



Constructing A Deck This Summer?

Let us help! The following guide will assist you in compiling the information and drawings required to obtain a building permit for a deck.

When Does A Deck Need A Building Permit?

Any proposed deck that is above grade and attached to an existing house requires a building permit. A building permit is **not** required for:

- decks which are 24 inches (600 mm) or less above grade
- decks less than 108 sq.ft. (10 sq.m.) in area that are not located adjacent to the house

In the above instance however, zoning requirements still apply and you should confirm the minimum location restrictions with us before proceeding by calling 905.420.4631.

What Drawings Are Required?

Drawings prepared by a homeowner are acceptable for submission provided they are drawn to scale and accurately describe the construction. Typically we require the following drawings:

1. A site plan or survey of your lot showing all lot lines and dimensions, size and location of all existing buildings, the proposed size, height and location of the deck, and the location of any septic system. Critical dimensions are the rear and side yard setbacks to the proposed deck. A sample site plan, DK01, showing these requirements is attached.
2. A floor plan of the proposed deck complete with dimensions, the centre to centre pier spacing, size of piers, beam and joist sizes based on spans and location of stairs down to grade. The level of information required is illustrated in the attached drawing DK02. Feel free to "plug-in" your criteria specific to your deck and submit this drawing along with your site plan.
3. Detailed construction drawings showing height of deck above grade, identification of construction materials and assembly criteria. Sample drawings DK03, DK04 and DK05 contain typical details for deck construction and may be appended to your submission if you do not wish to prepare your own drawings.

I'm Ready With My Drawings – Now What?

You are ready to apply for a building permit. Bring in two copies of your site plan and details. You will be required to provide some ownership information for the permit application form at the front counter and pay a permit application fee. Please refer to schedule “B” of the Building By-law for complete listing of Building Permit fees or speak with a Building Services Clerk.

The rest is up to you. Your permit will usually be issued promptly if your drawings are complete and the proposed construction meets City zoning by-laws, the Ontario Building Code, and the requirements of other authorities where applicable (i.e., Toronto and Region Conservation Authority).

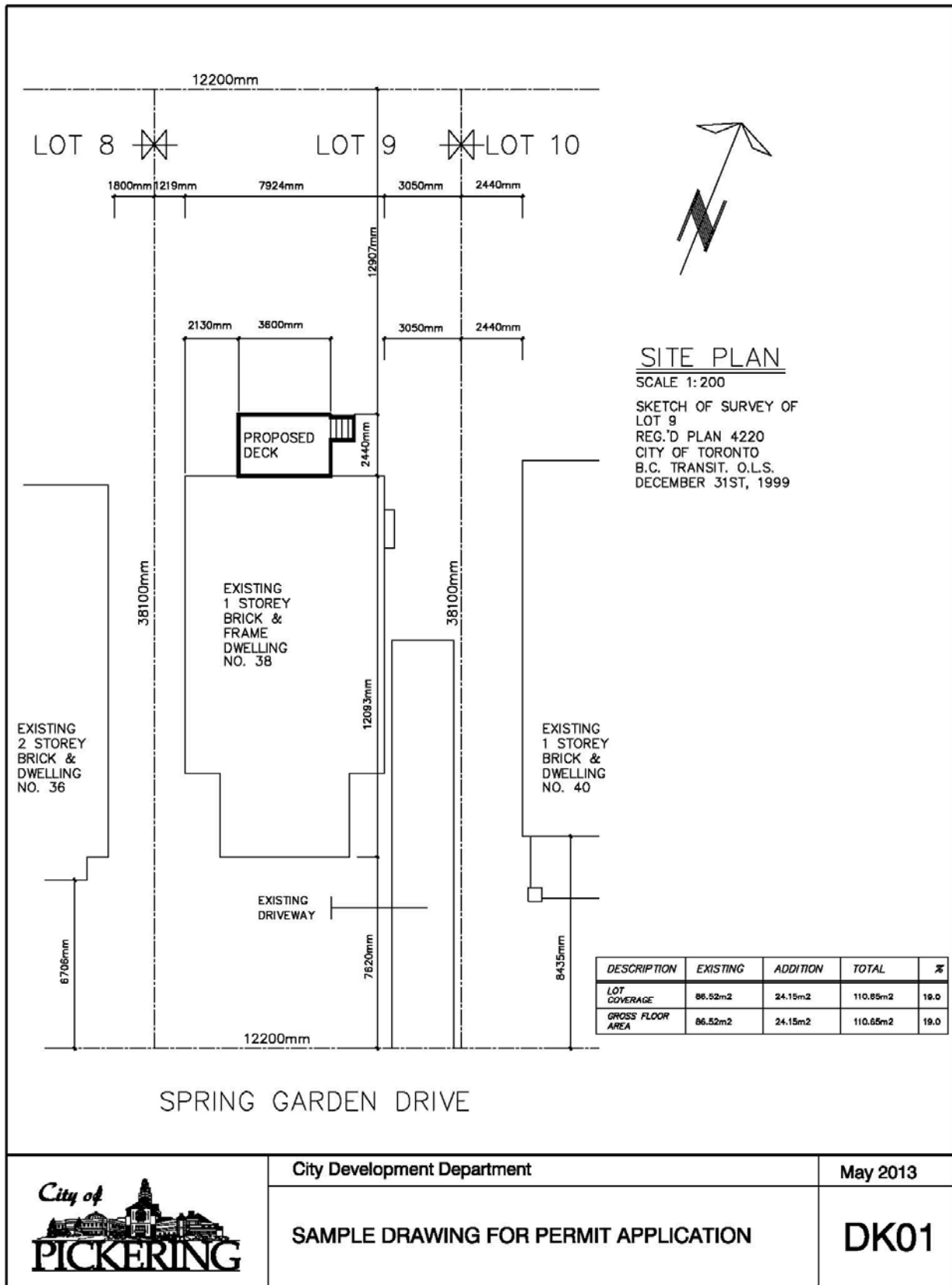
Remember To Wait For Your Building Permit!

