

Permit Submission Guidelines – DECKS

All permits shall be submitted through our online permit application software, Cloudpermit.
For more information, visit our webpage at <https://www.oro-medonte.ca/municipal-services/building-information>

	Description	Required	Submission Status	Notes
Applicable Law	Zoning Certificate (ZC)			
	Conservation Authority <ul style="list-style-type: none"> ▪ Nottawasaga Valley Conservation Authority (NVCA) ▪ Lake Simcoe Conservation Authority (LSRCA) 			If applicable (Refer to ZC)
	Ministry of Transportation (MTO)			If applicable (Refer to ZC)
Forms	Schedule 1: Designer Information (House)	✓		
	Letter of Authorization			If applicable
	Municipal Form 6 (Fee's Calculation)	✓		
Plans	Site Plan	✓		
	Deck Framing Plan (including exterior elevations)	✓		
	Cross Section (including guards)	✓		
Engineered	Alternative Railing – Loading Report plus Attachment & Drawings/Details <ul style="list-style-type: none"> ▪ CCMC Approval when not designed per SB-7 			
	Helical Piles – P.Eng. Loading Calculations <ul style="list-style-type: none"> ▪ CCMC Approval ▪ Manufacturers Specifications 			
	Composite Decking <ul style="list-style-type: none"> ▪ CCMC Approval ▪ Manufacturers Specifications 			

Deck Permit Fee: \$281.25 (per each unconnected deck)

- Payable via Cloudpermit on line, by cheque via mail, or by visiting the Finance department of the Township Administration Office.

Please refer to the Home Owner's Guide for further details:

- Additional information may be requested following initial application and/or technical review of your permit application package.
- Permit fee's required before Permit Issuance



Standard Residential – Deck Plan Information

A Building Permit is required for *most* deck projects. Prior to beginning any work, please contact the Building Division, to clarify if a permit is required for your project.

Deck's that require a Building Permit include:

- Repairs/Rebuilds, or replacements.
(This includes joists, beams, posts, piers, stairs, and guards)

Deck's that **Do Not** require a Building Permit or approved Zoning Certificate:

- Decks less than 23 5/8" (600mm) in height from walking surface to grade when measured in accordance with the Ontario Building Code requirements,
- Decks not providing access to the principal entrance, and
- Decks not structurally connected to a building

Note: Regardless of whether a permit is required or not, setbacks from septic tanks, tile beds and distribution piping are still required to be maintained.

Decks must not encroach any closer than:

- Minimum 1.5m (5') to septic tank, and
- Minimum 2.5m (8') to tile bed distribution piping

* Homeowners may choose to build a deck themselves, however Township staff would encourage you to obtain a proper set of construction plans provided by a design professional. This provides you with sufficient information to complete the project, meeting the Ontario Building Code minimum requirements, and allowing for a smoother application and inspection process.

