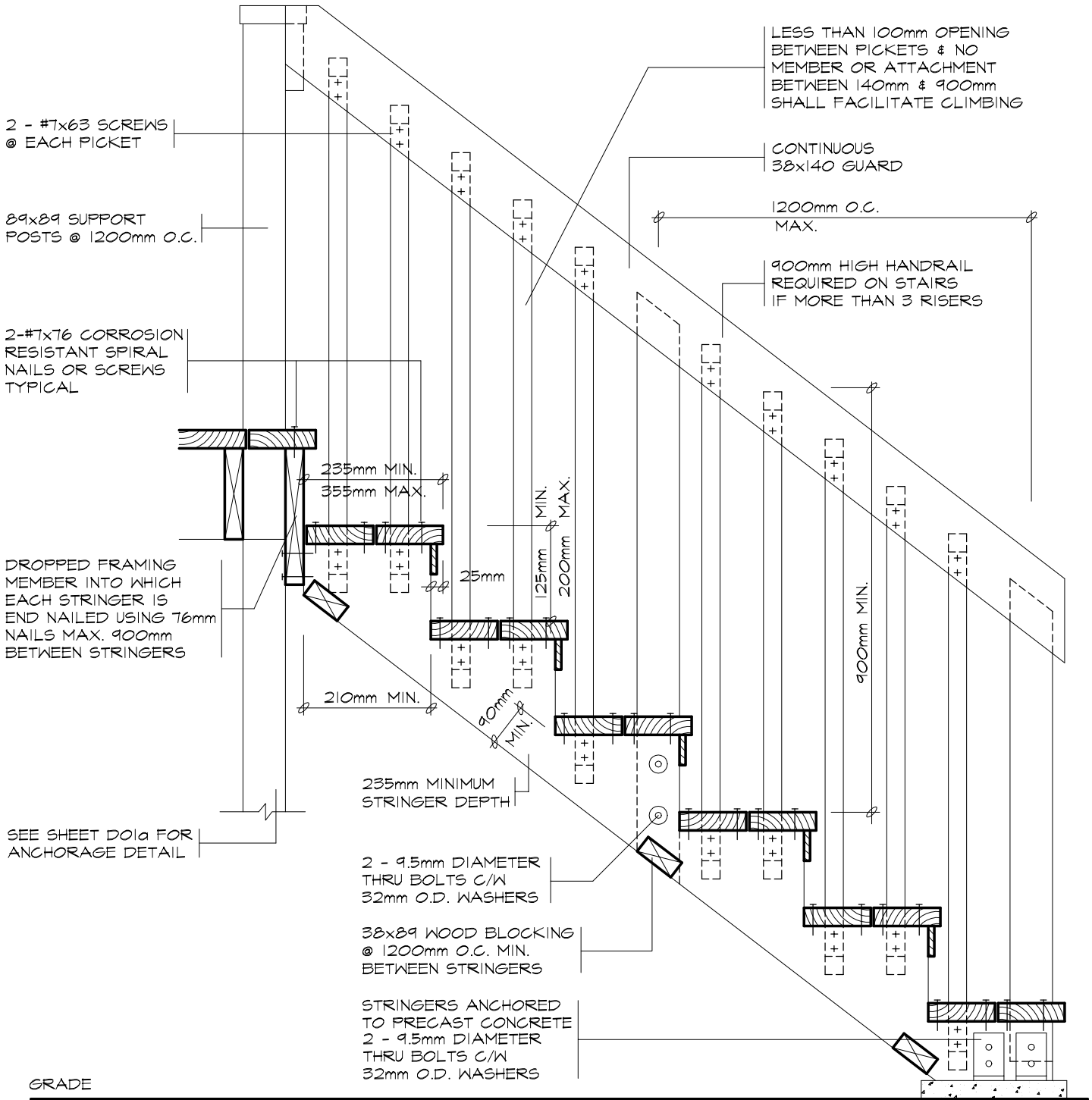
2007



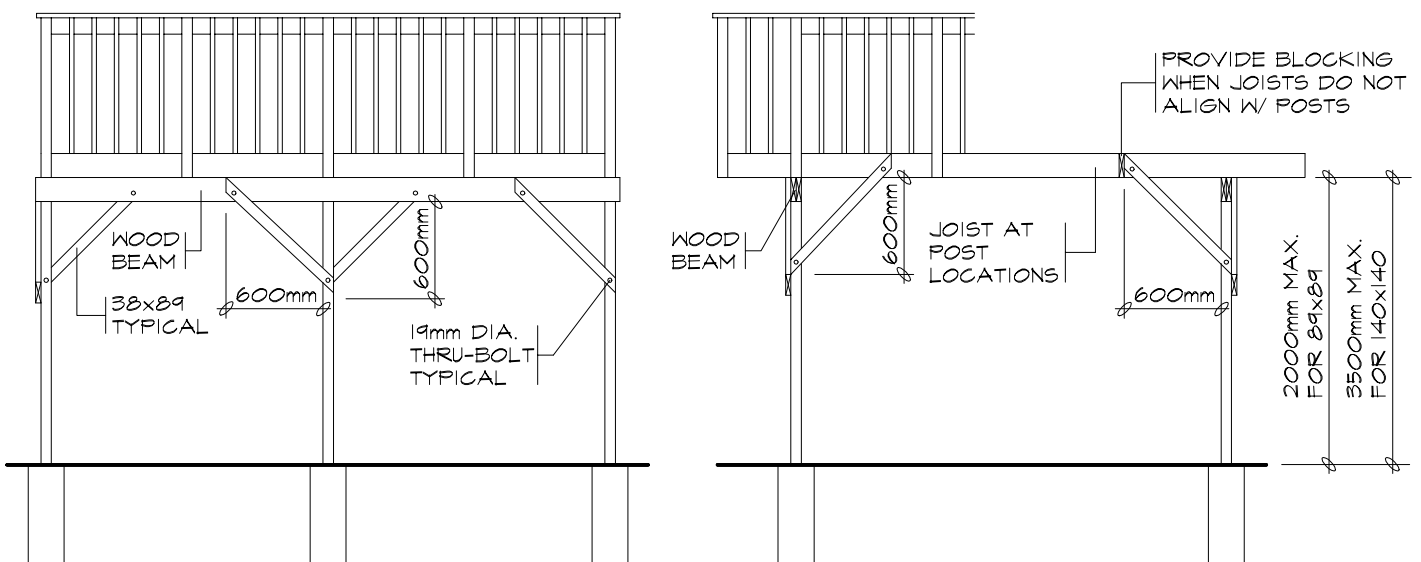
TACBOC
STANDARD DETAIL

TITLE
WOOD DECK
FIXED TO BRICK VENEER & WOOD FRAMING
PLAN & SECTION

DWG. NO.
D01b
2007



SECTION 'B'



BRACING PARALLEL TO BEAM

BRACING PERPENDICULAR TO BEAM

FREE STANDING DECKS GREATER THAN 600mm ABOVE GRADE SHALL RESIST LATERAL LOADING & MOVEMENT. ALL POSTS MUST BE BRACED WHERE THE SUPPORTED AREA EXCEEDS THOSE LISTED IN THE TABLE ON D01d

BEAM SIZING TABLE

SUPPORTED JOIST LENGTH (mm)	LIVE LOAD 1.9 kPa			LIVE LOAD 2.5 kPa			LIVE LOAD 3.0 kPa		
	PIER SPACING (mm)			PIER SPACING (mm)			PIER SPACING (mm)		
	2000	3000	4000	2000	3000	4000	2000	3000	4000
1500	2/38x140	2/38x184	3/38x235	2/38x140	3/38x184	3/38x235	3/38x140	2/38x235	2/38x286
2000	2/38x140	3/38x184	3/38x235	2/38x184	2/38x235	3/38x286	2/38x184	2/38x235	3/38x286
2500	2/38x184	2/38x235	3/38x286	2/38x184	3/38x235	3/38x286	2/38x184	3/38x235	4/38x286
3000	2/38x184	2/38x235	3/38x286	2/38x184	3/38x235	4/38x286	2/38x184	3/38x235	4/38x286
