# Standard Residential Deck Plan Information

## Steps for Obtaining Permits

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Date</th>
<th>Staff Initials</th>
</tr>
</thead>
</table>

1. **Apply for Zoning Certificate** – Contact Planning Services for information regarding setbacks.
2. **Confirm with Planning Services** if any applicable law permits are required (i.e. Conservation Authority, MTO, County)

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Submission Status</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicable Law</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoning Certificate</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conservation Authority</td>
<td></td>
<td>If applicable</td>
<td></td>
</tr>
<tr>
<td>Ministry of Transportation (MTO)</td>
<td></td>
<td>If applicable</td>
<td></td>
</tr>
<tr>
<td><strong>Forms</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Permit Application</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Schedule 1: Designer Information</td>
<td></td>
<td>✓</td>
<td>Notes: House category required for qualified designer or if plans completed by homeowner sign the exemption</td>
</tr>
<tr>
<td><strong>Plans</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Plan</td>
<td>✓</td>
<td></td>
<td>Including septic location</td>
</tr>
<tr>
<td>Deck Framing Plan</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior Elevations</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cross Section – including guards</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Letter of Agent</td>
<td></td>
<td>If not owner</td>
<td></td>
</tr>
<tr>
<td>Permit Fee</td>
<td>✓</td>
<td></td>
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</tr>
</tbody>
</table>

### Alternative Railing/Decking – Loading Report + Attachment

- Drawings/Details. CCMC approval when not designed per SB-7

- Be advised that additional information may be required following a full review of your permit application package.
- Permit Fee required at time of submission

**SEE ELECTRONIC SUBMISSION GUIDELINES FOR THE REQUIRED DOCUMENTATION TO ACCOMPANY THE APPLICATION FORM**
Standard Residential Deck Plan Information

A Building Permit is required for most deck projects. Prior to beginning any work, you are encouraged to contact the Building Division of the Development Services Department at the Township Administration Centre to clarify if a permit is required for your project.

DECKS
Deck repairs, rebuilds, or replacements – including joists, beams, posts, piers, stairs, and guards – require a Building Permit. The Building Permit application is available on the Township’s website.

As a homeowner, you may choose to build the deck yourself, however Township staff would encourage you to obtain a proper set of construction plans provided by a design professional. This will provide you with sufficient information to complete the project and meet the Ontario Building Code, allowing for a smoother permit application and inspection process.

Decks that DON’T require a Building Permit or Zoning Certificate include:

a) Decks less than 23 5/8” (600mm) in height from walking surface to grade when measured in accordance with the Ontario Building Code requirements,

b) Decks not providing access to the principal entrance, AND

c) 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 is still required to be maintained.

Decks must not encroach any closer than:

a) Minimum 1.5m(5’’) to Septic tank, and

b) Minimum 2.5m(8’’) to Tile bed distribution piping.

DECK INSPECTION
Required Inspections Include;

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

Inspections request can be made by calling 705-487-2171 EXT 2180 or On-line at www.oro-medonte.ca
DECK PLAN VIEW

DECK JOISTS  

LEDGER BOARD  MIN 2"X 8" No. 2 GRADE

SUPPORTED JOIST SPAN

DECK JOIST SPACE

12" MAX BEAM OVERHANG

BEAM SPAN

BEAM SPAN

OVERALL LENGTH

OVERALL WIDTH

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 x ply Span: __________ Overhang: __________

Beam (if req.): Size: x 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") Spacing: __________

Carriage bolt length: __________ (long enough to pass through the brick veneer and into wood)

ADDITIONAL POSTS, BEAM & SONO TUBE/FOOTING IF DECK IS FREESTANDING & NOT ATTACHED TO THE STRUCTUREriers

MID-SPAN BLOCKING

OVERALL WIDTH

12" MAX BEAM OVERHANG

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 x ply Span: __________ Overhang: __________

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Post: Size: (min. 4x4)

Footing: Sonotube: _____ diameter minimum 4' below grade

Deck Ledger (for attached decks):
Ledger board size: __________ Carriage bolt size: __________ (min. 1") 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.

<table>
<thead>
<tr>
<th>Joist Size Length</th>
<th>Joist Span</th>
<th>Beam Sizes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2x8 @ 12&quot; O.C.</td>
<td>6'-0&quot;</td>
<td>2 Ply 2x8</td>
</tr>
<tr>
<td>2x8 @ 16&quot; O.C.</td>
<td>8'-0&quot;</td>
<td>2 Ply 2x8</td>
</tr>
<tr>
<td>2x10 @ 12&quot; O.C.</td>
<td>10'-0&quot;</td>
<td>2 Ply 2x8</td>
</tr>
<tr>
<td>2x10 @ 16&quot; O.C.</td>
<td>12'-0&quot;</td>
<td>2 Ply 2x8</td>
</tr>
<tr>
<td>2x12 @ 18&quot; O.C.</td>
<td>14'-0&quot;</td>
<td>2 Ply 2x8</td>
</tr>
<tr>
<td>Note: All lumber SPF or better</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Joist Span</th>
<th>6'-0&quot;</th>
<th>8'-0&quot;</th>
<th>10'-0&quot;</th>
<th>12'-0&quot;</th>
<th>14'-0&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>6'-0&quot;</td>
<td>2 Ply 2x8</td>
<td>2 Ply 2x8</td>
<td>3 Ply 2x8</td>
<td>3 Ply 2x10</td>
<td>3 Ply 2x10</td>
</tr>
<tr>
<td>8'-0&quot;</td>
<td>2 Ply 2x8</td>
<td>2 Ply 2x8</td>
<td>3 Ply 2x8</td>
<td>3 Ply 2x10</td>
<td>3 Ply 2x10</td>
</tr>
<tr>
<td>10'-0&quot;</td>
<td>2 Ply 2x8</td>
<td>3 Ply 2x8</td>
<td>3 Ply 2x8</td>
<td>3 Ply 2x10</td>
<td>3 Ply 2x10</td>
</tr>
<tr>
<td>12'-0&quot;</td>
<td>3 Ply 2x8</td>
<td>3 Ply 2x8</td>
<td>3 Ply 2x10</td>
<td>4 Ply 2x8</td>
<td>4 Ply 2x10</td>
</tr>
<tr>
<td>14'-0&quot;</td>
<td>3 Ply 2x8</td>
<td>3 Ply 2x10</td>
<td>3 Ply 2x12</td>
<td>4 Ply 2x10</td>
<td>4 Ply 2x10</td>
</tr>
</tbody>
</table>

**Note:** Base of footing is permitted to be belled out (see above) to achieve required footing size with a minimum 12" sono tube.
NOTES:
1. Decking is omitted from the plan view and the axonometric view for clarity.
2. Fasten 35 mm x 140 mm (V x 6" nominal) outer deck board to rim joist with 63 mm (2½") nails at 300 mm (12")
3. Fasten 25 mm x 140 mm (V x 6" nominal) outer deck board to floor joist with 1 - 63 mm (2½") nail at each joist.
4. The post may be positioned anywhere between the joists.
5. #8 screws may be replaced by #6 screws if the maximum spacing between posts is not more than 1.20 m (3'-11"
6. Dimensions shown are in mm unless otherwise specified.

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.

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