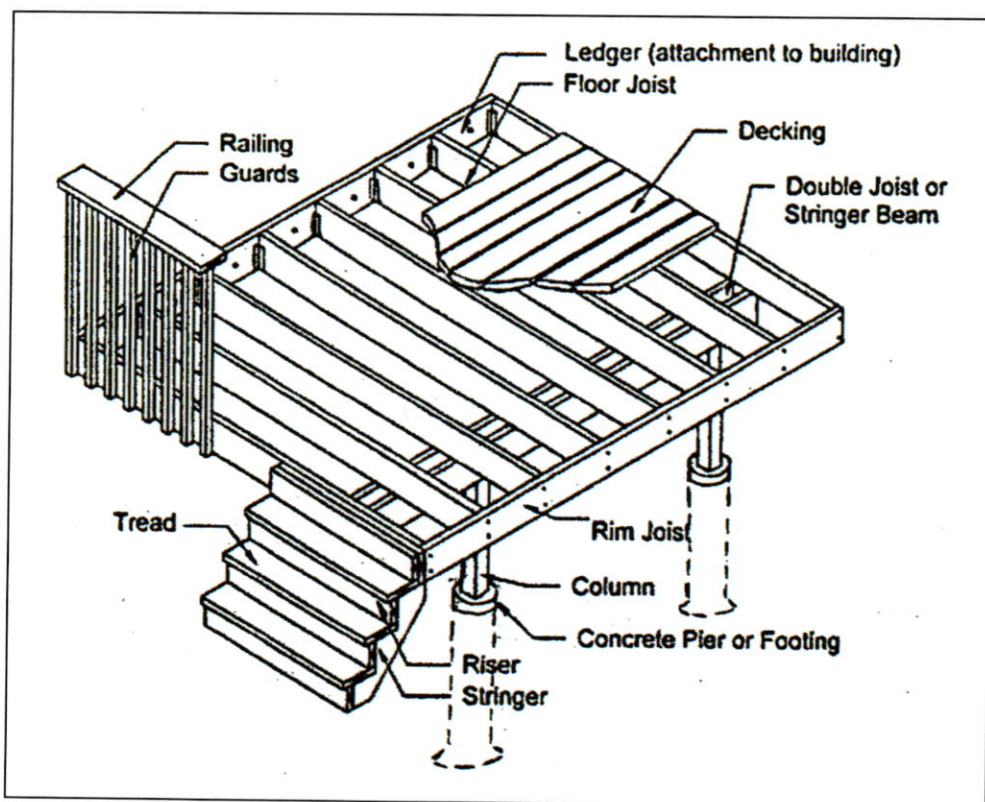




A Natural Attraction

Building Permit Information and Guide for Decks **For Detached and Semi-Detached Dwellings**



A building permit is your legal authority to build. You must not start construction until the permit has been issued. Work begun without a permit can lead to the work requiring to be uncovered/exposed, costly delays, increased permit fees or legal action.

When is a building permit required for a deck?

- If the deck (new or replacement) is 24" (0.61m) high or greater above finished grade
- If the deck is attached to the house or structure
- If the deck is larger than 108 square feet (10 m²)
- If the deck supports a roof
- A permit is also required for structural renovations to an existing deck

Note: A deck must comply with the Building Code and zoning requirements.
For more information, contact the City of Quinte West Building Department at 613-392-2841.

Documentation Required:

- Completed permit application must be submitted
- Approval from Lower Trent Conservation Authority or Quinte Conservation Authority (if the property is in a regulated area) must be obtained prior to the Building Permit being issued.

Plans Required:

- Two copies of the most recent survey or site plan for the property showing dimensions of all existing buildings and structures, and their setbacks. The proposed deck is to be plotted on the site plan and setback dimensions to all property lines must be shown
- Two copies of construction drawings including structure, elevation, section and details. The attached template drawing and details can be used, providing all dimensions and information are shown on the "Deck Framing Plan"

Building plans can be prepared by the homeowner if they have good working knowledge of house construction and drafting practices. The Ontario Building Code requires that plans prepared by anyone other than the homeowner be done by a designer qualified by the Ministry of Municipal Affairs and Housing.

Fee:

The Building Permit fee is due at the time of permit application. The Building Division staff will advise you of the amount when you apply for the permit.

