

These are general guidelines only and more information may be required on a case by case basis

When is a building permit required for a deck?

- If the deck is **not attached** to a dwelling and is larger than 10 m² or 108 ft²
- All decks attached to a dwelling or structure
- If structural renovations will be made to an existing deck

Note: A permit is not required for decks less than 24" (2 feet) from grade

Required Documents for Building Permit Application

- Fully completed application form, including required schedules
- Comprehensive site plan
- **2 sets** of construction drawings** produced to a recognizable standard scale, **1 set** of which is required to be an **electronic copy** (PDF only)
- Owner Authorization form, if applicant is not property owner

** If hand drawn, plans cannot be submitted on paper greater than 11"x17"

Site Plan Requirements

A comprehensive site plan or copy of the property survey showing:

- a. Proposed site of new construction, including all existing structures
- b. Distance from proposed structure to lot lines
- c. Location well and septic system and measurements to proposed construction

Construction Drawings Requirements

Please note, depending on the nature of the proposed construction and other variables, plans may be required to have a designer stamp, BCIN, Architect and/or Engineer (as applicable).

The construction drawings must show:

- a. **Plan view including:**
 - i. Footing detail (Helical Piles must be stamped by a professional engineer)
 - ii. Joist/beam sizing, spans and direction
 - iii. Stairs and landings
 - iv. Connection to existing structure (if attached)
 - v. Roof construction (truss layout and direction **(if deck/porch is covered)**)
- b. **Elevation views** (front and side)
 - i. Height of deck and guard above grade to be noted
- c. **Sections**
 - i. Cross Section
 - ii. Wall sections (as needed)

See attached sample drawings for further details

Guards/Railings (for decks 24” or higher)

The Ontario Building Code permits the installation of wood guards/railings. Should you plan on installing anything other than a wood guard/railing, please submit a copy of the Pre-Engineered guard/railing details with your building permit application. Typically you can receive this package of details from the supplier.

NOTE: Hollow plastic or vinyl guards or railings are not permitted

Approved Decking Materials (for decks 24” or higher)

Any CCMC approved material is acceptable.

Timeline for Applications

Once a **complete** building permit application is submitted, the permit will be reviewed within 10 business days.

Where to apply for a building permit?

Bring your complete building permit application to the Guelph-Eramosa Township office located at 8348 Wellington Road 124, Monday – Friday, 8.30am – 4.30pm.

Cost of building permit

Please see Schedule “A” of By-Law 13/2018 for applicable building permit fees. These fees cover all plans review, building permit, and resulting inspections. Note: All fees and charges listed herein are payable upon collection of the Building Permit.

Questions?

Contact the Building Department for assistance:

Phone: 519.856.9596 X 114 Email: building@get.on.ca

Zoning

All structures must meet the requirements for the zone in which it is located. If you are unsure of the zoning on your property, please call the Planning Department 519.856.9596 X 112

Grand River Conservation Authority

Applicable only if your proposed deck/porch is covered

Is your property under the GRCA’s regulated area? Property owners are encouraged to check their property at www.grandriver.ca before applying for a building permit; additional permission from the GRCA may be required for you proposed construction.

CALL BEFORE YOU DIG – IT’S THE LAW!

Planting a tree, building a deck or a fence? Contact ON1Call first to get a locate so you can dig safely. Remember, you are liable for any damage or injury caused by interfering with buried infrastructure. Request your free locate online or call 1-800-400-2255, open 24 hours a day, 7 days a week!

