

DECK PLAN REVIEW

- Plans for the proposed deck were reviewed under Div. B Part 9 of the 2012 Ontario Building Code, O. Reg. 332/12 as amended.
- All construction to meet or exceed the requirements of the 2012 Ontario Building Code and Supplemental Standards.
- All work whether detailed on plans or not is subject to the field approval of the Building Inspector.
- Footings/sonotubes must bear on undisturbed soil minimum 48" below grade, bell out bottom.
- Deck foundation/sonotubes shall extend to not less than 150mm (5 7/8") above ground level.
- Deck posts shall be centrally located on footings/sonotubes.
- Decks NOT attached to the house, and not more than 24" high may rest on an approved footing or foundation system (eg. Deck Blocks) on grade.
- Decks attached to the house are not permitted to be supported on brick veneer; they shall be attached to the house framing structure.
- Provide lateral support (diagonal bracing) to deck posts when posts are more than 600mm (23 5/8") in length.
- Beam splices to occur over a post or support only.
- Provide mid span solid blocking where joists span over 6'11".
- Deck needs to be protected by a guard where there is a difference in elevation of more than 600mm (23 5/8") between the deck surface and the adjacent grade.
- For decks more than 24" above grade and up to 5'-11" above grade, the guard must be minimum 35" high with no climbable attachments and no openings greater than 4". For decks more than 5'-11" above grade the guard must conform to the above except that the minimum height is 42".
- Pickets shall be fastened with screws at the top and bottom. Turned pickets are NOT permitted.
- Supporting posts are required every 3'11" in typical post and rail guardrail system.
- Provide solid blocking between joists at guard rail posts where guard is parallel to joist direction.
- Min. 20 Gauge framing anchor to be used at post to rail connections, plastic clips are NOT permitted.
- Guards shall meet requirements set out in Div. B Subsection 9.8.8. and/ or SB-7of the Supplemental Standards of the 2012 OBC.
- Stairs with more than 3 risers must have a handrail.
- 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.
- Exterior stair dimensions:
 - Provide uniform run and tread depth, and uniform height for steps.
 - Rise: max. 200mm (7 7/8") and min. 125mm (4 7/8")
 - Run: max. 355mm (14") and min. 210mm (8 1/4")
 - Tread depth: max. 355mm (14") and min. 235mm (9 1/4").
 - Tread not less than 1 1/2" actual thickness when open risers are used.
- You shall respect the lot grading of your lot and those that surround it.**

DECK SPECIFICATIONS

Property address: _____

Deck size: Width: _____ Length: _____ Material: _____

Deck height: Ground to top of decking: _____

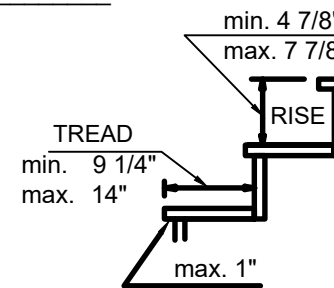
Stair steps: Rise: _____ Run: _____

Decking: Size: _____ Material: _____

Guard: Height: _____

Type:

- Cantilevered pickets system
- Post and rail system
- Other, please specify: _____



Steel, aluminum and glass railing systems must be designed in accordance with the structural requirements of Part 4 of OBC Div. B and engineered design must be submitted. PVC or composite decking and guard system **must have Minister ruling or BMEC approval accompanied with CCMC report.** A copy of all approvals is required.

Joists: Size: ___ x ___ @ ___ on center Span: _____ Overhang: _____ (max. 2')

Beam: Size: ___ x ___ x ___ ply Span: _____ Overhang: _____ (max. 2')

Beam: Size: ___ x ___ x ___ ply Span: _____ Overhang: _____ (max. 2')

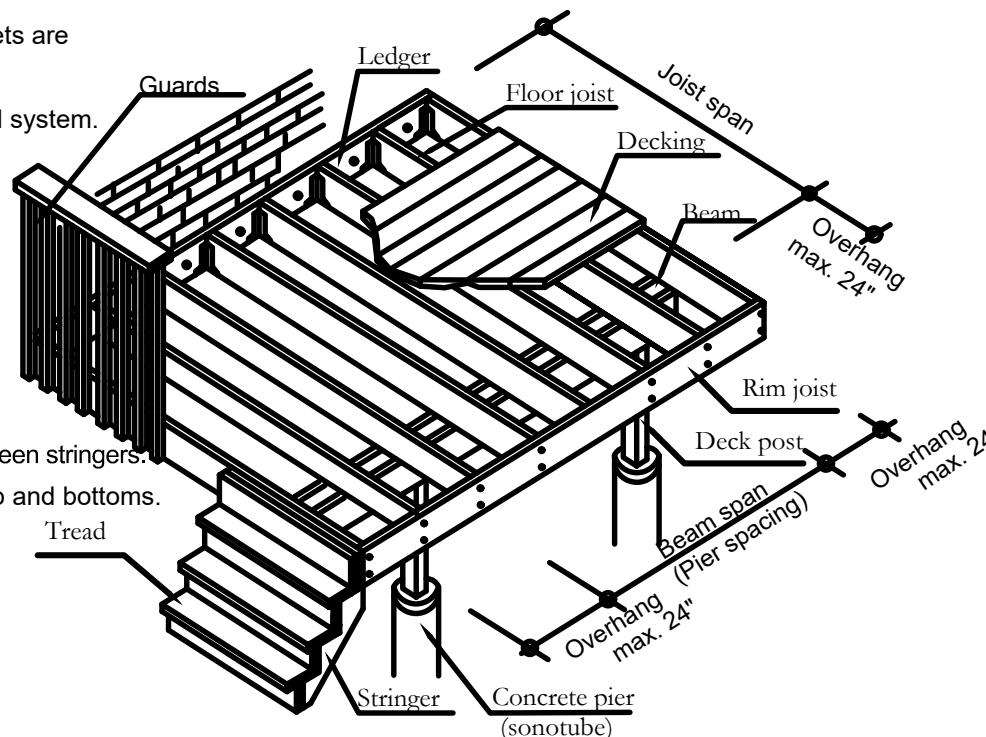
Posts: Size: _____ (min. 6x6)

Footing:
 Sono-tube: _____ inch diameter minimum 4' below grade on undisturbed soil with bell out bottom.
 Deck blocks. (can only be used to detached deck with an area less than 592 ft²)

Deck ledger to house (for attached decks):

Ledger board size: _____ Lag bolt size: _____ (min. 1/2") spacing _____

Lag bolt Length: _____ (long enough to pass through brick veneer and into wood frame)



Note:
If the property is located within the regulated area of Conservation Authority (e.g. Lake Simcoe Regional Conservation Authority), the applicant should obtain an approval or exempt letter from the authority.