Time to permit issuance:

Building Services will review completed plans and documentation to help ensure that minimum building standards are met. It is our goal to process and issue the building permit within 10 business days. Please note that missing or incomplete information can delay the time it takes to process and issue the Building Permit.

Inspections:

Two business days' notice **must** be given for required inspections. Have one set of the plans and specifications that were returned to you with the Building Permit on site and available for the Building Inspector.

Call before you dig:

Ontario One Call: 1-800-400-2255

Instructions to design your deck:

1. Complete the following information on the blank area shown on "Deck Framing Plan" (pg.4). Overall length and width of deck, pier spacing, joist span and maximum height of the deck above grade.
2. Using the *span*, and *pier spacing* you can size each component of the deck using **Table 1** below
3. **Pier size** is in the intersecting box of the row that corresponds with your *joist span* and the column that corresponds with your *pier spacing*.
4. **Beam size** is in the intersecting box of the row that corresponds with your *joist span* and the column that corresponds with your *pier spacing*.
5. **Joist size** is in the intersecting box of row that corresponds with your *joist span* and the column labeled *joist size*.
6. Fill out all the above information on the "Deck Framing Plan" (pg.4) and submit two copies of this page and all attached applicable details with the rest of the documents required for your permit application.

Note: Please provide your own deck framing plan if your deck layout is different from what is shown in this package (Use the same concept and provide the same information). You will also need to provide your own details if the proposed construction methods differ than those provided. **Please note**, that any proposed prefabricated guard/railing system must have a set of stamped details provided by a licensed Engineer with the Province of Ontario (a manufacturer or building supply store would supply you these details at your request).