Once your permit has been issued, construction may commence. Post the permit card in a conspicuous place and keep the approved permit drawings on-site. Your permit will remain valid for a minimum of six months. Inspection requirements will be noted on the permit drawings and must be arranged by calling 905.420.4631.

If you need to make changes to the approved work, speak with an inspector to determine if a revision to your permit is required.

Work safely and enjoy your new deck!

Alternate formats available upon request at 905.683.7575.

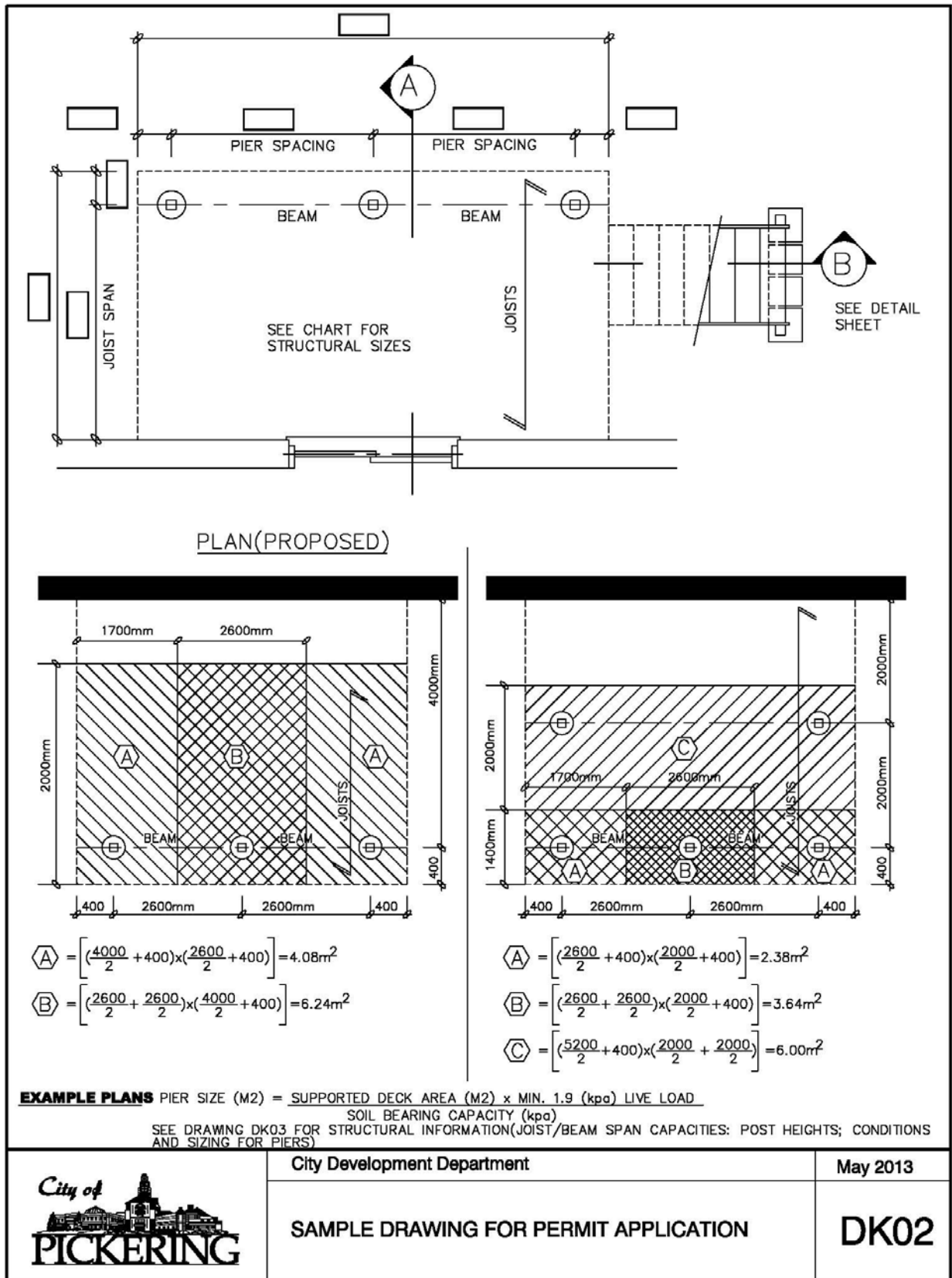


City Development Department

May 2013

SAMPLE DRAWING FOR PERMIT APPLICATION

DK01



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

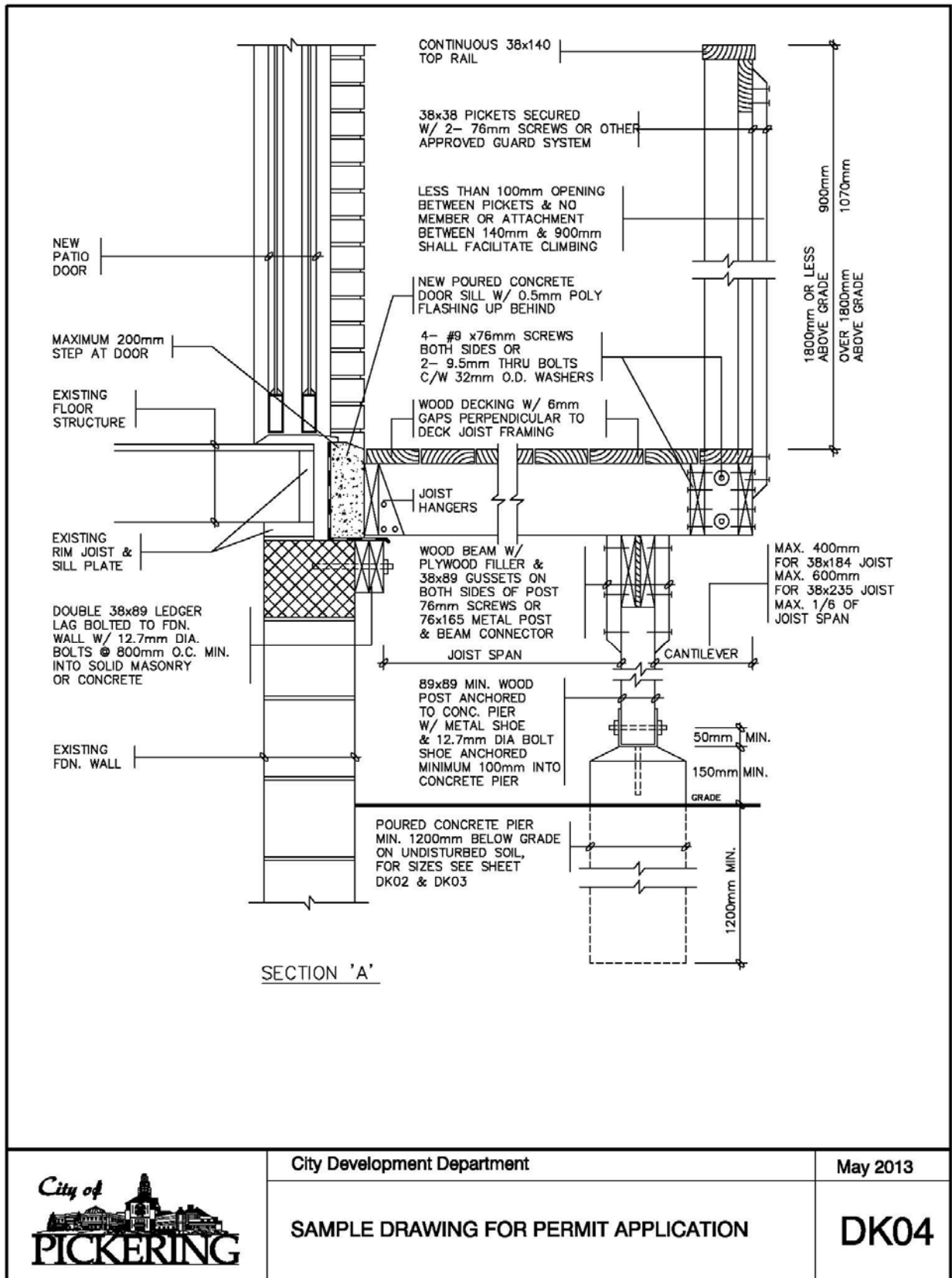
FOOTING SIZES	
SOIL BEARING CAPACITIES (kPa)	
SOIL TYPE	BEARING PRESSURE (kPa)
SOFT CLAY	40
LOOSE SAND OR GRAVEL	50
FIRM CLAY	75
DENSE OR COMPACT SILT	100
STIFF CLAY	150
DENSE COMPACT SAND OR GRAVEL	150
TILL	200
CLAY SHALE	300
SOUND ROCK	500

