

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
- 1 complete set of construction drawings
- Owner Authorization form, if applicant is not property owner
- ***** All forms, permit documents and construction drawings, to be submitted electronically in PDF Format Only.**

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.

Any CCMC approved material is acceptable.

(Note: Hollow plastic or vinyl guards or railings are not permitted)

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?

Please submit your complete application and permit documents on our e-Permitting software,

Cloudpermit 

For more information please visit:

<https://www.get.on.ca/living-here/building-permits-and-inspections>

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 at building@get.on.ca

(Note: Once a Building Permit application has been submitted into Cloudpermit, question can be asked directly to The Building Department through the ‘workspace’ within Cloudpermit.)

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

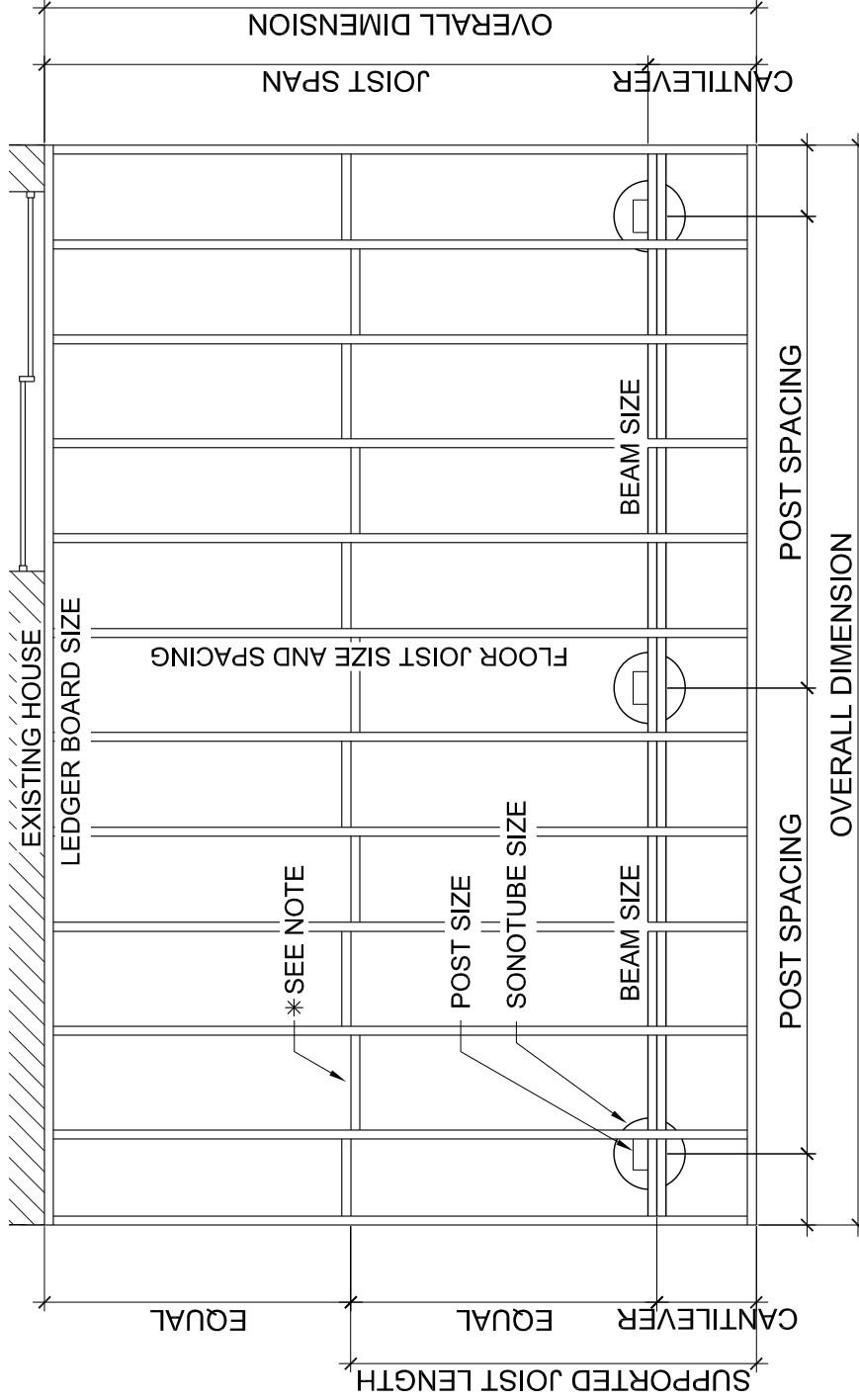
Deck Layout and Span Tables

SCALE:

NOT TO SCALE

DRAWING NO.:

1 OF 3



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

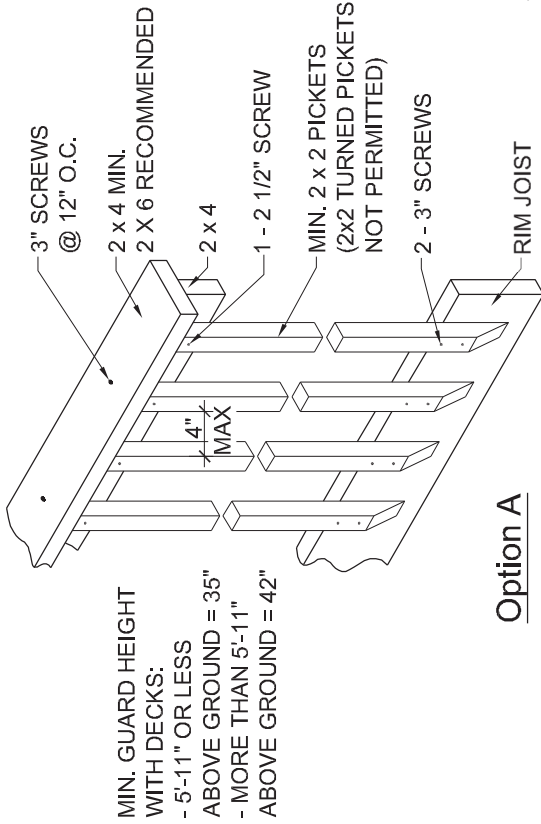
Deck Layout

| 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" |

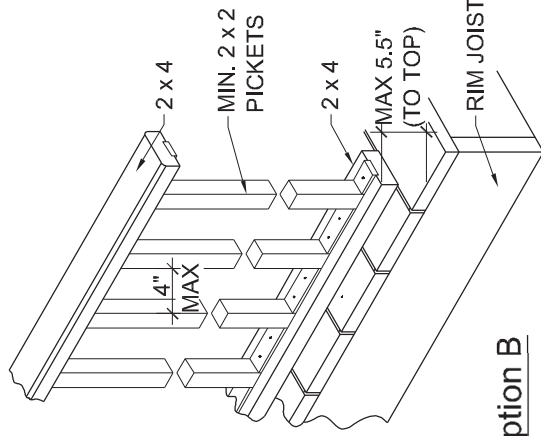
| Joist Size | Max. Span | Max. Cantilever |
|-----------------|-----------|-----------------|
| 2x8 @ 12" O.C. | 12'-6" | 20" |
| 2x8 @ 16" O.C. | 11'-9" | 16" |
| 2x8 @ 24" O.C. | 11'-0" | 14" |
| 2x10 @ 12" O.C. | 14'-6" | 28" |
| 2x10 @ 16" O.C. | 13'-8" | 24" |
| 2x10 @ 24" O.C. | 12'-10" | 20"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

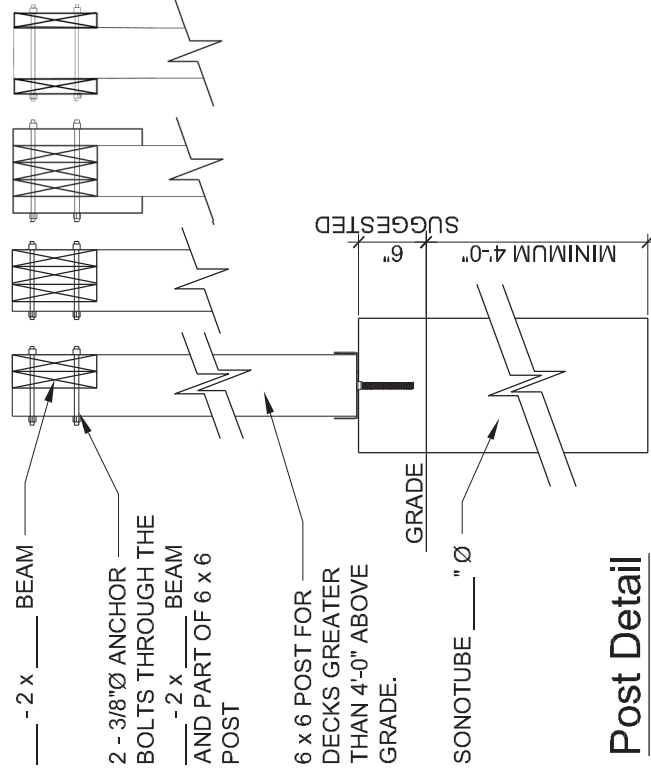


Option A



Option B

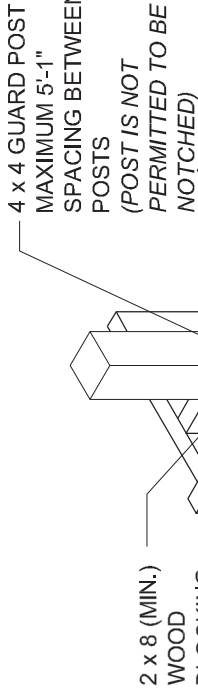
Guard Details



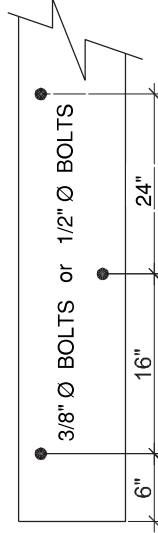
Post Detail

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

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



Guard Post Detail



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.