Township of Guelph Eramosa

8348 Wellington Road 124 • Box 700 • Rockwood, ON • N0B 2K0

Phone: (519) 856-9596 • Fax: (519) 856-2240

Deck Details

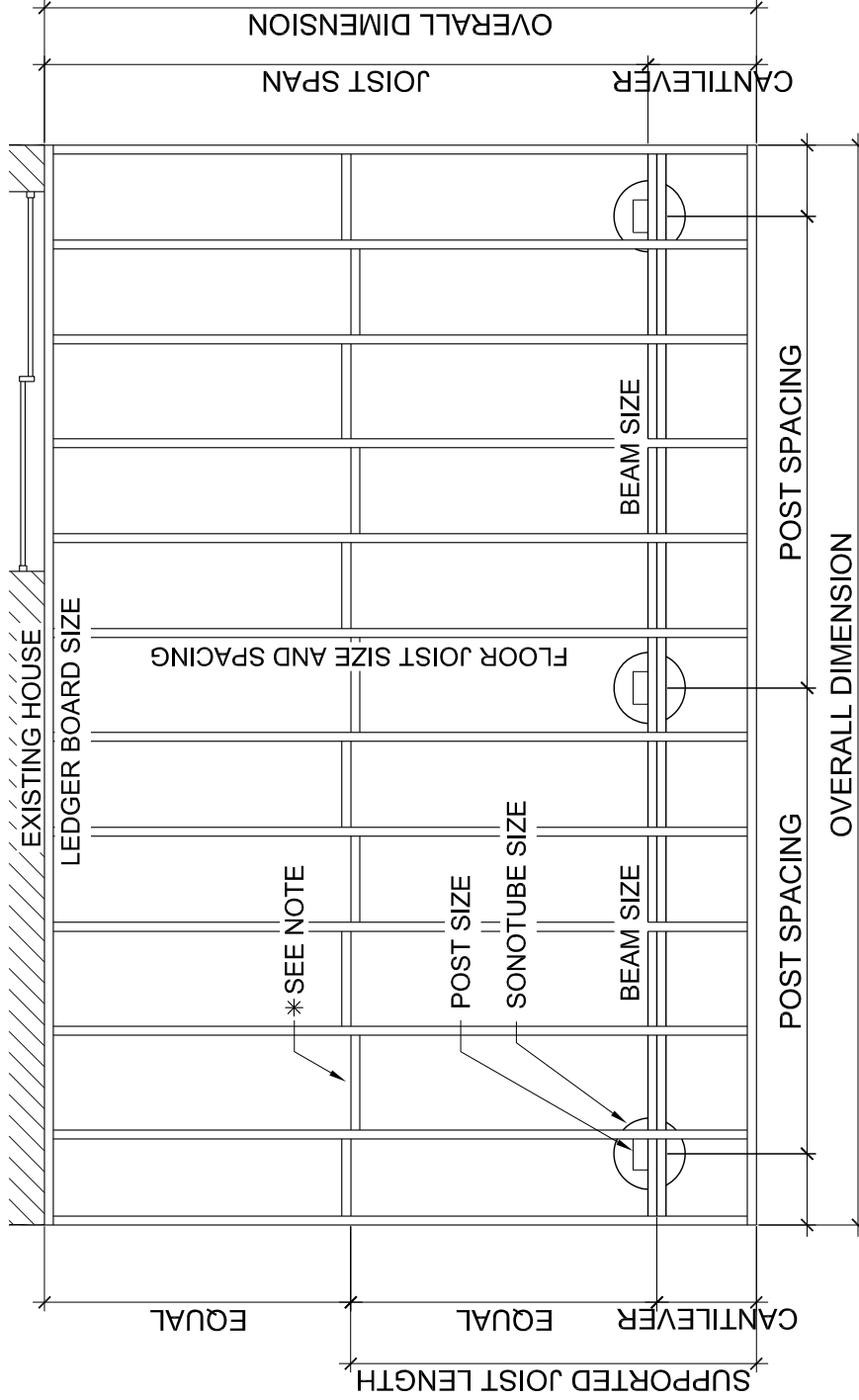
Deck Layout and Span Tables

SCALE:

NOT TO SCALE

DRAWING NO.:

1 OF 3



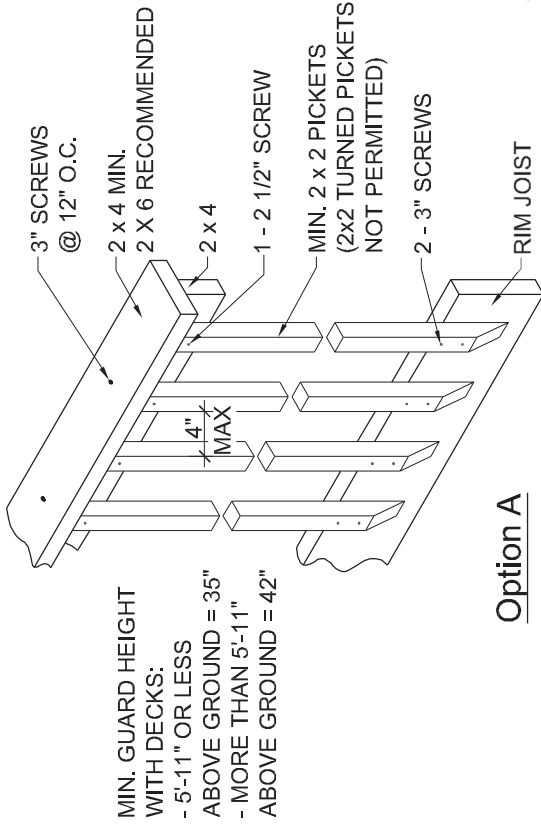
**All decking is to be 5/4 x 6 wood material or approved equal

Supported Joist Length	2 x 8	2 x 10	2 x 12
4'-0"	11'-7"	14'-10"	17'-4"
6'-0"	9'-10"	12'-1"	14'-0"
8'-0"	8'-7"	10'-6"	12'-3"
10'-0"	7'-8"	9'-4"	10'-8"
Maximum 3-Ply Beam Length			
8'-0"	10'-8"	13'-0"	15'-1"
10'-0"	9'-6"	11'-8"	13'-6"

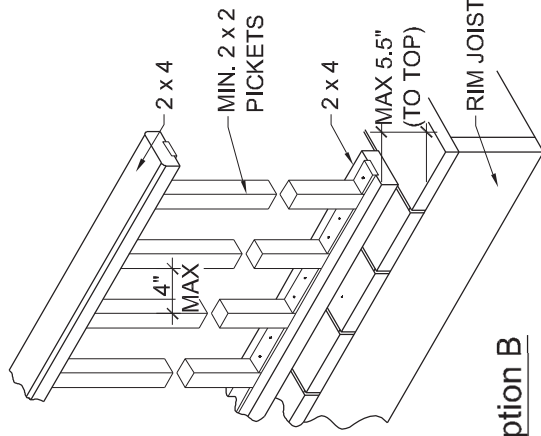
Joist Size	Max. Span	Max. Cantilever
2x8 @ 12" O.C.	12'-6"	20"
2x8 @ 16" O.C.	11'-9"	16"
2x8 @ 24" O.C.	11'-0"	14"
2x10 @ 12" O.C.	14'-6"	28"
2x10 @ 16" O.C.	13'-8"	24"
2x10 @ 24" O.C.	12'-10"	20"
2x12 @ 12" O.C.	16'-5"	28"
2x12 @ 16" O.C.	15'-6"	24"
2x12 @ 24" O.C.	14'-6"	20"

* Install solid blocking when floor joist span exceeds 6'-10". Blocking required to be of the same material and size as the floor joist and located not more than 6'-10" from each support and other rows of blocking.

NOTE: ANYTHING OTHER THAN A WOOD GUARD/RAILING, PLEASE SUBMIT A COPY OF THE PRE-ENGINEERED GAIRD/RAILING DETAILS WITH YOUR BUILDING APPLICATION.