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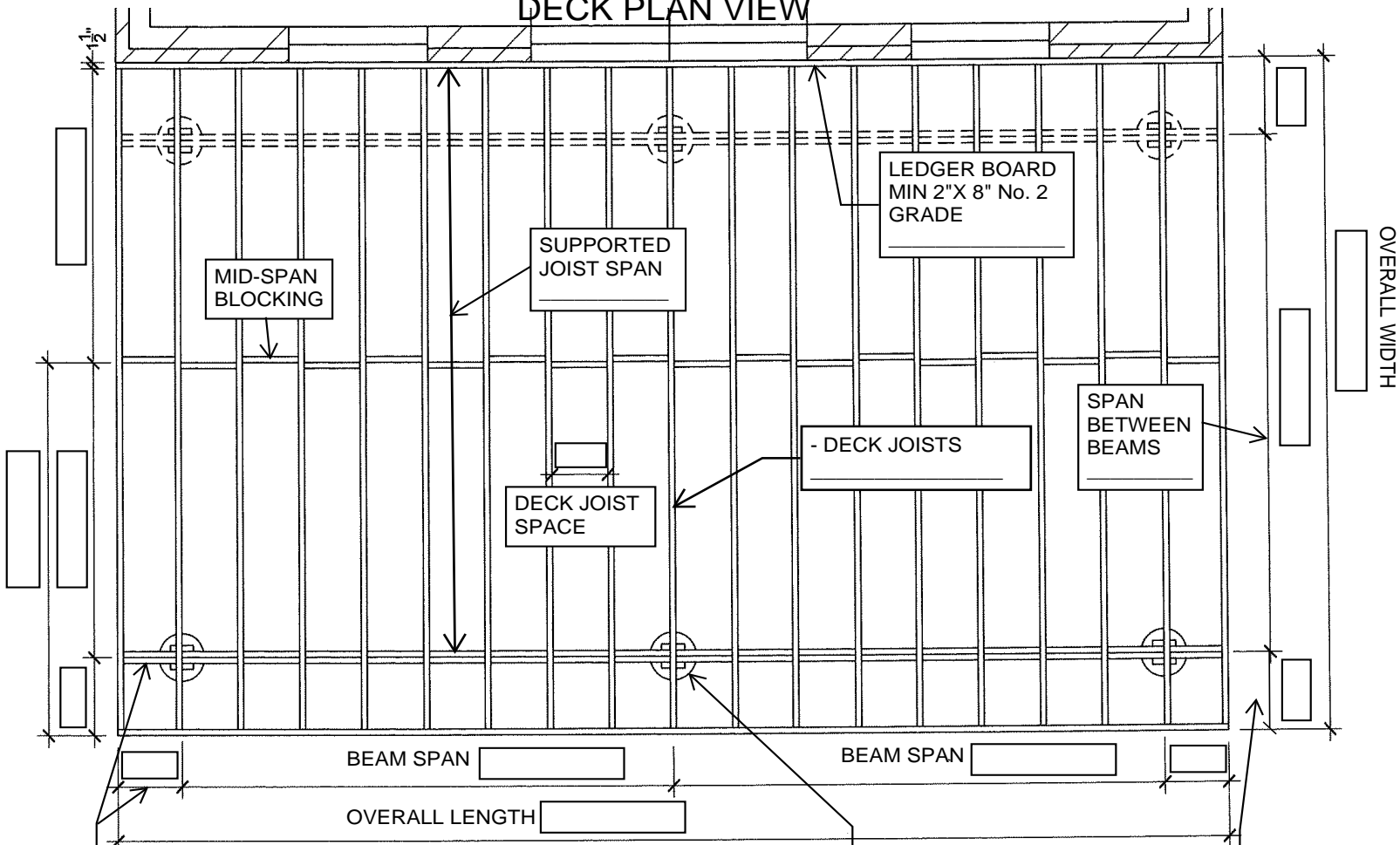
Inspections

Required Inspections include:

1. Prior to pouring concrete for foundation / piers
2. Framing inspection prior to installing deck boards
3. Final inspection once your project is complete
4. Additional inspections may be required (as per Building Official)

Inspection requests can be made on line at www.oro-medonte.ca or by calling 705-487-2171 x2180

DECK PLAN VIEW



12" MAX BEAM OVERHANG

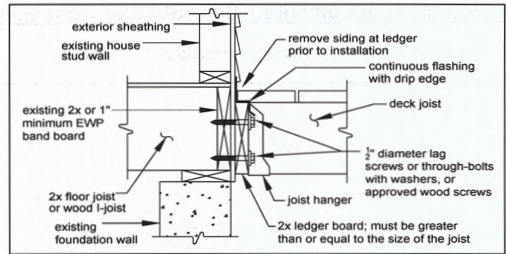
- DECK POST _____
- SONO TUBE/FOOTING _____

- 24" MAX FOR 2"x 10" JOISTS
- 16" MAX FOR 2"x 8" JOISTS

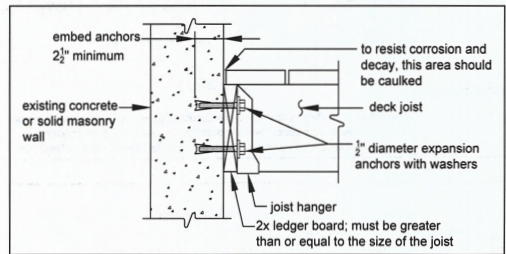


Township of Oro-Medonte
Administration Centre
148 Line 7 South
Oro-Medonte, ON L0L2E0
Phone: (705) 487-2171
Fax: (705) 487-0133
Monday-Friday 8:30am-4:30pm
www.oro-medonte.ca