3500	2/38x184	3/38x235	3/38x286	2/38x184	3/38x235	4/38x286	3/38x184	3/38x286	N/A
4000	2/38x184	3/38x235	4/38x286	2/38x184	3/38x286	N/A	3/38x184	3/38x286	N/A

JOIST SIZING TABLE

JOIST SPAN (mm)	LIVE LOAD 1.9 kPa			LIVE LOAD 2.5 kPa			LIVE LOAD 3.0 kPa		
	JOIST SPACING (mm)			JOIST SPACING (mm)			JOIST SPACING (mm)		
	300	400	600	300	400	600	300	400	600
2000	38x140	38x140	38x140	38x140	38x140	38x140	38x140	38x140	38x140
2500	38x140	38x140	38x184	38x140	38x140	38x184	38x140	38x184	38x184
3000	38x140	38x184	38x184	38x184	38x184	38x235	38x184	38x184	38x235
3500	38x184	38x184	38x235	38x184	38x235	38x235	38x235	38x235	38x235
4000	38x235	38x235	38x286	38x235	38x235	38x286	38x235	38x235	38x286

FOOTING SIZES

SOIL BEARING CAPACITIES (kPa)	
SOIL TYPE	BEARING PRESSURE (kPa)
SOFT CLAY	40
LOOSE SAND OR GRAVEL	50
FIRM CLAY	75
DENSE OR COMPACT SILT	100
STIFF CLAY	150
DENSE COMPACT SAND OR GRAVEL	150
TILL	200
CLAY SHALE	300
SOUND ROCK	500

