

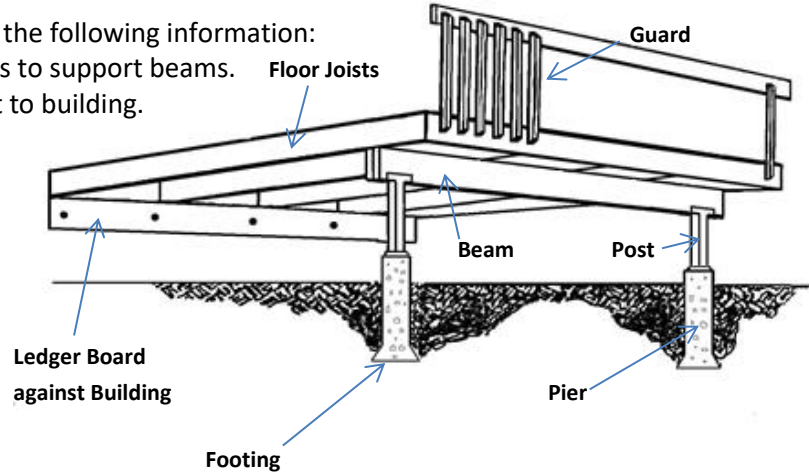
RESIDENTIAL DECK PERMIT GUIDE

2022

BUILDING PERMIT APPLICATION REQUIREMENTS

For any new, repair, or replacement of an exterior deck, porch or landing, a building permit is required to be issued prior to starting your construction or repair. Speak to Building Dept staff regarding possible exemptions.

1. Two copies of a Site Plan (based off a survey) showing:
 - a) The location of proposed deck in relation to the house, other buildings, septic system, a water body, easements, or overhead power lines, and in relation to your property lines.
 - b) The overall dimensions of the proposed deck. (Depth, width, stair and landing locations).
2. Two copies of Deck Construction Drawings providing the following information:
 - a) Footing sizes and locations of piers and/or posts to support beams.
 - b) Size of ledger board and method of attachment to building.
 - c) Floor joist sizes and spans.
 - d) Beam sizes and spans between support posts.
 - e) Height of guard railings above deck surface.
 - f) Stair construction details.
 - g) Dimensions of all components.
 - h) **PVC or composite decking and guard systems must have either Minister Ruling or BMEC approval accompanied with CCMC report.**



SIMPLIFIED RESIDENTIAL WOOD DECK DESIGN WORKSHEET

A supplemental information sheet to accompany construction drawings

Permit Application Number _____

The technical information contained herein is based on the prescriptive requirements of the 2012 Ontario Building Code, as amended, utilizing the climatic design limitations listed for the Town of Perth, Ontario. A competent designer may design outside of these limitations, but still must demonstrate compliance with the Building Code.

A. GENERAL INFORMATION

1. Location of Property: _____

2. Overall Deck size: Length: _____ Width: _____ Height: _____
(highest measurement from ground level to decking)

B. DECK SYSTEM INFORMATION

3. Decking (flooring) material: 2" x 4 2" x 6 5/4" x 6" (deck board) Composite decking

4. Floor Joist

Size = _____ X _____ @ _____ o/c

5. Max. span (length) of Joist = _____ between supports

6. Max. overhang = _____ of joist over beam
(2" x 8" = 16" max overhang – 2" x 10"/12" = 24" max overhang)

TYPICAL FLOOR JOIST SPANS *	
Maximum span of Joist	Minimum joist required
11' - 0" (3.36m)	2" x 8" @ 16" o/c
11' - 7" (3.54m)	2" x 8" @ 12" o/c
13' - 0" (3.96m)	2" x 10" @ 16" o/c
13' - 8" (4.17m)	2" x 10" @ 12" o/c
14' - 9" (4.52m)	2" x 12" @ 16" o/c

7. Ledger board size: _____ X _____ attached with $\frac{1}{2}$ " dia x _____ long bolts @ _____ on center
 (If Ledger board attachment is to engineered floor joists systems (ie. wood "I"s) in the home, then install direction from the manufacturer of that floor system, or an engineer's review and attachment recommendations is required)

8. Beam
Size: _____ ply _____ X _____, spanning _____ post to post

8a. Max beam overhang = _____ over end post
 (2ply laminated beam max overhang is 8", 3 ply beam max overhang is 12")
 (0" overhang permitted for 2ply box or sandwich beam)

9. Wood post size: 6" x 6" other: _____
 (If 4"x 4" posts are desired you must provide loading calculations, or post height is less than 3' 6" overall)

9a. Total number of Posts: _____ spaced at: _____ o.c

TYPICAL BEAM SPANS *	
2 - 2"x 8"	5' - 10" (1.8m)
2 - 2"x10"	7' - 2" (2.2m)
2 - 2"x12"	8' - 4" (2.56m)
3 - 2"x 8"	7' - 3" (2.21m)
3 - 2"x10"	8' - 10" (2.7m)
3 - 2"x 12"	10' - 3" (3.13m)

*SPAN CHARTS The spans noted in both tables above are for Spruce, Pine, Fir (SPF) or Pressure Treated Pine (PTP) lumber. Spans for Cedar or other lumber species may be less than those shown in these tables.