DECK INSPECTION

Div. C Article 1.3.5.3. of the 2012 Ontario Building Code requires a site inspection within 2 business days (5 days for septic system related inspections) of receipt of notification. However, the Building Services Department endeavors to provide next-day inspections if your request is received before 3:00 p.m. the day before. For Monday inspection please request prior to 3:00 p.m. on Friday.

Required inspection:

- Deck footing: **Before** pouring concrete for foundations.
- Structural framing inspection:
If underside of deck is less than 3'-0" above ground, call for framing inspection before deck boards are installed.
- Deck final inspection: **After** the deck is completed.
- Additional inspection as directed by our building inspector.

Booking inspections:

building@barrie.ca or 705-739-4231

Required information:

Name; Address; permit number; type of inspection.

PERMIT APPLICATION REQUIREMENTS

The Ontario Building Code Act requires a permit to be issued prior to start deck construction if any of the following situation occurs:

- Deck is attached to house (or other existing structure),
- Deck is occupying an area greater than 10 m² (107 ft²), or
- Deck is adjacent to an entrance /exit.

To apply for a building permit for a deck, submit the following:

- Completed application form;
- Completed deck specification on this page;
- Two copies of site plan/survey showing all existing structure and proposed deck with setbacks;
- Two copies of design drawings drawn to scale including:

Plan view showing:

- Deck dimension,
- Posts size and location,
- Beams size, span and location,
- Joists size, spacing and direction,
- Stair location and dimension

Cross section/elevation showing:

- Deck height, and connection to existing structure,
- Footing/foundation size and depth,
- Guard/railing type.

DESIGNER QUALIFICATION.

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

Any designer other than home owners, architects or engineers should be qualified under Ontario Building Code with BCIN when the designed deck is attached or over 50 m² if detached.

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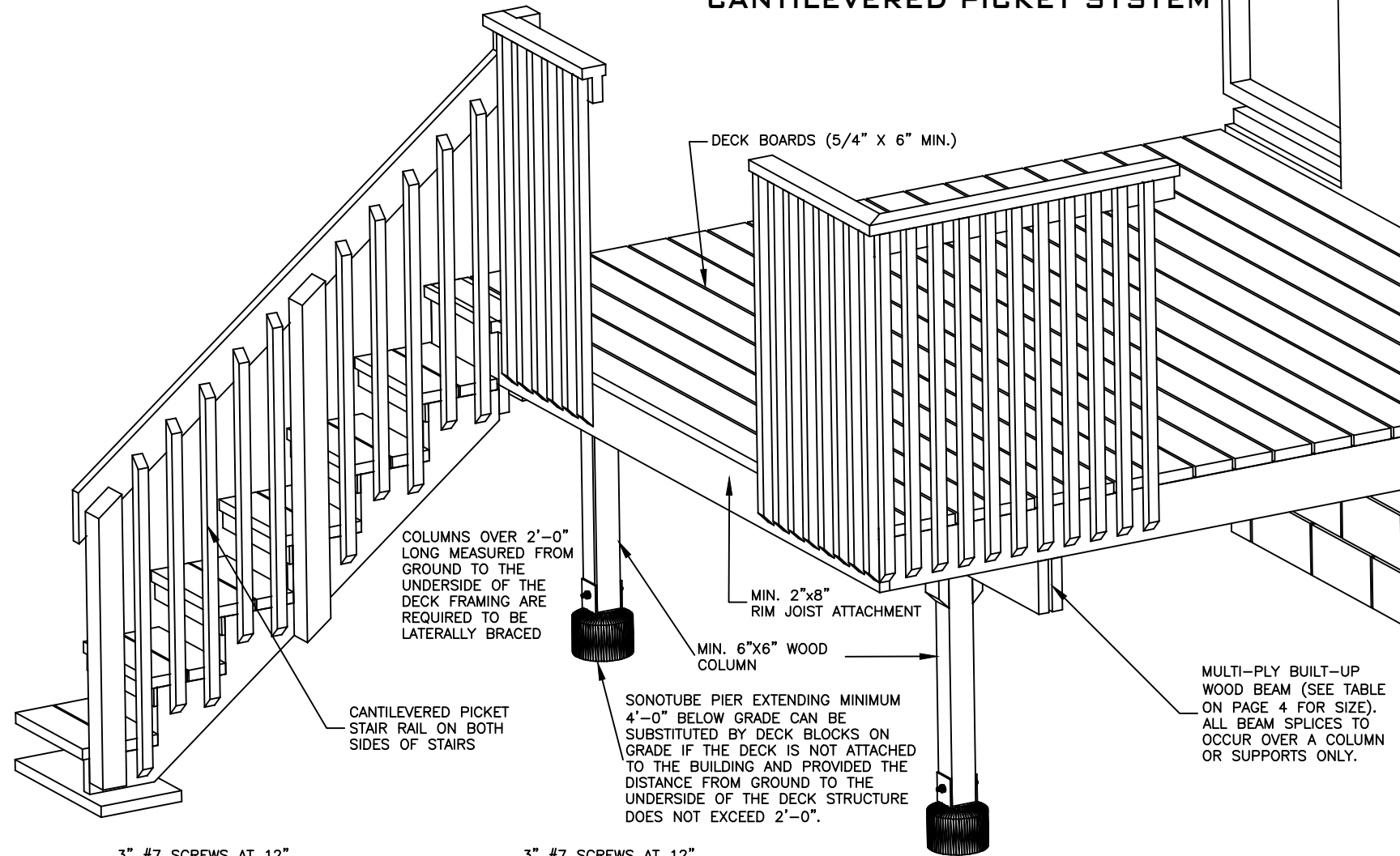
REQUIRED INSPECTIONS INCLUDE:

- BEFORE POURING CONCRETE FOR FOUNDATION;
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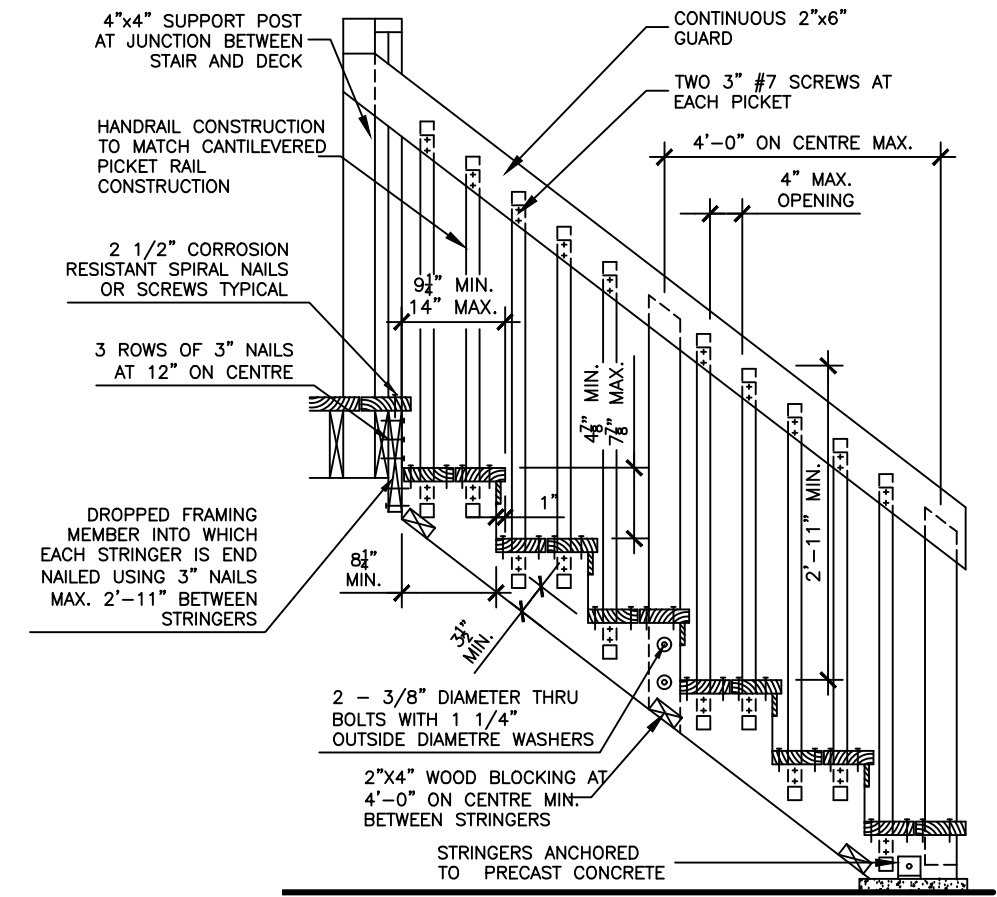
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WOOD DECK CANTILEVERED PICKET SYSTEM



SECTION THROUGH STAIR CANTILEVERED PICKET GUARDRAIL

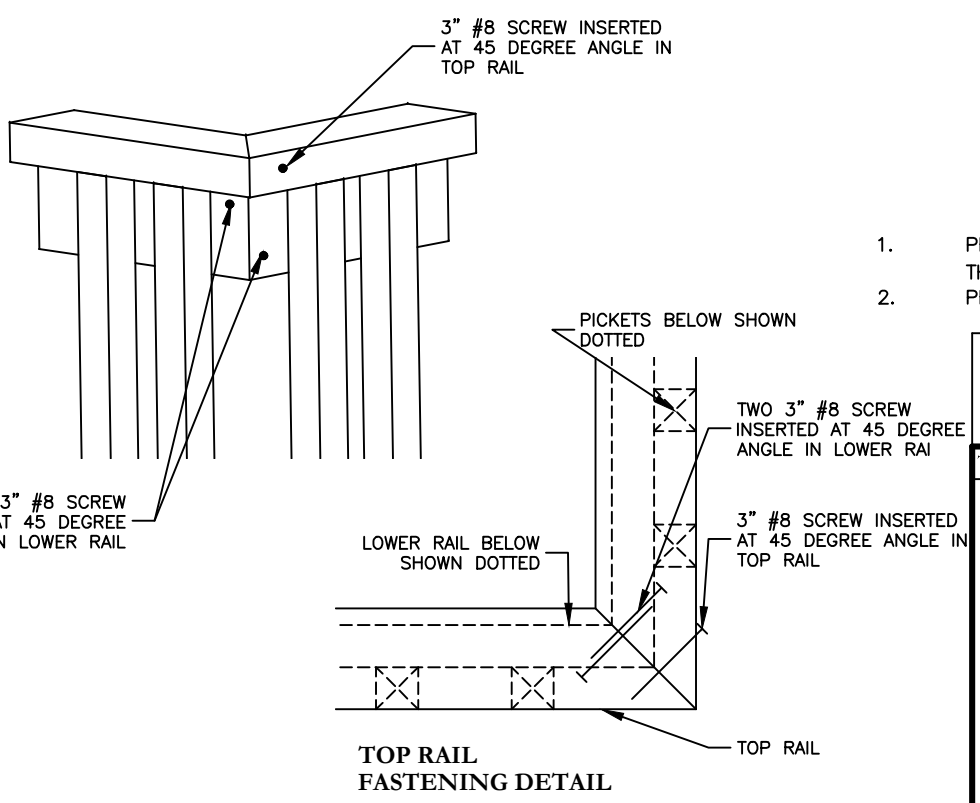
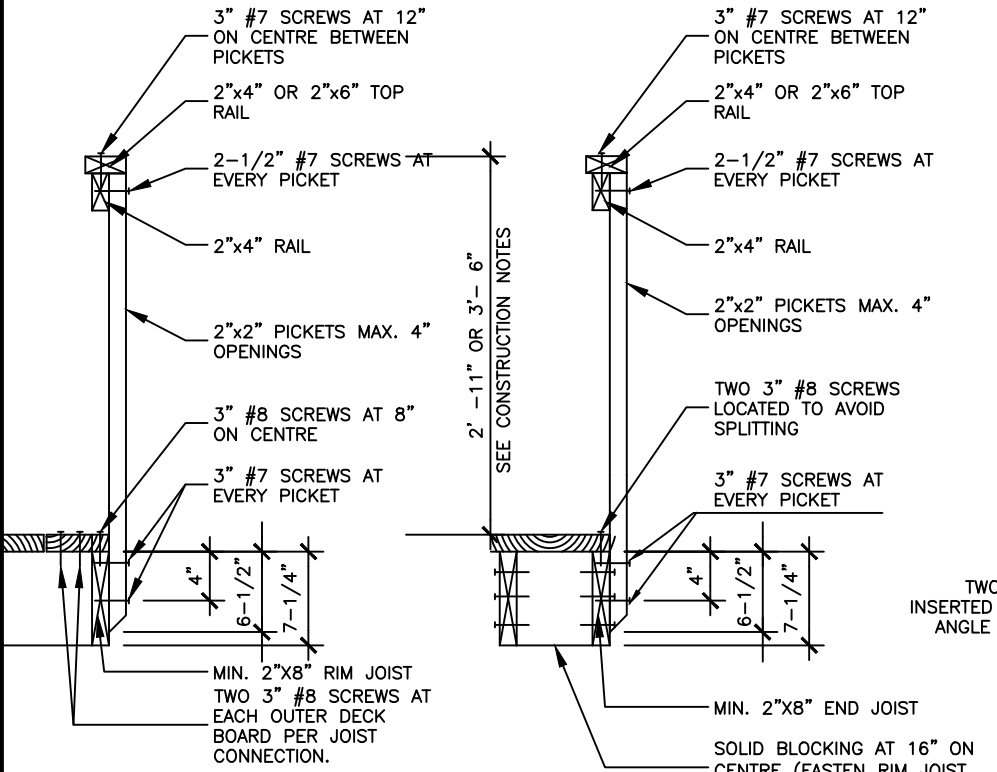