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

GENERAL NOTES	
<ol style="list-style-type: none"> A MINIMUM LIVE LOAD OF 1.9 (kPa) SHALL BE APPLIED IN ALL LOCATIONS. 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) A SITE PLAN OR SURVEY IS REQUIRED SHOWING ALL LOT LINES & DIMENSIONS, SIZE & LOCATION OF ALL EXISTING BUILDINGS & DECKS. LUMBER NO. 2 SPF OR BETTER WOOD POSTS MIN. 89x89 (SOLID). USE CORROSION RESISTANT SPIRAL NAILS OR SCREWS. A DECK IS NOT PERMITTED TO BE SUPPORTED ON BRICK VENEER. CANTILEVERED JOISTS AND BEAMS ARE LIMITED TO 1/6 THE MEMBERS LENGTH. 	<ol style="list-style-type: none"> CONCRETE PIERS SHALL BEAR ON UNDISTURBED SOIL. THE BEARING CAPACITY OF THE SOIL SHALL BE DETERMINED PRIOR TO CONSTRUCTION. MAXIMUM HEIGHT REFERS TO THE HEIGHT OF THE POST FROM THE TOP OF THE PIER TO THE DECK SURFACE. BEAMS WITH MORE THAN 2 MEMBERS MUST BE SUPPORTED BY 140x140 POSTS. THE ALLOWABLE SOIL BEARING PRESSURE SHALL BE REDUCED BY 50% WHILE THE WATER IS AT OR NEAR THE BOTTOM OF THE FOOTING EXCAVATION. CONTACT YOUR LOCAL BUILDING DEPARTMENT FOR FURTHER INFORMATION ABOUT LOCAL SOIL BEARING CAPACITIES. JOISTS SPANNING MORE THAN 2100mm ARE TO HAVE BRIDGING AT LEAST EVERY 2100mm O.C..

	City Development Department SAMPLE DRAWING FOR PERMIT APPLICATION	May 2013 DK03
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City Development Department

May 2013

SAMPLE DRAWING FOR PERMIT APPLICATION

DK04