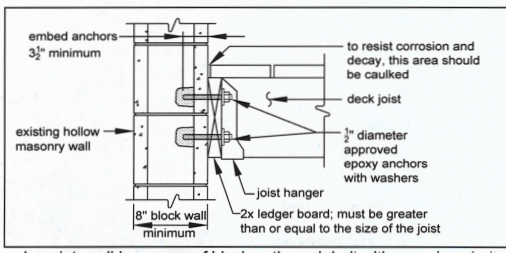
LEDGER BOARD CONNECTION TO RIM BOARD



LEDGER BOARD CONNECTION TO POURED FOUNDATION WALL

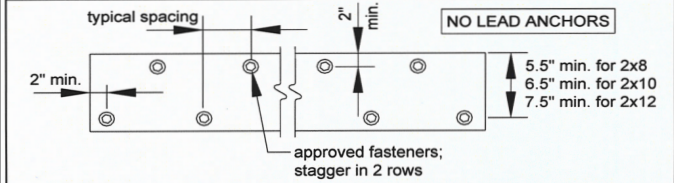


LEDGER BOARD CONNECTION TO BLOCK WALL



OVERALL WIDTH

LEDGER BOARD FASTENER SPACING



LAG BOLT SIZE	10' JOIST SPAN	14' JOIST SPAN
1/2" LAG BOLT	16" ON CENTER	12" ON CENTER
EQUIVALENT 16" O/C JOIST SPACING	EVERY JOIST SPACE	EACH JOIST SPACE WITH TWO EVERY OTHER SPACE

LEDGER SHALL NOT BE NAILED, MUST BE LAGGED OR BOLTED TO THE WOOD OR CONCRETE STRUCTURE

Property Address: _____

Deck Size: Width: _____ Length: _____ Material: _____

Deck Height: Ground to top of decking: _____

Stair Steps : Rise: _____ Run: _____

Decking: Size: _____ Material: _____

Guard: Height: _____

Type: 1. Cantilevered pickets system
 2. Post and rail system
 3. Other, please specify: _____

Joists: Size: ___ x ___ @ ___ on center Span: ___ Overhang: ___

Beam: Size: ___ x ___ ply Span: ___ Overhang: ___

Beam (if req.): Size: ___ x ___ ply Span: ___ Overhang: ___

Post: Size: _____ (min. 4x4)

Footing: Sonotube: ___ diameter (minimum 4' below grade)

Deck Ledger (for attached decks):
Ledger board size: _____ Carriage bolt size: ___ (min. 1/2") Spacing: _____
Carriage bolt length: _____ (long enough to pass through the brick veneer and into wood)

GENERAL INFORMATION:

- All lumber shall be decay resistant, with all cut ends of preservative treated lumber treated to prevent decay.
 - All framing connections shall be **nailed** in accordance with OBC 9.23.3.4. Only deck boards may be secured with either **nails or screws**. Guards must be fastened in accordance with SB-7. Nailing, screws, lag bolts, and machine bolts shall not cause splitting of wood elements. **Fasteners shall be resistant to corrosion.**

- When deck ledgers are attached to Engineered Wood Products (structural composite lumber rim board or laminated veneer lumber), the ledger board shall be designed in accordance with the manufacturers recommendations or good Engineering practices.