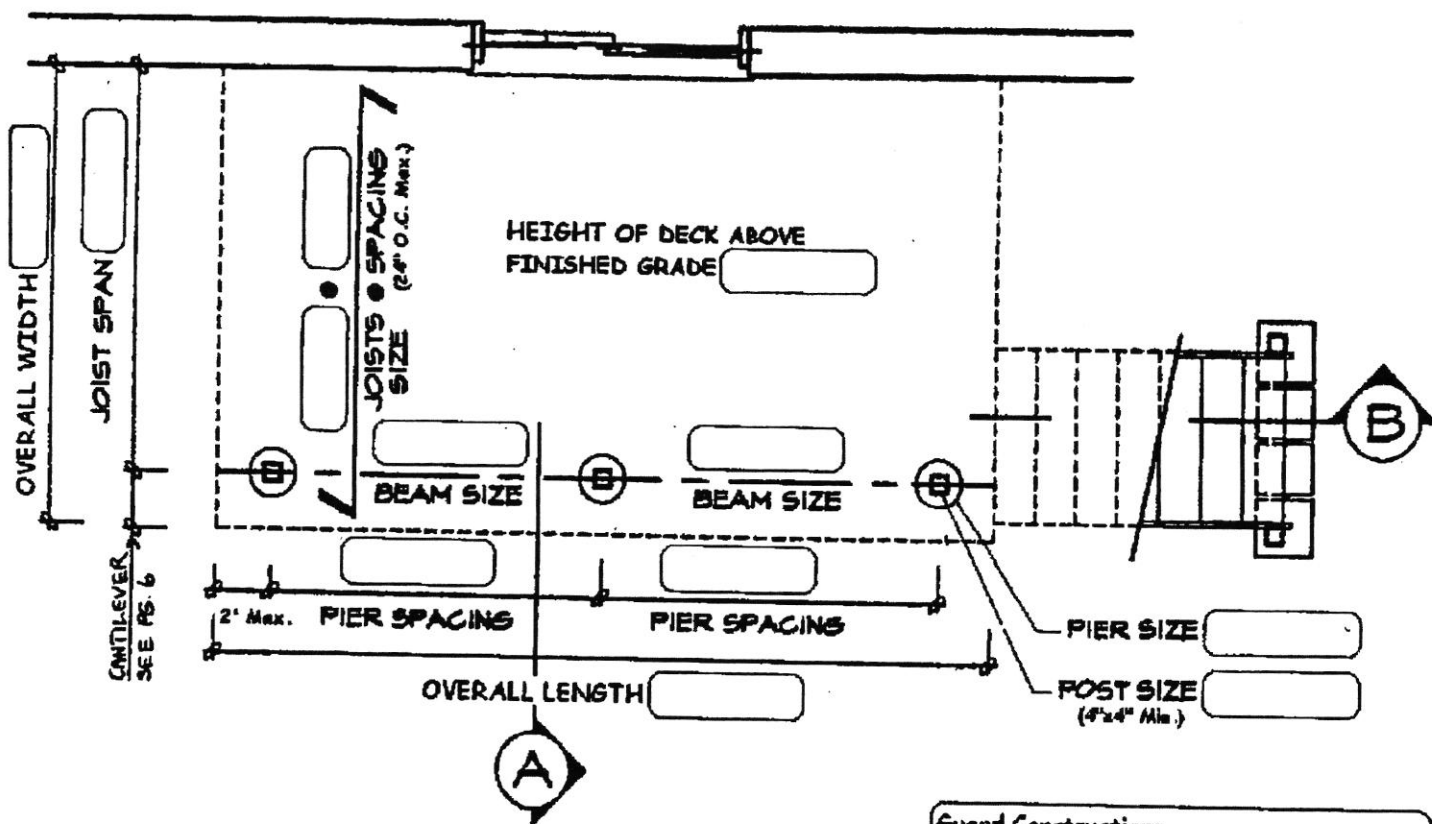
TABLE 1- DECK COMPONENT SIZING CHART

2000 PSF SOIL BEARING CAPACITY		PIER BASE SIZE (Diameter)				BEAM SIZE				JOIST SIZE
	JOIST SPAN	PIER SPACING				PIER SPACING				
		4	6'	8'	10'	4'	6'	8'	10'	
	6'	8" Ø	10"Ø	12"Ø	12"Ø	2-2x6	2-2x6	2-2x8	2-2x10	2x8*
	8'	10"Ø	12"Ø	12"Ø	14"Ø	2-2x6	2-2x8	2-2x10	2-2x12	2x8*
10'	10"Ø	12"Ø	14"Ø	16"Ø	2-2x6	2-2x8	2-2x10	2-2x12	2x8	
12'	12"Ø	14"Ø	16"Ø	18"Ø	2-2x6	2-2x8	2-2x10	2-2x12	2x10	

* 2X8 joists required for railing support as per SB-7 of the Ontario Building Code

Note: Soil bearing capacity to be considered as 2090 PSF (100kPa) unless otherwise determined by a Building Inspector.