TYPICAL STAIR CONSTRUCTION NOTES:

1. PROVIDE A GUARDRAIL WHEN THE DECK FLOOR HEIGHT IS 24" OR MORE ABOVE THE FINISHED GRADE. SEE CONSTRUCTION NOTES ON PAGE 3 FOR THE HEIGHT OF GUARDRAIL.
2. WHEN GUARDRAIL IS NOT REQUIRED, PROVIDE A HANDRAIL 34"-38" HIGH ON STAIRS IF MORE THAN THREE RISERS, ALL STEPS TO BE EQUAL RISE AND RUN BETWEEN LANDINGS. MINIMUM RISE = 4 7/8" VERTICALLY, MAXIMUM RISE = 7 7/8" VERTICALLY MINIMUM TREAD = 9 1/4" HORIZONTALLY, MAXIMUM TREAD = 14" HORIZONTALLY
- 3.

CANTILEVERED PICKET NOTES:

1. PROVIDE A MINIMUM OF 10 PICKETS BEYOND THE RETURN IF END RESTRAINT OF THE GUARD IS PROVIDED BY THIS RETURN DETAIL ONLY. OTHERWISE A POST IS REQUIRED. (SEE POST ATTACHMENT DETAIL ON PAGE 3)
2. PRE-DRILL PILOT HOLES IN PICKETS TO AVOID SPLITTING.