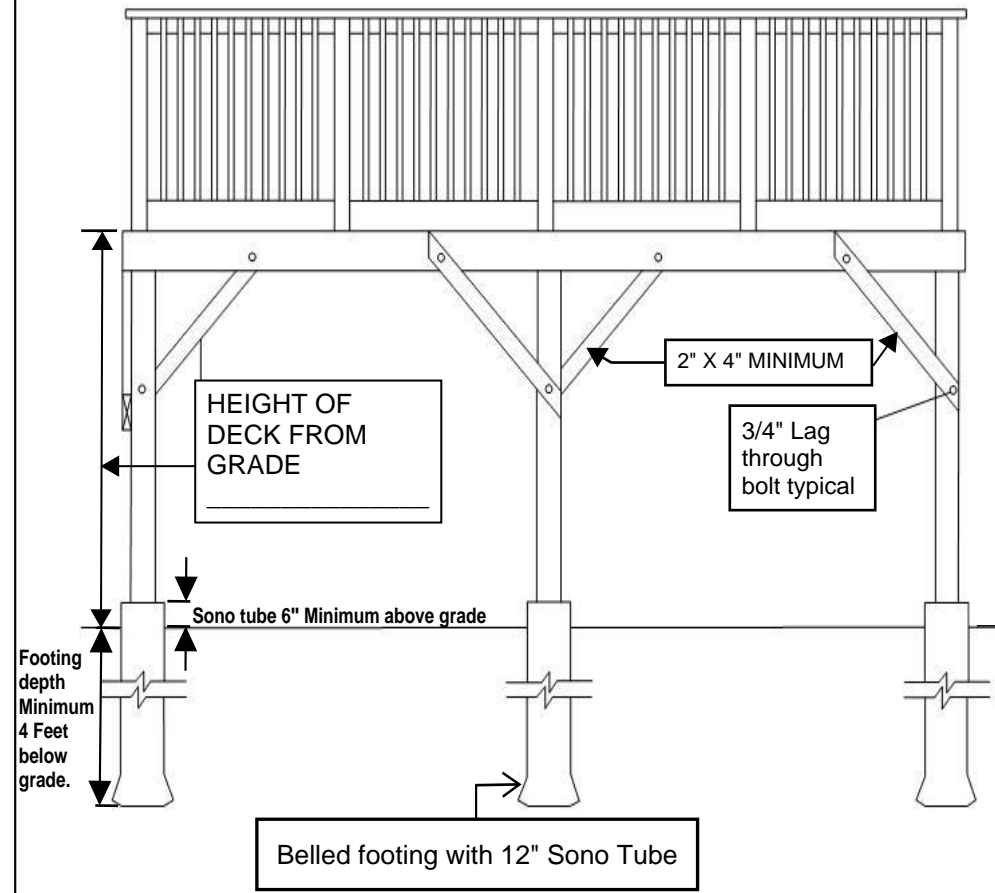
- Provide lateral support (diagonal bracing) to deck posts when posts are more than 600mm (23 5/8") in length.
 - Beam splices are recommended to occur over posts or support only.
 - Provide mid-span blocking where joists span are over 6' 11".

- If your property is within the regulated area of Lake Simcoe Regional Conservation Authority, Nottawasaga Valley Conservation Authority, County of Simcoe Roads Setback, or MTO (Ministry of Transportation Roads Setback), the Applicant **MUST OBTAIN APPROVAL** or an **EXEMPT LETTER** from the Authority prior to submitting for a Building Permit.