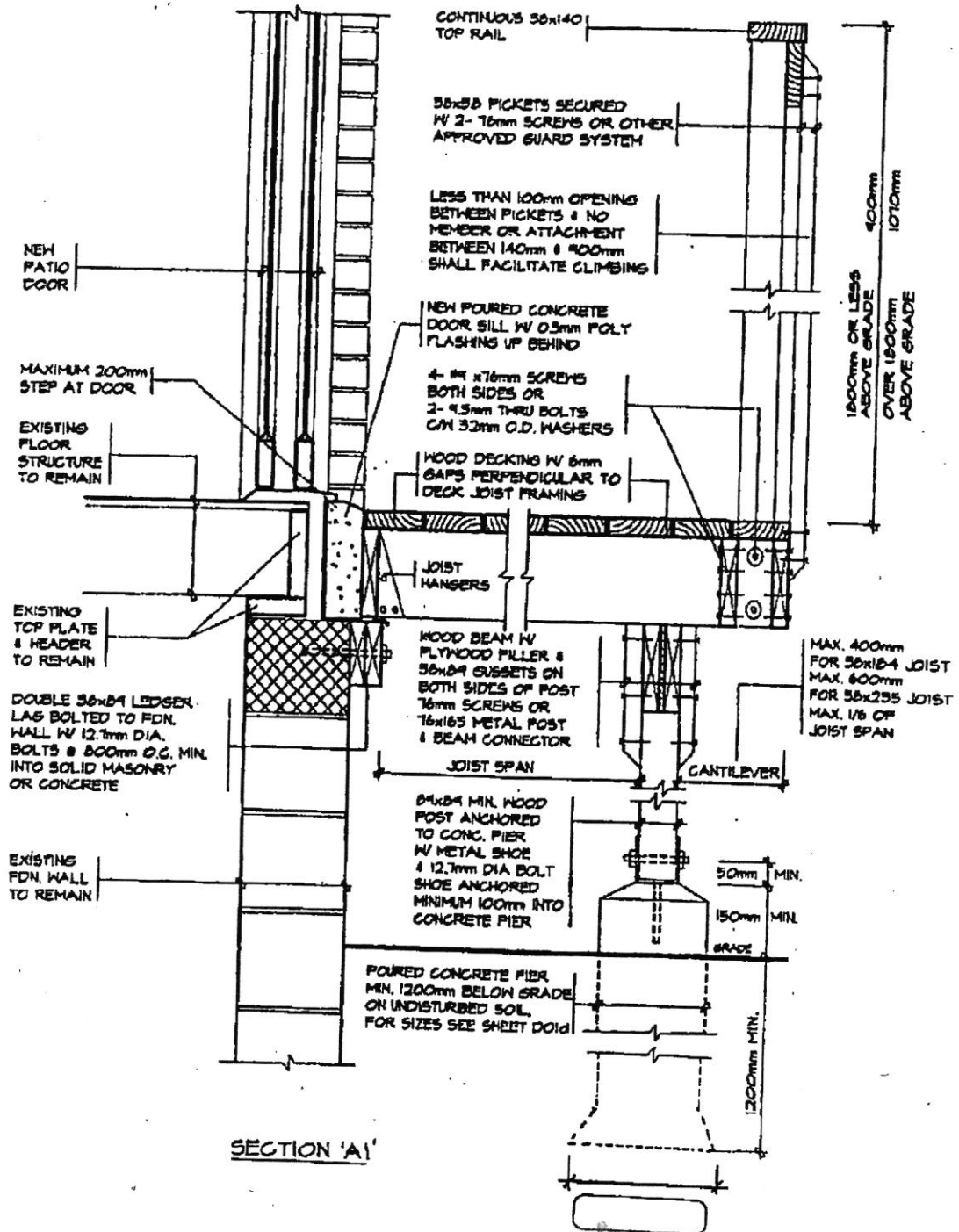
Note: Wood posts: **4x4** for deck heights up to 2 feet
6x6 for deck heights above 2 feet.