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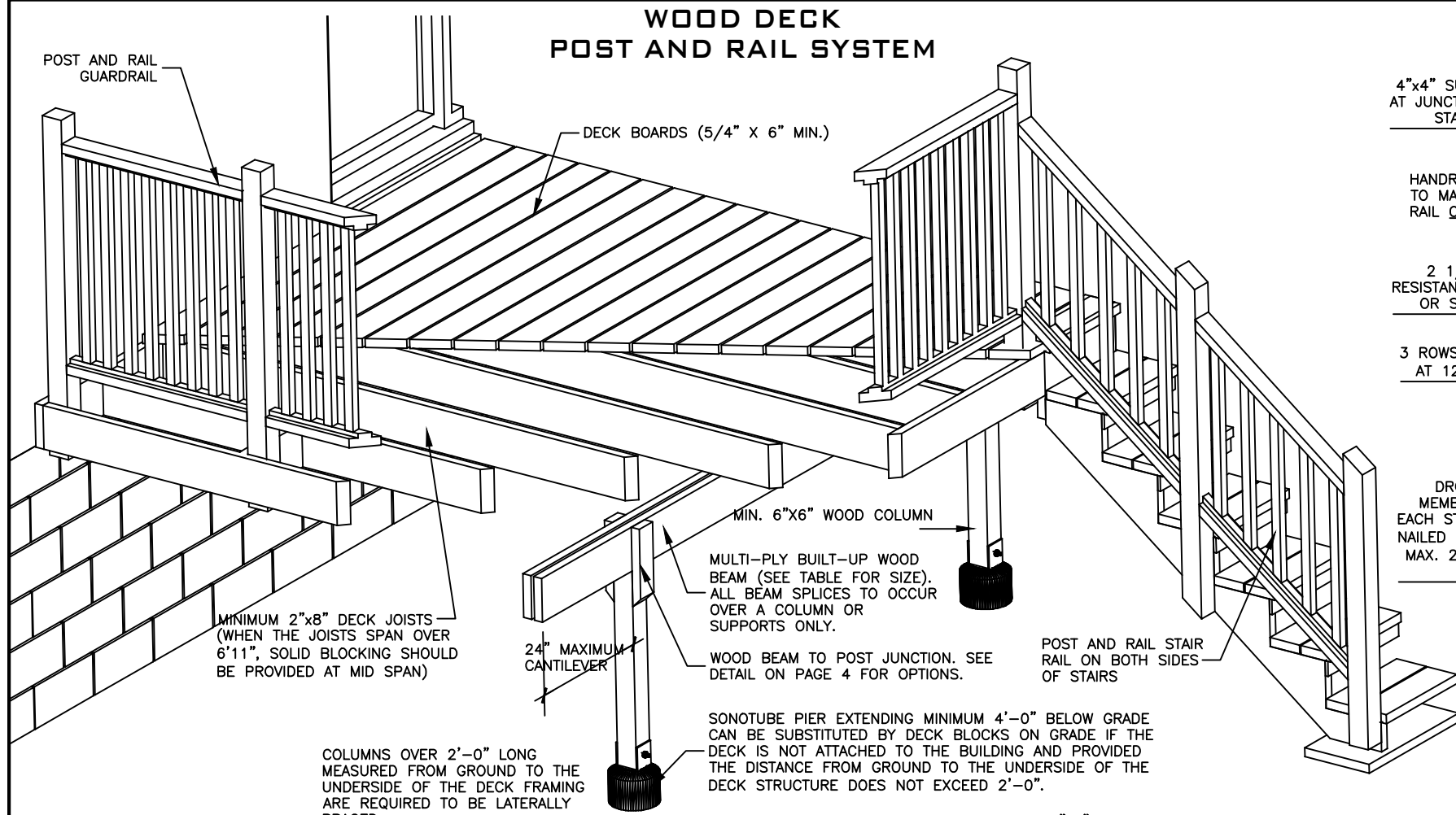
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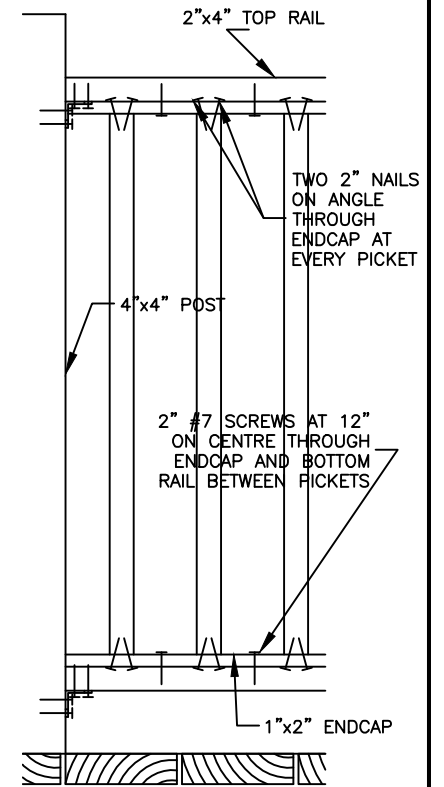
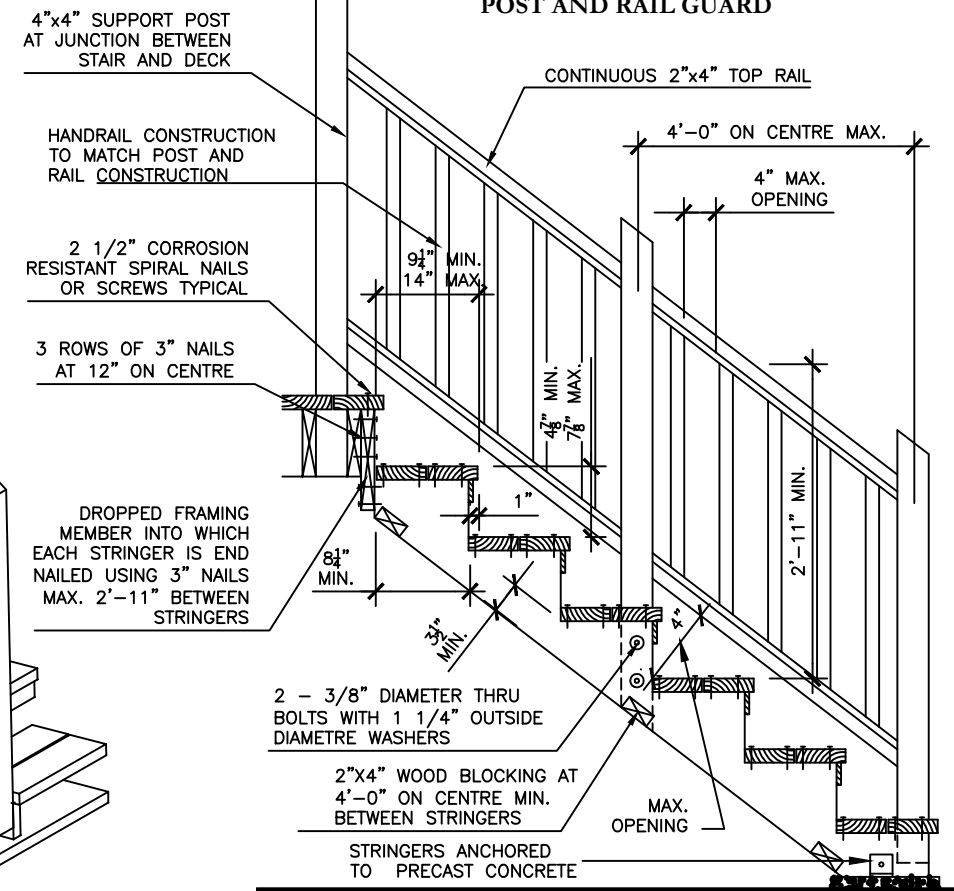
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WOOD DECK POST AND RAIL SYSTEM



SECTION THROUGH STAIR POST AND RAIL GUARD



**GUARDRAIL PICKET
ELEVATION DETAIL**

MINIMUM 2"x8" DECK JOISTS
(WHEN THE JOISTS SPAN OVER
6'11", SOLID BLOCKING SHOULD
BE PROVIDED AT MID SPAN)

24" MAXIMUM
CANTILEVER

MIN. 6"x6" WOOD COLUMN
MULTI-PLY BUILT-UP WOOD
BEAM (SEE TABLE FOR SIZE).
ALL BEAM SPLICES TO OCCUR
OVER A COLUMN OR
SUPPORTS ONLY.

WOOD BEAM TO POST JUNCTION. SEE
DETAIL ON PAGE 4 FOR OPTIONS.

POST AND RAIL STAIR
RAIL ON BOTH SIDES
OF STAIRS

SONOTUBE PIER EXTENDING MINIMUM 4'-0"
BELOW GRADE
CAN BE SUBSTITUTED BY DECK BLOCKS ON GRADE IF THE
DECK IS NOT ATTACHED TO THE BUILDING AND PROVIDED
THE DISTANCE FROM GROUND TO THE UNDERSIDE OF THE
DECK STRUCTURE DOES NOT EXCEED 2'-0".