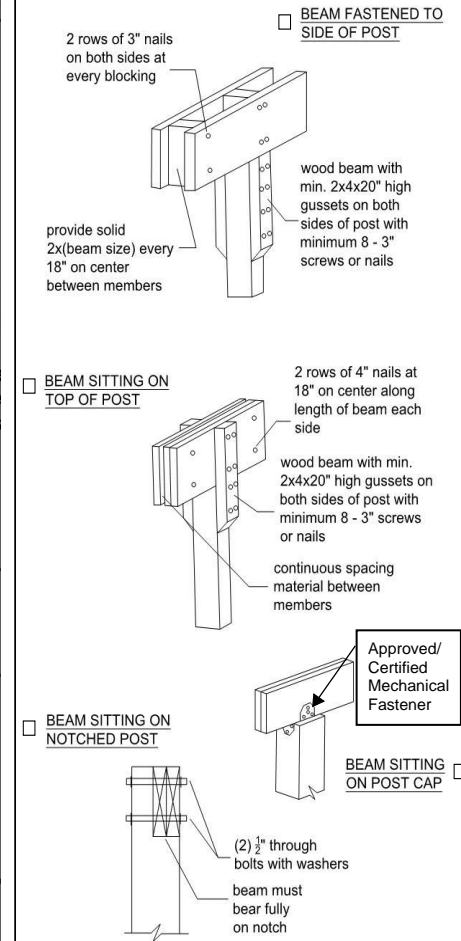


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FRONT ELEVATION WITH LATERAL BRACING DETAIL



TYPICAL CONSTRUCTION DETAILS



Maximum Joist Length	
Joist Size	Max. Span
2x8 @ 12" O.C.	12'-0"
2x8 @ 16" O.C.	11'-0"
2x10 @ 12" O.C.	14'-0"
2x10 @ 16" O.C.	13'-0"
2x12 @ 12" O.C.	14'-0"
2x12 @ 16" O.C.	14'-0"

Note: All lumber SPF or better

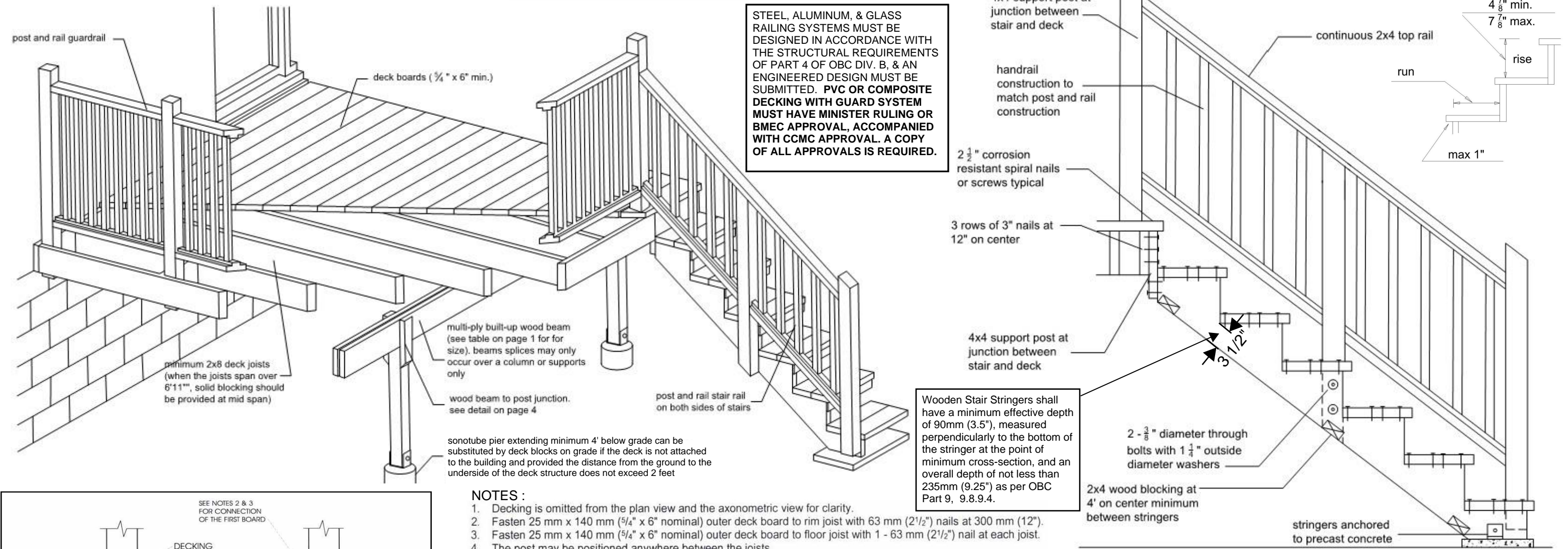
Note: Base of footing is permitted to be belled out (see above) to achieve required footing size with a minimum 12" sono tube.