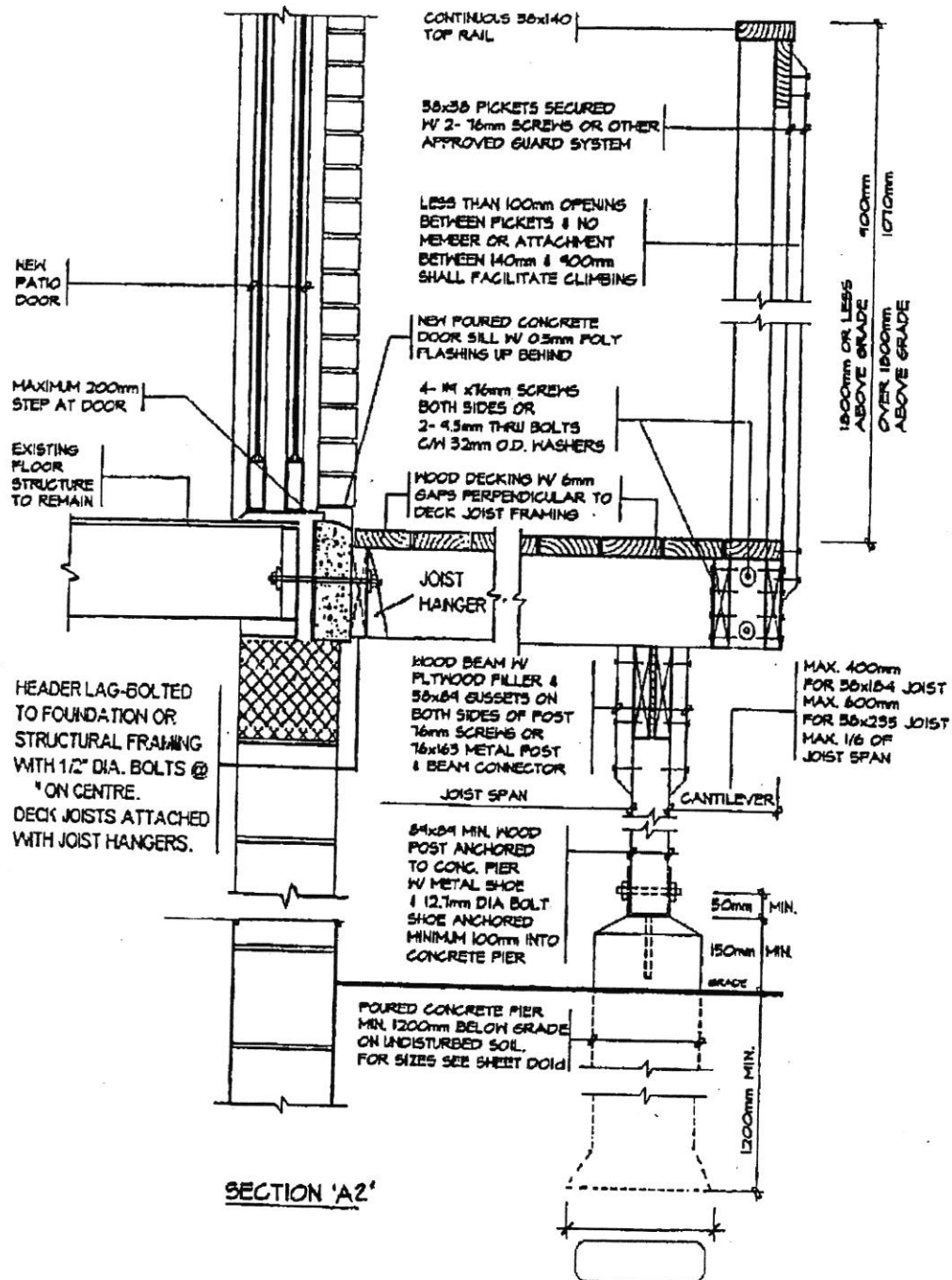


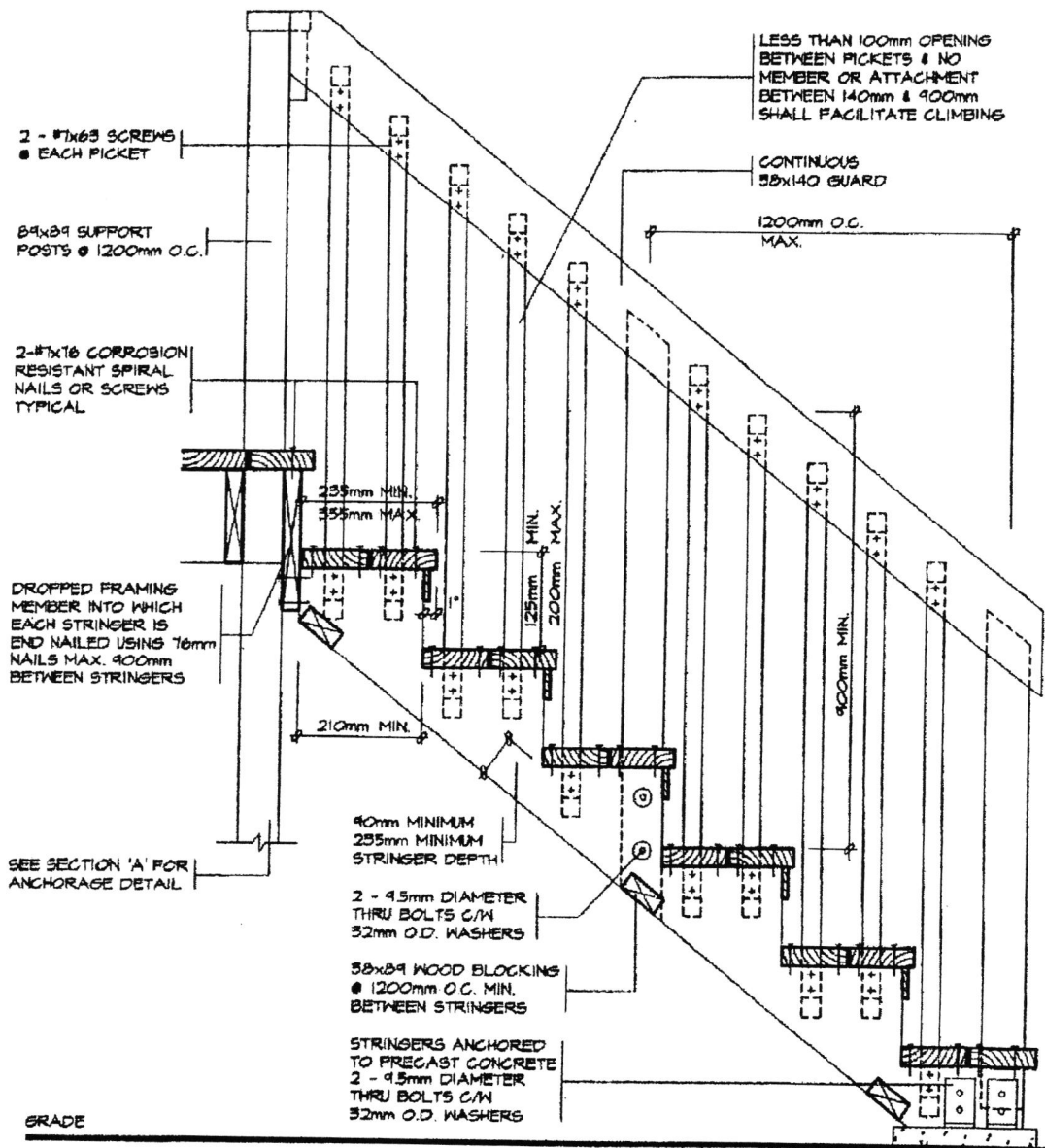
DECK FRAMING PLAN

Guard Construction:

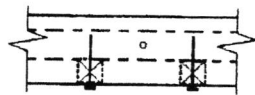
- ☐ Cantilevered guard as per details ED1, ED2 & ED5
- ☐ Post & Rail guard as per details EB2
- ☐ Other (Provide details)



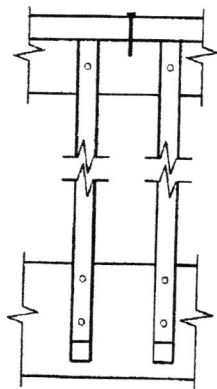




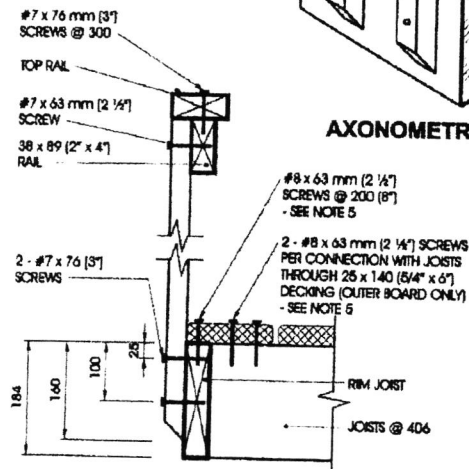