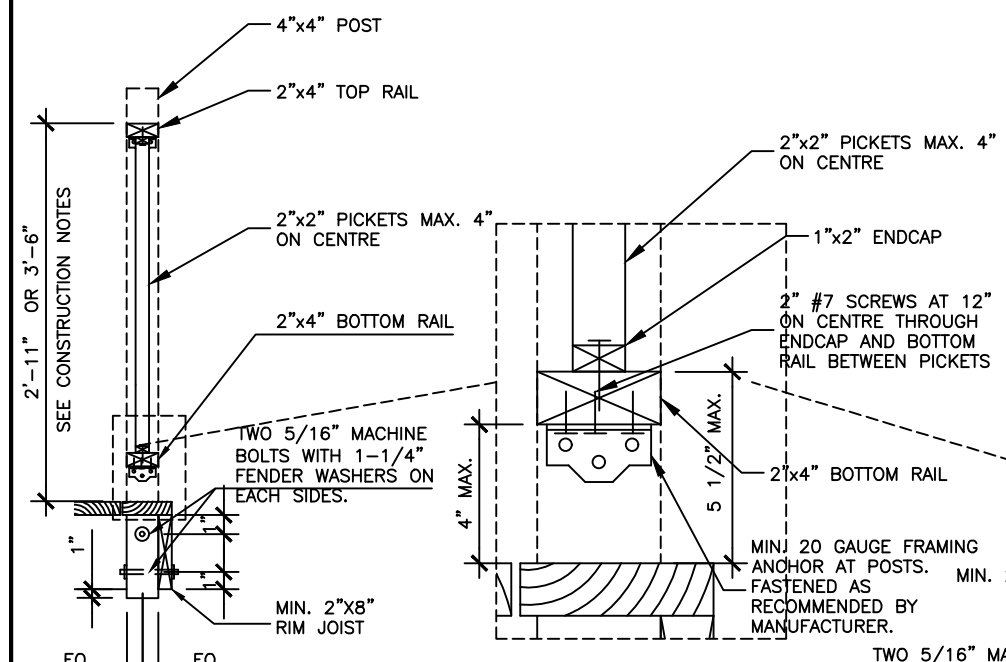
COLUMNS OVER 2'-0" LONG
MEASURED FROM GROUND TO THE
UNDERSIDE OF THE DECK FRAMING
ARE REQUIRED TO BE Laterally
BRACED

POST AND RAIL NOTES:

1. 3'-11" MAXIMUM SPACING BETWEEN POST.
2. PRE-DRILL PILOT HOLES IN PICKETS TO AVOID SPLITTING.

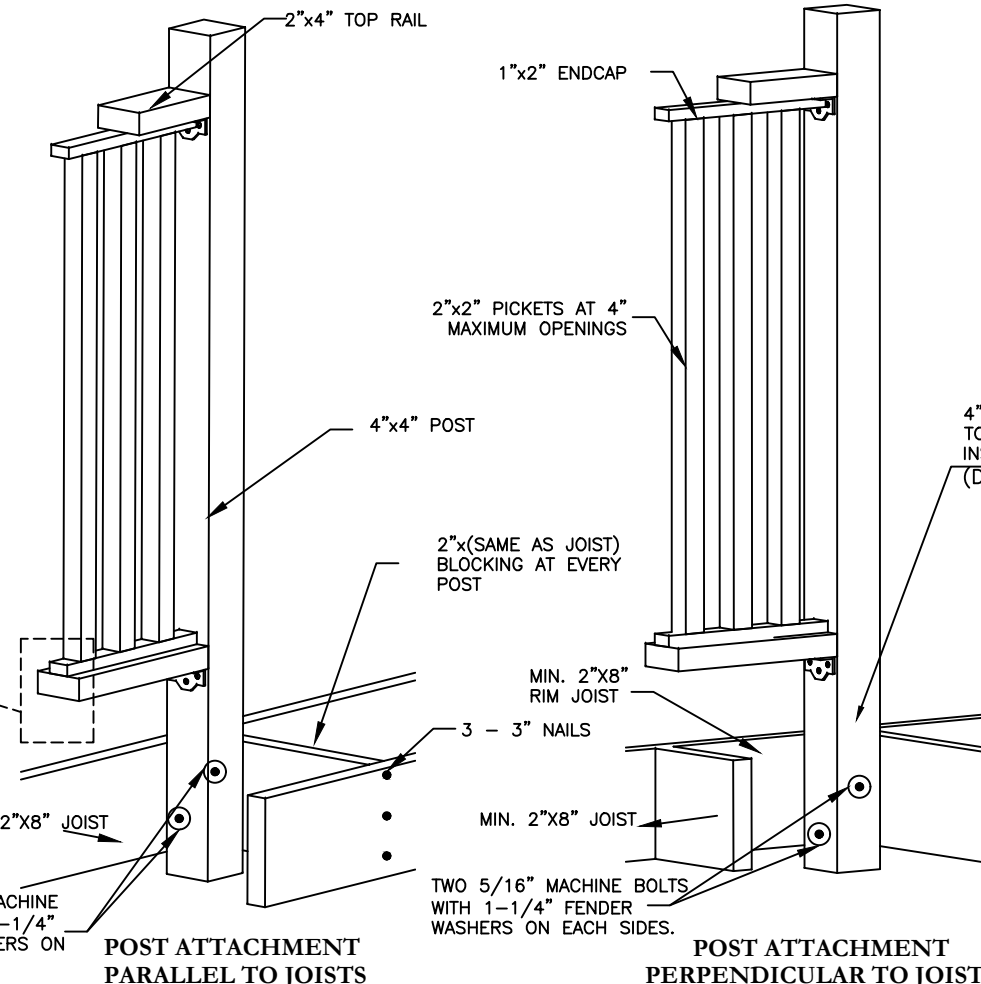
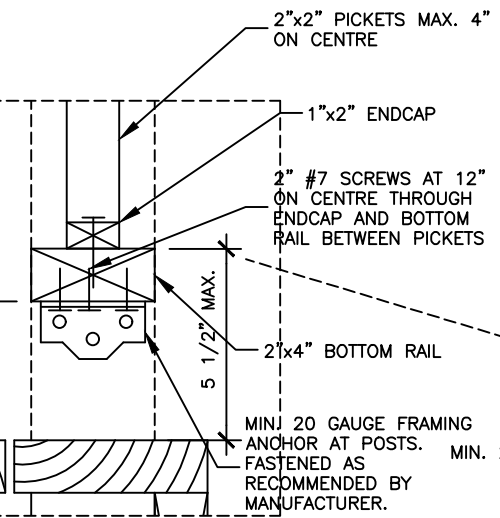
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MINIMUM RISE = 4 7/8" VERTICALLY, MAXIMUM RISE = 7 7/8" VERTICALLY
MINIMUM TREAD = 9 1/4" HORIZONTALLY, MAXIMUM TREAD = 14" HORIZONTALLY