Joist Span	Beam Spans				
	6'-0"	8'-0"	10'-0"	12'-0"	14'-0"
6'-0"	2 Ply 2x8	2 Ply 2x8	3 Ply 2x8	3 Ply 2x10	3 Ply 2x12 4 Ply 2x10
8'-0"	2 Ply 2x8	2 Ply 2x8	3 Ply 2x8	3 Ply 2x10	3 Ply 2x12 4 Ply 2x10
10'-0"	2 Ply 2x8	3 Ply 2x8	3 Ply 2x8	3 Ply 2x10	3 Ply 2x12 4 Ply 2x10
12'-0"	3 Ply 2x8	3 Ply 2x8	3 Ply 2x10 4 Ply 2x8	3 ply 2x10	3 Ply 2x12 4 Ply 2x10
14'-0"	3 Ply 2x8	3 Ply 2x10	3 Ply 2x10 4 Ply 2x8	3 Ply 2x12 4 Ply 2x10	3 Ply 2x12 4 Ply 2x10

Joist Span	Base Diameter for Pier Spacing (Based on 100 kPa)				
	6'-0"	8'-0"	10'-0"	12'-0"	14'-0"
6'-0"	8"	10"	10"	12"	14"
8'-0"	10"	12"	12"	14"	16"
10'-0"	10"	12"	14"	16"	18"
12'-0"	12"	14"	16"	18"	18"
14'-0"	12"	16"	18"	18"	20"

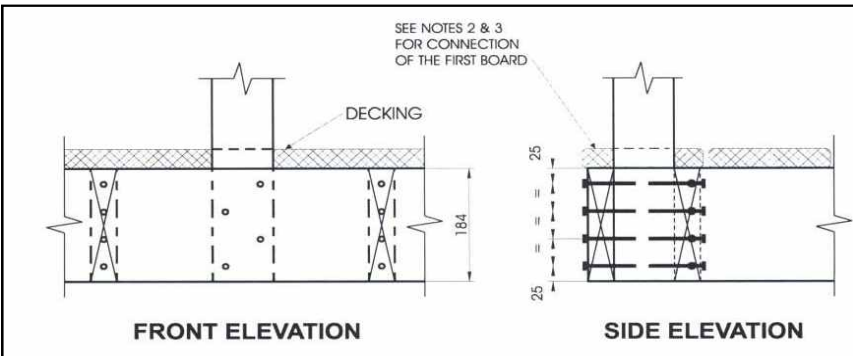
POST AND RAIL SYSTEM DETAILS

Detail EB-2 Exterior Connection: Post Screwed to Rim Joist



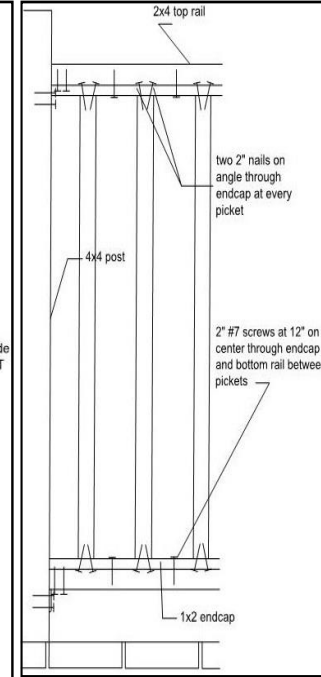
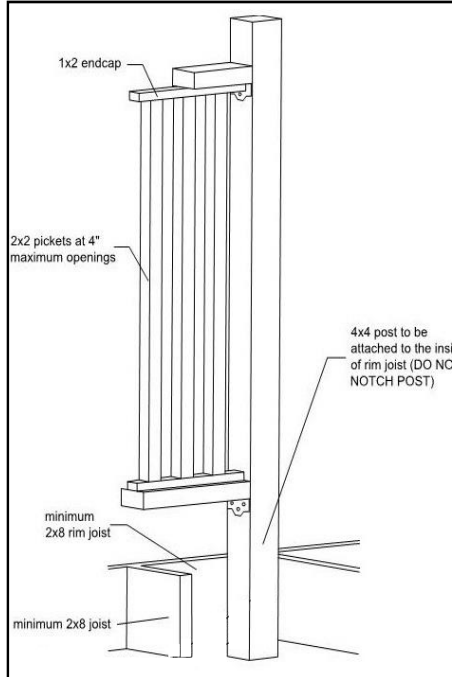
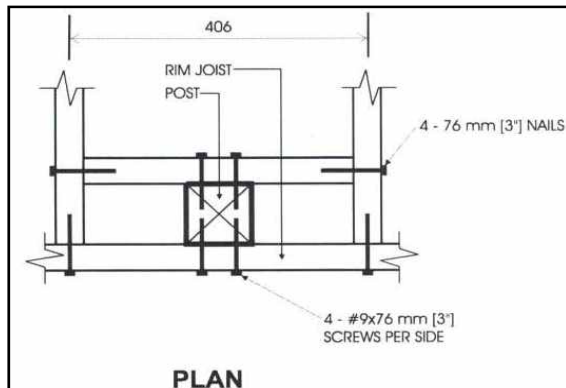
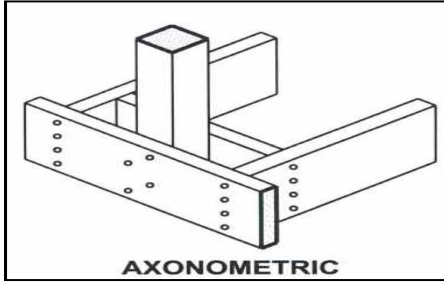
STEEL, ALUMINUM, & GLASS RAILING SYSTEMS MUST BE DESIGNED IN ACCORDANCE WITH THE STRUCTURAL REQUIREMENTS OF PART 4 OF OBC DIV. B, & AN ENGINEERED DESIGN MUST BE SUBMITTED. **PVC OR COMPOSITE DECKING WITH GUARD SYSTEM MUST HAVE MINISTER RULING OR BMEC APPROVAL, ACCOMPANIED WITH CCMC APPROVAL. A COPY OF ALL APPROVALS IS REQUIRED.**