SECTION 'B'



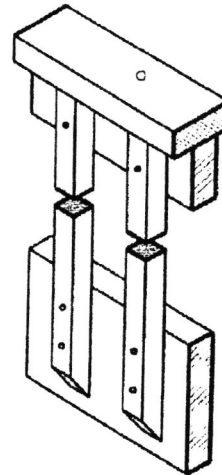
PLAN



FRONT ELEVATION



SIDE ELEVATION



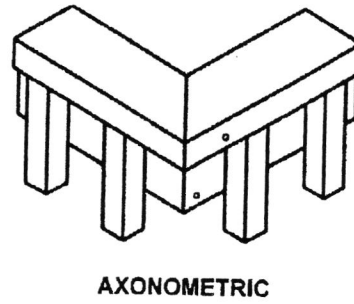
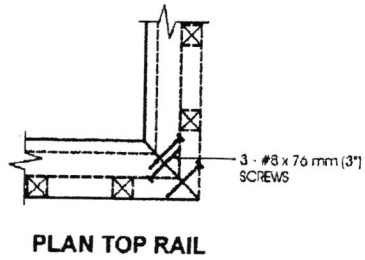
AXONOMETRIC

Detail ED-1

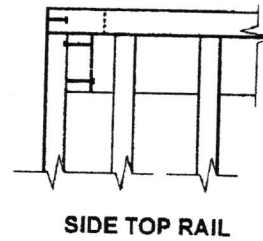
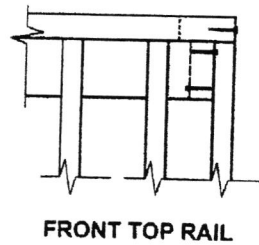
Exterior Connection: Cantilevered Picket Screwed to Rim Joist