C. FOOTING SYSTEM INFORMATION

10. Pier size proposed: _____ inch diameter (min 9" dia. only permitted if 4"x 4" post allowed)

11. Footing sizes under each pier to be shown on the construction plan (see chart below for sample sizes)

Simplified Deck Footing Base/Pad Sizing Chart					
For max 2.0kPa loading and a min. 75kPa (1560psf) bearing soil conditions					
		Max. Pier Spacing			
		4'	6'	8'	10'
Max. Supported Joist Length (max. supported joist length = half of the clear span of the joist + any joist overhang)	4'	9 or DB	12x12	14x14	16x16
	6'	12x12	14x14	16x16	18x18
	7' 4"	14x14	16x16	18x18	20x20
Base Size	Footing details and options				
9	means a minimum 9" concrete form tube sufficiently belled out at bottom – if 6"x 6" posts used increase to 10" form tube				
12x12	means a minimum 12"x12"x4" square pad, or a 14" dia. wide bell out at the base of 10" concrete form tube				
14x14	means a minimum 14"x14"x4" square pad, or a 16" dia. wide bell out at the base of a 10" concrete form tube				
16x16	means a minimum 16"x16 x4" square pad, or a 24" prefab footing base				
18x18	means a minimum 18"x18"x5" square pad, or a 24" prefab footing base				
20x20	means a minimum 20"x20"x6" square pad, or a 24" prefab footing base				
DB	means a deck block with a minimum 12"x12" base may be only approved for use as footings where: (1) The deck area is less than 592 ft ² (55 m ²) (2) A deck of any area is not attached to any other structure (3) A deck of any area does not support a roof (4) The max height of the underside of the deck joists is 23 5/8" (600mm) above ground level for any deck.				

D. GUARD INFORMATION

12. Proposed Guard Height = _____

or Not required (see table)

MINIMUM GUARD REQUIREMENTS	
Openings in guards must not exceed 4" (100mm) and designed to be non-climbable (vertical pickets only) If a bench is incorporated into the guard, the required the required guard height is measured from the bench surface.	
Deck Surface Above Ground	Min. Guard Height
More than 23 5/8" (600mm)	35" (900mm)
More than 5' 11" (1800mm.)	42" (1070mm)
More than 32' 10" (10 metres)	59" (1500mm)

13. Guard Type: Wood Cantilevered pickets per SB- 7 of code Wood Post and rail per SB- 7 of code Other – See Important Notes below

Visit our web-site to view the SB-7 details and provide copy of the details you have selected to use.

IMPORTANT NOTES: Regarding Non-Wooden Guard parts & systems

Any parts of a guard or railing system made of steel, aluminum and glass must be designed in accordance with the structural requirements of Part 4, Div. B of the Building Code, three ways to confirm such guards meet this are:

- ✓ Designed by an Engineer – site specific drawings
- ✓ Manufactured per Ministers Ruling – report document
- ✓ Manufactured with Building Materials Evaluation Commission (BMEC) authorization – report document

Prior to purchase of any such components, ensure that your supplier can provide you with one of the three documents noted above. Carefully review a Ministers Ruling, or a BMEC authorization as it may require additional site-specific design by an Engineer, which is an additional cost to consider at time of purchase.

E. STAIRS INFORMATION

NEW 2022 REQUIREMENTS

Limits of rise and run for stairs

14. Overall Proposed vertical height of stairs: _____

Rise height = 4 7/8" to 7 7/8"

15. Overall Width of Stairs: _____

Run width = 10" to 14"

16. Number of risers: _____ at what height: _____

Tread width = 11" to 15"
(now stringers must be 2"x12")

17. Number of treads: _____ at what run: _____ plus a nosing of, _____, total width: _____

18. Tread material: 2" x 4 2" x 6 5/4" x 6" (deck board) Composite decking

19. Handrail Required: Yes No Not Certain

20. Guard Required: Yes No Not Certain will be the same guard system as noted above.