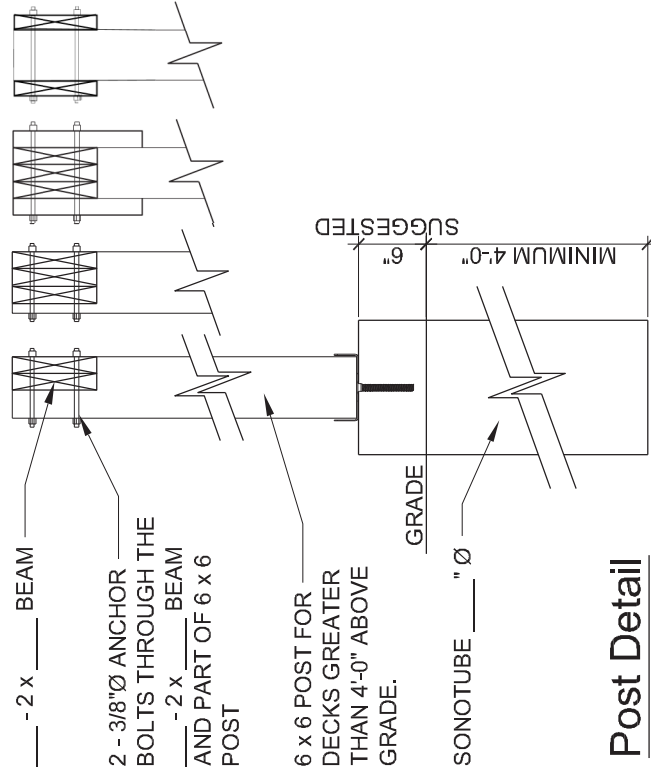


Option A



Option B

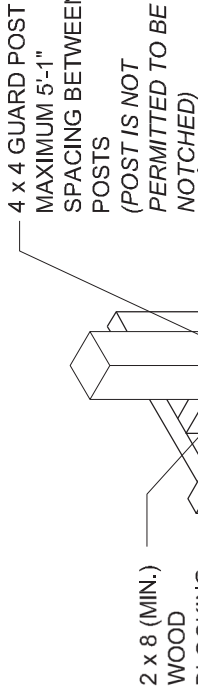
Guard Details



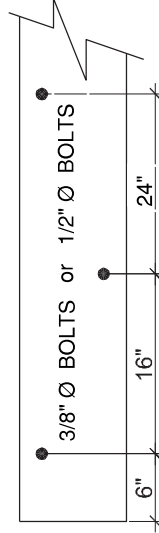
Post Detail

**SOLID BLOCKING REQUIRED FOR BEAMS @ 18" O.C.

**ADDITIONAL LATERAL BRACING MAY BE REQUIRED. CONFIRM WITH BUILDING INSPECTOR @ FRAMING INSPECTION.



Guard Post Detail



Ledger Board Detail

MINIMUM 3/8" Ø ANCHOR BOLTS @ 16" CENTERS OR MINIMUM 1/2" Ø ANCHOR BOLTS @ 24" CENTERS. ANCHOR BOLTS ARE TO BE STAGGERED AND MUST BE INTO WOOD FRAMING OR FOUNDATION WALL. DO NOT SECURE INTO BRICK VENEER ALONE.

Deck Details

Guard, Post, Beam, Footing and Ledger Board

DATE:

JANUARY 2013

SCALE:

NOT TO SCALE

DRAWING NO.:

2 OF 3

Deck Details

Deck Elevations and Details

DATE:

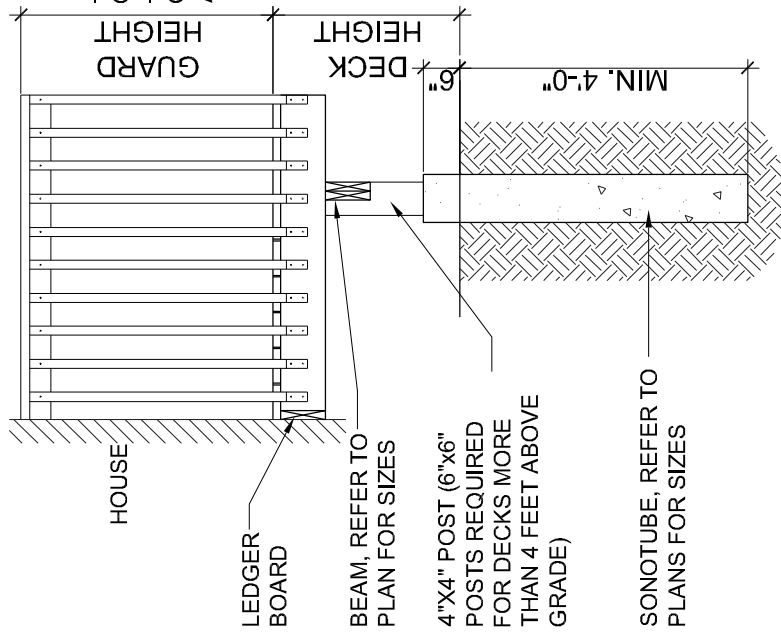
JANUARY 2013

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DRAWING NO.:

3 OF 3

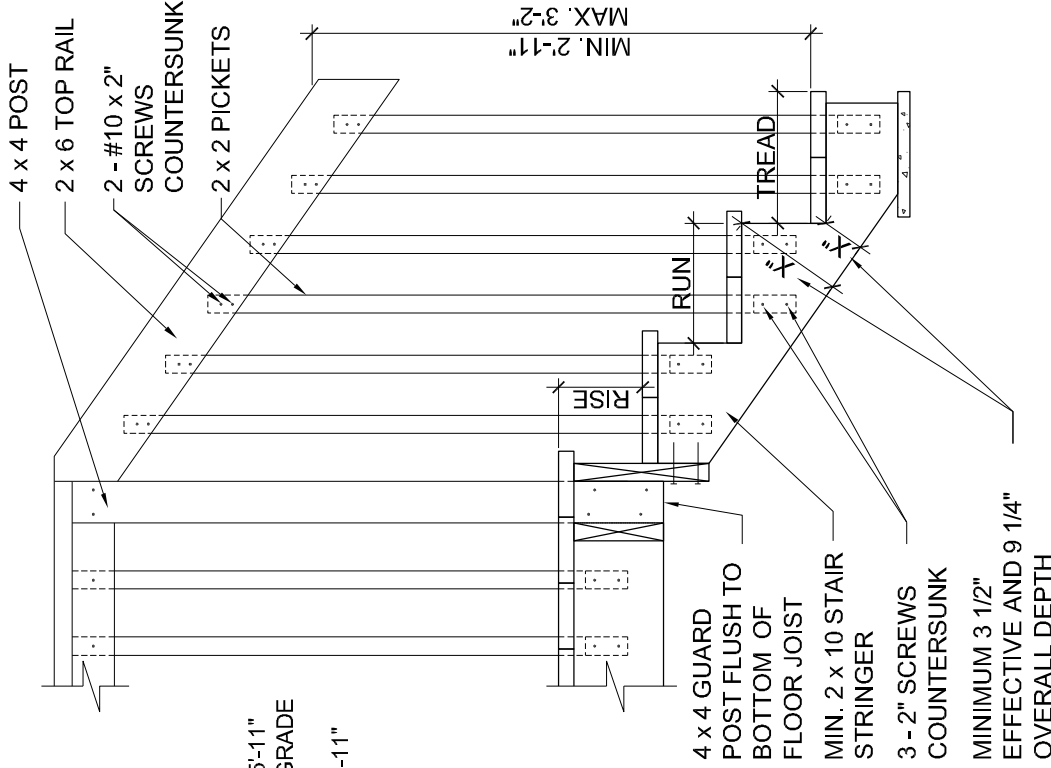


Deck Elevation

Sonotube Sizes

Diameter	*Weight
8"Ø	1047 lbs
10"Ø	1635 lbs
12"Ø	2355 lbs
14"Ø	3207 lbs
16"Ø	4189 lbs

*Weight = (supported joist length each side of post x half beam length each side of post) x 40 lbs/SF



Stair Detail

Stair Dimensions	
Type	Max. Min.
Rise	7 7/8" 4 7/8"
Run	14" 8 1/4"
Tread	14" 9 1/4"

max 1" nosing

*Risers shall have a uniform height in any one flight of stairs.

*Treads shall have a uniform run and tread depth in any one flight of stairs.