Notes:

1. Provide a suitable post, return, or solid support at each end of the guard.
2. Wood for cantilevered pickets shall be Douglas Fir-Larch, Spruce-Pine-Fir, or Hem-Fir Species.
3. Fasten rim joist to each floor joist with 3 - 82 mm (3 1/4") nails.
4. Dimensions shown are in mm unless otherwise specified.
5. The outer deck board shall not be less than 140 mm (6" nominal) wide. Where 38 mm (2" nominal) thick boards are used, the length of the wood screws shall be not less than 76 mm (3").



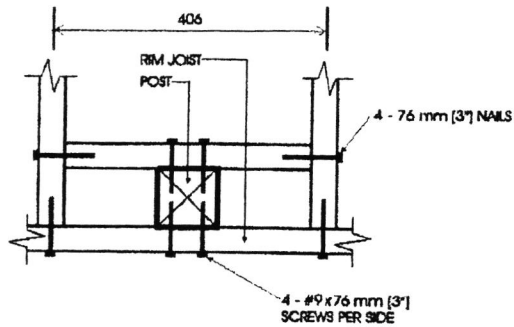
ONE FASTENER IN HORIZONTALLY ORIENTATED PORTION OF TOP RAIL
AND TWO IN VERTICALLY ORIENTATED PORTION



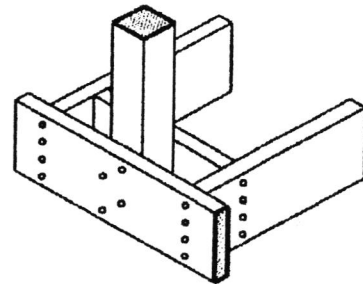
Detail ED-5
Exterior Connection: Corner Joint

Notes:

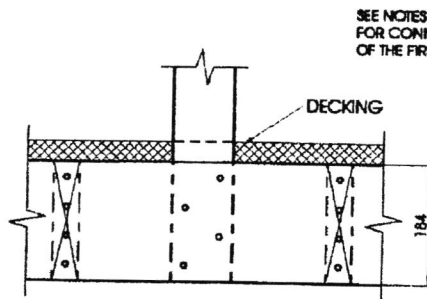
1. Screws fastening pickets are omitted for clarity.
2. Provide a minimum of 10 pickets beyond the return if end restraint of the guard is provided by this return detail only.



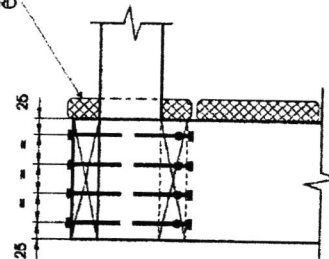
PLAN



AXONOMETRIC



FRONT ELEVATION



SIDE ELEVATION

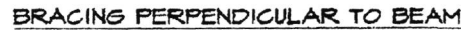
Detail EB-2

Exterior Connection: Post Screwed to Rim Joist

Notes:

1. Decking is omitted from the plan view and the axonometric view for clarity.
2. Fasten 25 mm x 140 mm ($\frac{5}{8}$ " x 6" nominal) outer deck board to rim joist with 63 mm ($2\frac{1}{2}$ ") nails at 300 mm (12").
3. Fasten 25 mm x 140 mm ($\frac{5}{8}$ " x 6" nominal) outer deck board to floor joist with 1 - 63 mm ($2\frac{1}{2}$ ") nail at each joist.
4. The post may be positioned anywhere between the joists.
5. #9 screws may be replaced by #8 screws if the maximum spacing between posts is not more than 1.20 m (3'-11").
6. Dimensions shown are in mm unless otherwise specified.

MAXIMUM SPACING BETWEEN POSTS	
Species	Maximum Spacing, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	1.56 (5'-1")
Northern Species	1.20 (3'-11")
Column 1	2



NOTE 'A': NO MEMBER ATTACHMENT OR OPENING SHALL FACILITATE CLIMBING WITHIN THE 300 mm SHOWN IN THE SKETCH