Wooden Stair Stringers shall have a minimum effective depth of 90mm (3.5\"), measured perpendicularly to the bottom of the stringer at the point of minimum cross-section, and an overall depth of not less than 235mm (9.25\") as per OBC Part 9, 9.8.9.4.



GUARDS		
MIN. HEIGHT OF GUARDS:	BETWEEN 24" & 5'11" ABOVE GRADE	MORE THAN 5' 11" ABOVE GRADE
	MIN. 36" HIGH	MIN. 42" HIGH
MAX. SPAN OF RAIL BETWEEN POSTS	SPECIES: DOUGLAS FIR-LARCH, HEMLOCK-FIR, SPRUCE-PINE-FIR	
	MAXIMUM SPAN, m (ft-in) = 1.56m (5' 1")	
GUARD NOTES:	NO CLIMBABLE ATTACHMENTS NO OPENINGS GREATER THAN 4"	
ON ALL GUARDS, NO MEMBER OR ATTACHMENT BETWEEN 5 1/2" & 36" SHALL FACILITATE CLIMBING		
MIN. 20 GAUGE FRAMING ANCHOR TO BE USED AT ALL POST TO RAIL CONNECTIONS, PLASTIC CLIPS ARE NOT PERMITTED		
ALL GUARDS SHALL MEET REQUIREMENTS SET OUT IN DIV. B SUBSECTION 9.8.8. & SB-7 OF THE SUPPLEMENTAL STANDARDS OF THE 2012 OBC		

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



STAIRS		
RISE	MIN. RISE = 4 7/8" VERTICALLY	MAX. RISE = 7 7/8" VERTICALLY
RUN	MIN. RUN = 10" HORIZONTALLY	MAX. RUN = 14" HORIZONTALLY
ALL STEPS TO BE EQUAL RISE & RUN BETWEEN LANDINGS		
WOOD STAIR STRINGERS SHALL BE A MIN. SIZE OF 2" x 10" WITH MIN. EFFECTIVE DEPTH OF 3 1/2" MEASURED PERPENDICULARLY TO BOTTOM OF STRINGER		
THE SPACE BETWEEN STRINGERS SHALL BE NOT MORE THAN 2' 11" (35")		
STRINGERS SHALL BE SUPPORTED & SECURED AT TOP & BOTTOMS		
STAIRS WITH MORE THAN 3 RISERS MUST HAVE A HANDRAIL		

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Proud Heritage, Exciting Future

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ADDITIONAL DRAWINGS