GUARDRAIL SECTION

RAIL CONSTRUCTION SECTION DETAIL



**POST ATTACHMENT
PARALLEL TO JOISTS**

**POST ATTACHMENT
PERPENDICULAR TO JOISTS**

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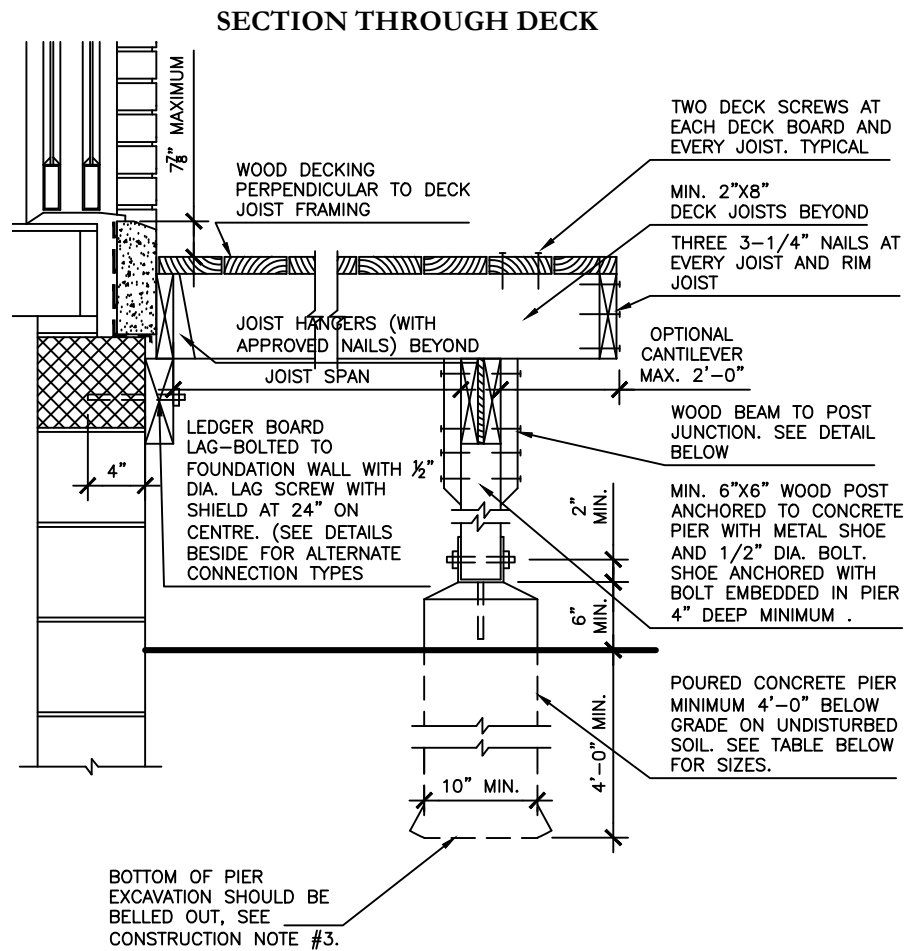
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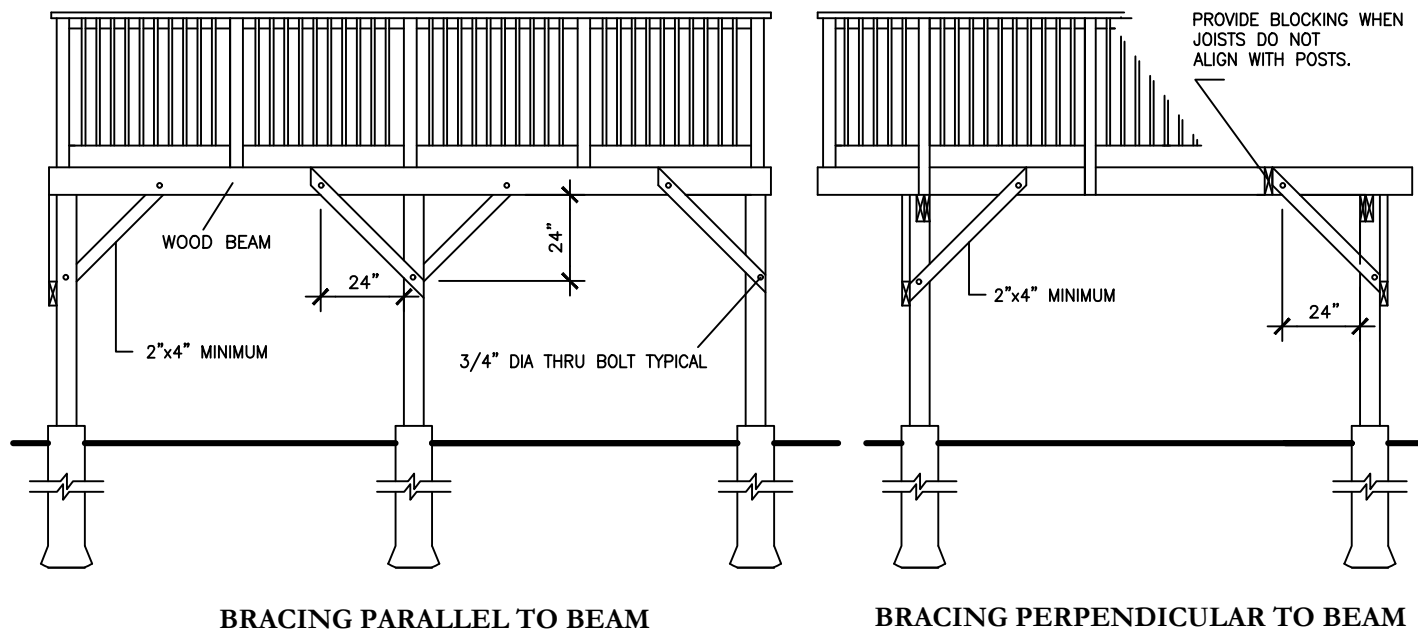
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WOOD DECK FLOOR BASE CONSTRUCTION DETAILS



