

## Requirements to Obtain a Building Permit for a Deck

- Completed permit application package:
  - Can be found on our website or in the office.
- All applicable fees
- A survey/site plan illustrating the following:
  - Ensure the full property is showing on the submitted plan.
  - Show all existing buildings/structures with overall dimensions, septic tanks and tile beds.
  - Proposed location of deck. (Include dimensions of decks as well as setbacks to rear & side yard property lines.)
- A plan view of the deck drawn to scale, illustrating the following:
  - Overall dimensions of the deck.
  - Size and location of posts. (Connection detail for post to footings.)
  - Size and location of beams.
  - Size and spacing of floor joists and the direction the joists are spanning.
  - Location and width of stairs/guards and handrails (if applicable).
- An elevation/ cross section drawn to scale, illustrating the following:
  - Height of deck (at highest point).
  - Type and depth of footings/foundation.
  - Height and type of guard (railing) system being used.

**Required inspections:** \* No construction shall commence until after your application is approved & you are issued a building permit.

- a) Deck footing: BEFORE pouring concrete for foundations.
- b) Structural framing inspection:
  - If underside of deck is less than 2'-0" above ground, call for framing inspection before deck boards are installed.
- c) Deck final inspection: After the deck is completed.
- d) Additional inspections are directed by our building inspectors.

**Note:** Any inquiries about minimum setbacks, please refer to our zoning regulations, or contact the Planning Department. (705-435-3900 ext. 1301)/[planning@newtecumseth.ca](mailto:planning@newtecumseth.ca)

**Note:** If the property is located within the regulated area of Conservation Authority (e.g. Nottawasaga Valley Conservation Area) and it has a roof or walls, the applicant must obtain an approval from the authority.

## Deck Plan Review

1. Plans for proposed deck were reviewed under Div. B Part 9 of the 2012 Ontario Building Code, O. Reg. 332/12 as one noted.
2. All construction to meet or exceed the requirements of the 2012 Ontario Building Code and Supplementary Standards.
3. All work whether detailed on plans or not is subject to the field approval of the Building Inspector.
4. Footings must bear on undisturbed soil minimum 48" below grade.
5. Deck foundations/footings shall extend a minimum of 6" above ground level.
6. Deck posts shall be centrally located on footings.
7. Decks attached to the house are not permitted to be supported on brick veneer; they shall be attached to the house framing structure.
8. Beam splices to occur over a post or support only.
9. For decks more than 24" above grade and up to 5'-11" above grade, the guard must be minimum 36" high with no climbable attachments and no openings greater than 4". For decks more than 5'-11" above grade must conform to the above except that the minimum height is 42".
10. Guards shall meet requirements set out in Div. B Subsection 9.8.8. and/or SB-7 of the Supplementary Standards of the 2012 OBC.
11. Stairs with more than 3 risers must have a handrail.
12. Wood stair stringers shall be of minimum size of 2x10 and the space between stringers shall be not more than 2'-11". Stringers shall be supported and secured at top and bottoms.
13. Exterior stair dimensions:
  - a) Provide uniform run and tread depth, and uniform height for steps.
  - b) Rise: max. 7 7/8" (200mm) and min. 4 7/8" (125mm)
  - c) Run: max. 14" (355mm) and min. 8 1/4" (210mm)
  - d) Tread depth: max. 14" (355mm) and min. 9 1/4" (235mm)
  - e) Tread not less than 1 1/2" actual thickness when open risers are used.

## Designer Qualification:

The property owner of a house is allowed to design their own deck without being qualified under the Ontario Building Code. However, the design prepared shall be in sufficient detail to demonstrate the project will comply with the technical requirements of OBC.

Any designers other than the property owners, architects or engineers must be qualified under Ontario Building Code with BCIN (Building Code Identification Number) when the designed deck is attached to a dwelling or over 50 m<sup>2</sup> if detached.