

Decks

What do I need to get a permit?

Location: Provide a plot plan showing all the buildings and sizes in square feet or meters, the location of your septic tank and septic field if applicable. Show the distances that the deck will be from all the property lines and the size of the proposed deck. That will allow zoning to check to ensure you meet the minimum set backs for the structure and do not exceed the permitted lot coverage. Provide the distances from the septic tank and septic field to ensure they meet the minimum setbacks under the Building Code.

Fill out the permit completely providing all the required drawings and schedules relating to designers.

Drawings

What are required? (2 sets of each)

An elevation showing the height of the deck, the footings, stairs, and ramps, with all the dimensions of the structure from all 3 sides.

A plan view with the framing shown will be required indicating the beam size and locations, the joist size and spacing and any supports required for stairs, ramps, etc. Provide information on the attachment of the structure to the house.

Finally you will require details on the guard system that you are proposing. SG7 indicates what is required and the fasteners for the type of system that you will use. Any other system will be required to be engineered in conformance with the Ontario Building Code.

Inspections

What Inspections are required?

Footings Prior to pouring concrete. Minimum 4 feet in the ground and 10 inch sono tube without a footing.

Framing Prior to placing the decking on the structure call to book an inspection to see the framework. Should there be a problem at this stage, it should be easier for you to fix then when the deck boards are on.

Final Occupancy When all the decking is on and the stairs and ramps are finished, all the guards are in place, you will call for a Final. This is required to allow the structure to be occupied. No structure may be occupied without a final. This is the assurance that all the outstanding Code items have been addressed and corrected.

Additional notes to homeowners:

Should there be any changes during the construction or prior to the construction, apply to the building office for a revision. The permit is issued on the information that you provide. Should there be any changes it can affect the status of the permit and may cause it to be revoked. Remember that 2 copies of all drawings are required.

New changes to the legislation of the Ontario Building Code and Building Code Act require any designer to be registered in the Province of Ontario with the Ministry of Housing. If your designer is not registered with the Province your permit will be rejected. A home owner may design their own deck without requiring this qualification.

Deck Application Building Permit Check List

- Completed application form
- Plot Plan (2 copies)
- Two complete sets of drawings (including)
 - Plans
 - X-section
 - Elevations
 - Footing
 - Framing
 - Railings to meet the requirements of SG-7 or be engineered
 - Pre-engineered items (if applicable)
 - Foundation
 - Floor
 - Walls
 - Roof
- NVCA (Nottawasaga Valley Conservation Authority) (if applicable)
- MOE (Ministry of the Environment) (if applicable)

Items Required Prior to Construction

This check list is to be used as a **GUIDE** for a deck application. Any other type of permit may require more information to be processed. Other **By-Laws** may be applicable.

*NOTE: Minimum 10" sonotubes without footing