LATERAL BRACING DETAILS

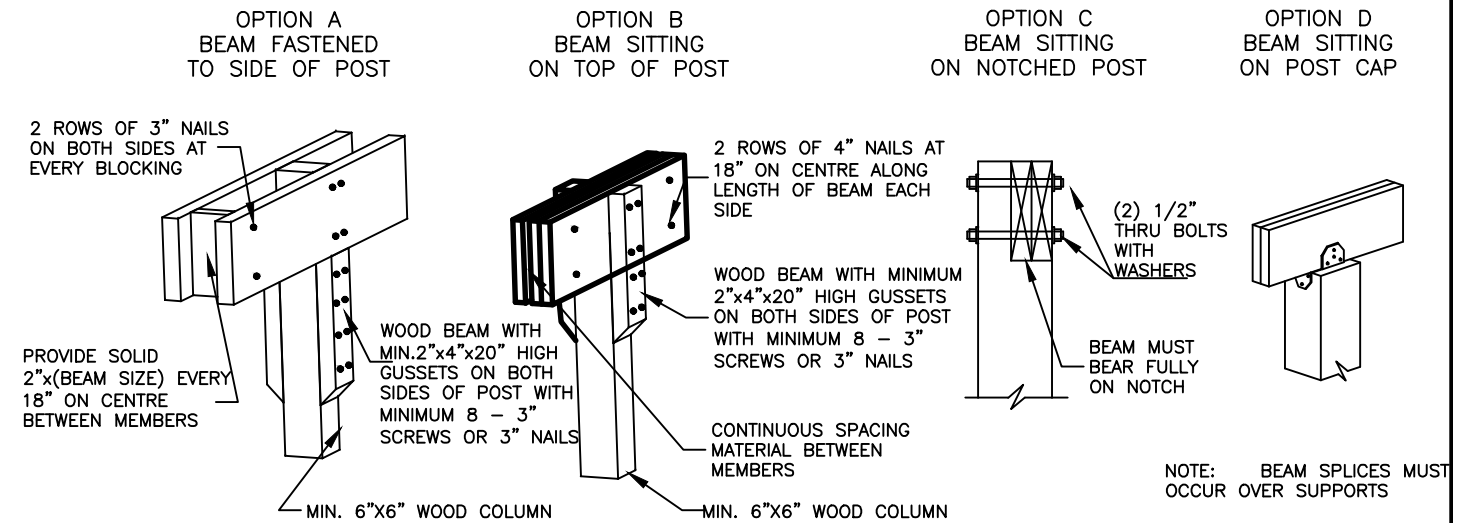


BRACING PARALLEL TO BEAM

BRACING PERPENDICULAR TO BEAM

DECKS GREATER THEN 24" ABOVE GRADE SHALL BE PROVIDED WITH LATERAL BRACING TO ENSURE DECK STABILITY

WOOD BEAM TO POST JUNCTION OPTIONS



CONSTRUCTION NOTES:

- DECKS MUST BE ATTACHED TO HOUSE FOUNDATION OR STRUCTURAL FRAMING (NOT BRICK VENEER) WITH MINIMUM 1/2" DIAMETER BOLTS AT MAXIMUM 24" ON CENTRE .
- MAXIMUM CANTILEVER FOR JOISTS & BEAMS BEYOND SUPPORT IS 24".
- WIDEN (BELL) BOTTOM OF PIERS. IN COURSE GRAINED SOIL (SANDS AND GRAVELS) IT MAY BE NECESSARY TO USE A 10" OR 12" AUGER, POUR A CONCRETE BASE THEN PLACE THE SONOTUBE ON TOP.
- ALL FASTENERS SHALL BE RESISTANT TO CORROSION.
- ALL LUMBER SHALL BE DECAY RESISTANT No. 2 (SPRUCE, PINE, FIR) OR BETTER AND ALL CUT ENDS OF PRESSURE TREATED LUMBER SHALL BE TREATED TO PREVENT DECAY.
- A GUARD MUST BE PROVIDED IF DECK FLOOR HEIGHT IS 24" OR MORE ABOVE THE FINISHED GRADE.
- MINIMUM HEIGHT OF GUARD FOR A DECK BETWEEN 24" AND 5'-11" ABOVE GRADE SHALL BE 2'-11" HIGH.
- MINIMUM HEIGHT OF GUARD FOR A DECK MORE THAN 5'-11" ABOVE GRADE SHALL BE 3'-6" HIGH.
- MAXIMUM 4" OPENING BETWEEN PICKETS.
- NO MEMBER OR ATTACHMENT BETWEEN THE HEIGHT OF 4" AND 2'-11" ON THE GUARD SHALL FACILITATE CLIMBING
- SONOTUBE PIER EXTENDING 4'-0" BELOW GRADE CAN BE SUBSTITUTED BY DECK BLOCKS ON GRADE IF THE DECK IS NOT ATTACHED TO THE BUILDING AND PROVIDED THE DISTANCE FROM GROUND TO THE UNDERSIDE OF THE DECK STRUCTURE DOES NOT EXCEED 2'-0".

JOISTS		PIER SIZE		
JOIST SPAN	JOIST SIZE	PIER SPACING		
		6'	8'	10'
10'	2"X8"	10" DIA.	10" DIA.	12" DIA.
12'	2"X10"	10" DIA.	12" DIA.	12" DIA.

JOISTS		BEAM SIZE				
JOIST SPAN	JOIST SIZE	PIER SPACING				
		6'	8'		10'	
10'	2"X8"	2/2"X8"	2/2"X10"	3/2"X8"	2/2"X12"	3/2"X10"
12'	2"X10"	2/2"X8"	2/2"X10"	3/2"X8"	2/2"X12"	3/2"X10"

NOTES:

- TABLE SIZES ARE ACCORDING TO A 16" ON CENTRE SPACING BETWEEN JOISTS.
- PIER DIAMETER IS SUBJECT TO INSPECTION AND MAY REQUIRE TO BE A LARGER DIAMETER.

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