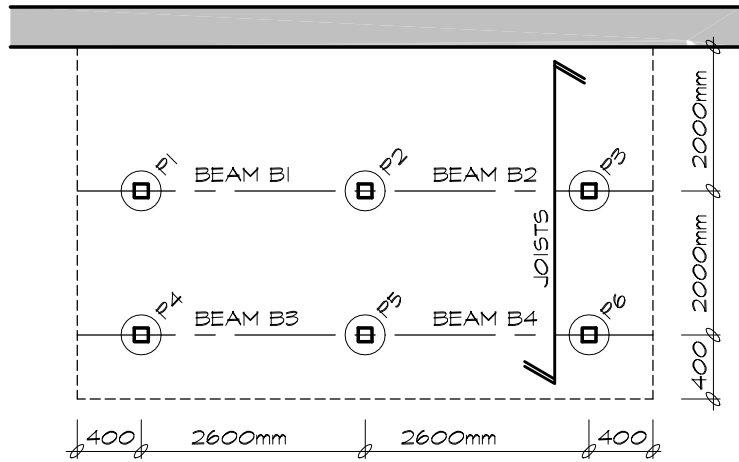
PIER SIZES

DIAMETER (mm)	M ²
200	0.03
250	0.05
300	0.08
350	0.10
400	0.13
500	0.20
600	0.30

POST SIZING TABLE

POST SIZE (mm)	MAXIMUM HEIGHT (M)	MAX. SUPPORTED DECK AREA (M ²)		
		LIVE LOAD (kPa)		
		1.9	2.5	3.0
89x89	1.0	10.86	8.71	7.48
	1.5	5.93	4.76	4.09
	2.0	3.15	2.53	2.17
140x140	2.0	13.67	10.98	9.43
	2.5	9.32	7.48	6.43
	3.0	6.35	5.10	4.38
	3.5	4.41	3.54	3.04

EXAMPLE PLAN	PIERS	SUPPORTED DECK AREA
	P1	2 x 1.7 = 3.4m ²
	P2	2 x 2.6 = 5.2m ²
	P3	2 x 1.7 = 3.4m ²
	P4	1.4 x 1.7 = 2.4m ²
	P5	1.4 x 2.6 = 3.6m ²
	P6	1.4 x 1.7 = 2.4m ²
	BEAMS	SUPPORTED JOIST LENGTH
	B1	2000mm
	B2	2000mm
B3	1400mm	
B4	1400mm	
BEAM SPAN = 2600mm		
JOIST SPAN = 2000mm		



PIER SIZE (M²) = $\frac{\text{SUPPORTED DECK AREA (M}^2\text{)} \times \text{MIN. 1.9 (kPa) LIVE LOAD}}{\text{SOIL BEARING CAPACITY (kPa)}}$

GENERAL NOTES

1. A MINIMUM LIVE LOAD OF 1.9 (kPa) SHALL BE APPLIED IN ALL LOCATIONS.
2. THE PRESCRIBED SNOW LOAD FOR 225 SELECTED ONTARIO LOCATIONS IS INDICATED IN COLUMN 12 OF TABLE 1.2 IN SUPPLEMENTARY GUIDELINE SB-1 OF THE ONTARIO BUILDING CODE. THE SNOW LOAD SHALL BE APPLIED AS THE MINIMUM LIVE LOAD WHERE IT IS GREATER THAN 1.9 (kPa)
3. A SITE PLAN OR SURVEY IS REQUIRED SHOWING ALL LOT LINES & DIMENSIONS, SIZE & LOCATION OF ALL EXISTING BUILDINGS & DECKS.
4. LUMBER NO. 2 SPF OR BETTER WOOD POSTS MIN. 89x89 (SOLID). USE CORROSION RESISTANT SPIRAL NAILS OR SCREWS.
5. A DECK IS NOT PERMITTED TO BE SUPPORTED ON BRICK VENEER.
6. CANTILEVERED JOISTS AND BEAMS ARE LIMITED TO 1/6 THE MEMBERS LENGTH.
7. CONCRETE PIERS SHALL BEAR ON UNDISTURBED SOIL. THE BEARING CAPACITY OF THE SOIL SHALL BE DETERMINED PRIOR TO CONSTRUCTION.
8. MAXIMUM HEIGHT REFERS TO THE HEIGHT OF THE POST FROM THE TOP OF THE PIER TO THE DECK SURFACE.
9. BEAMS WITH MORE THAN 2 MEMBERS MUST BE SUPPORTED BY 140x140 POSTS.
10. THE ALLOWABLE SOIL BEARING PRESSURE SHALL BE REDUCED BY 50% WHILE THE WATER IS AT OR NEAR THE BOTTOM OF THE FOOTING EXCAVATION.
11. CONTACT YOUR LOCAL BUILDING DEPARTMENT FOR FURTHER INFORMATION ABOUT LOCAL SOIL BEARING CAPACITIES.
12. JOISTS SPANNING MORE THAN 2100mm ARE TO HAVE BRIDGING AT LEAST EVERY 2100mm O.C..

TACBOC

STANDARD DETAIL

TITLE
WOOD DECK
STRUCTURAL SIZING TABLES

DWG. NO.

DOLD

2007