

BUILDING PERMIT GUIDELINE for DECKS

- **Site Plan** required shall show setbacks from property lines.
- **Surveyor** may be required to pin locate Lot. Variation application may also be required.
- **Deck Plans** required.

- **Attached Detached Open Roofed Enclosed**

- **Deck Dimensions:**

Width _____

Length _____

Height from grade _____

- **Anchoring Connections:**

Post base saddles, post/joist plates, framing plates, joist connectors, straps, etc must all be included in plans. Stops uplift and lateral sway.

Lag screws, bolts and GRK screws usually are used in the framing process.

Ledger board must be properly secured to house with 2x8 ledger w/joist hangers & 3/8"x5" lag anchors @24"o.c. Joist hangers must be secured with nails or screws specifically designed for them.

- **Foundation:**

Must match Residence Foundation.

Concrete Piers _____ Plans required.

Engineered Ground Screws _____ Data sheet of Installer.

Concrete Deck Blocks _____ Stipulations on pg.7.

Other _____

- **Materials:**

Type _____

- **Posts:**

Must cover all plys of beam. Not more than 8' on centre unless approved by Engineer.

Type _____

- **Beams:**

Cannot project more than 24" beyond post.

2 ply 2x6 _____ max supported length is 6'. 3 ply can go to 8'.

2 ply 2x8 _____ max supported length is 8'. 3 ply can go to 10'.

2x10 Plys _____ Engineered _____

- **Joists:**

Refer to page 11.

2x6 _____ on centre. Max span for 16"o/c is 10'9". 24" o/c is 9'4".

2x8 _____ on centre. Max span for 16"o/c is 14'2". 24" o/c is 11'7".

2x10 _____ on centre. Max span for 16"o/c is 17'4". 24" o/c is 14'

- **Cantilevers:**

2x4 & 2x6 cannot have overhang unless approved by Engineer.

2x8 =16" overhang.

2x10 =24" overhang.

- **Decking:**

Size _____

Type/Brand _____

Follow Manufacturer's Installation Instructions.

- **Handrails & Guardrails:**

Handrail/guardrail required when more than 24" above grade. Maximum spacing of vertical balusters is 4". Horizontal balusters, cables or regular lattice not permitted due to being climbable.

36" minimum height normally _____

42" minimum height when over 6' from grade _____

Plans of type and style of guardrail is required.

Lattice holes cannot exceed 45mmx20mm (2"x1").

Screen, privacy lattice or other guardrails must be able to withhold the weight of a falling person (300lbs of pressure).

Bench style seating requires guardrails from top of seat to top of rail.

Custom made guardrails must be approved by this Office. Must fall in scope of Building Code.

- **Stairs:**

More than 3 steps also require handrail/guardrail (exterior).

Stringers- Wood _____ Metal _____

Treads- Maximum rise 7 5/8" & minimum run 9 1/2" _____

No toe nailing nails allowed, proper anchoring required.

Note:

Non Canadian lumber cannot be used in residential framing.

End cuts require preservative.

Non-treated lumber not allowed in framing.

Cannot connect decks to brick veneer or cantilevered residence overhangs.

Decks must be assessed by the Owner to be either low risk or high risk use. Do you have plans of entertaining numerous persons on the deck and/or just regular use.

Plan to build for future use such as having the foundation and construction to be readied for possible roof or sunroom. These also require different setbacks. This also may require more intense plans and/or Engineer.