Ledger Board Detail

Deck Details

Guard, Post, Beam, Footing and Ledger Board

DATE:

JANUARY 2013

SCALE:

NOT TO SCALE

DRAWING NO.:

2 OF 3

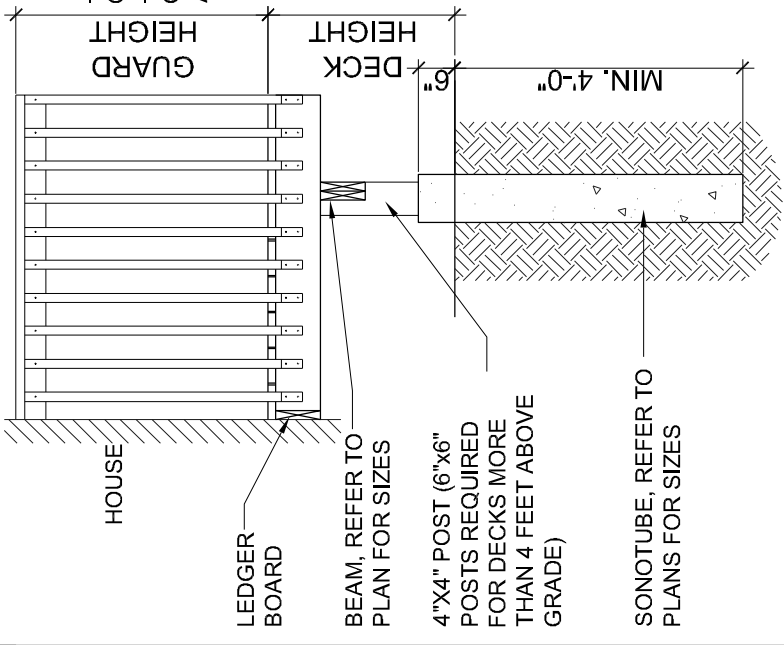
Deck Details

Deck Elevations and Details

DATE: JANUARY 2013

SCALE: NOT TO SCALE

DRAWING NO.: **3 OF 3**

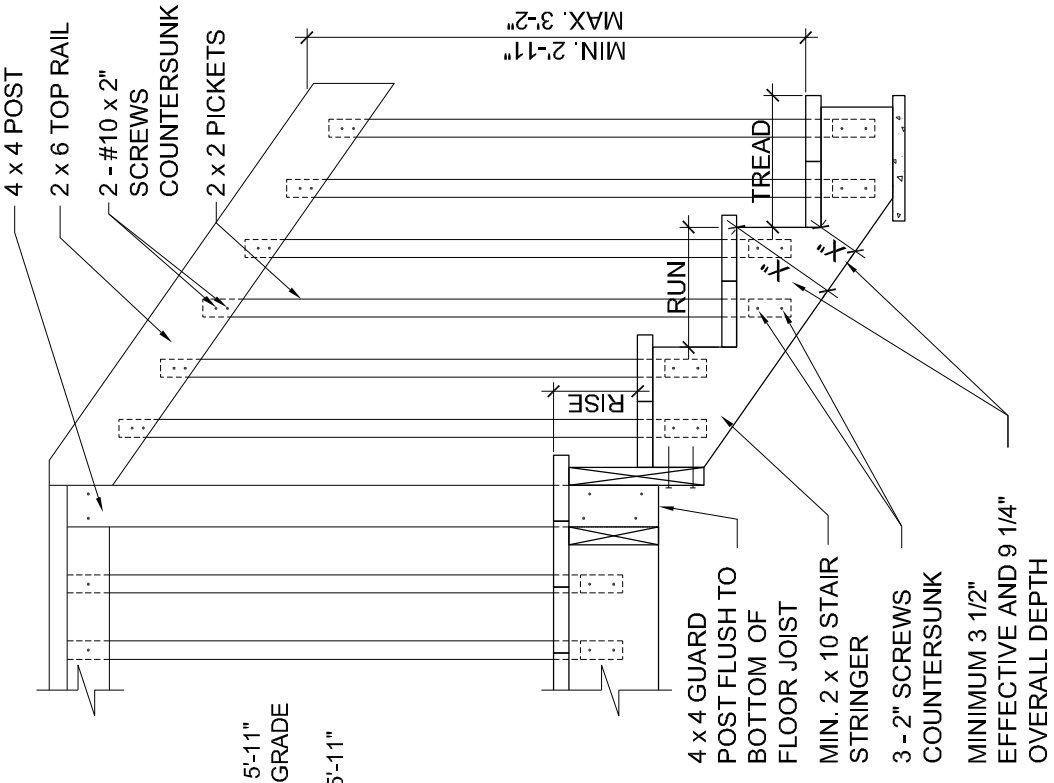


Deck Elevation

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

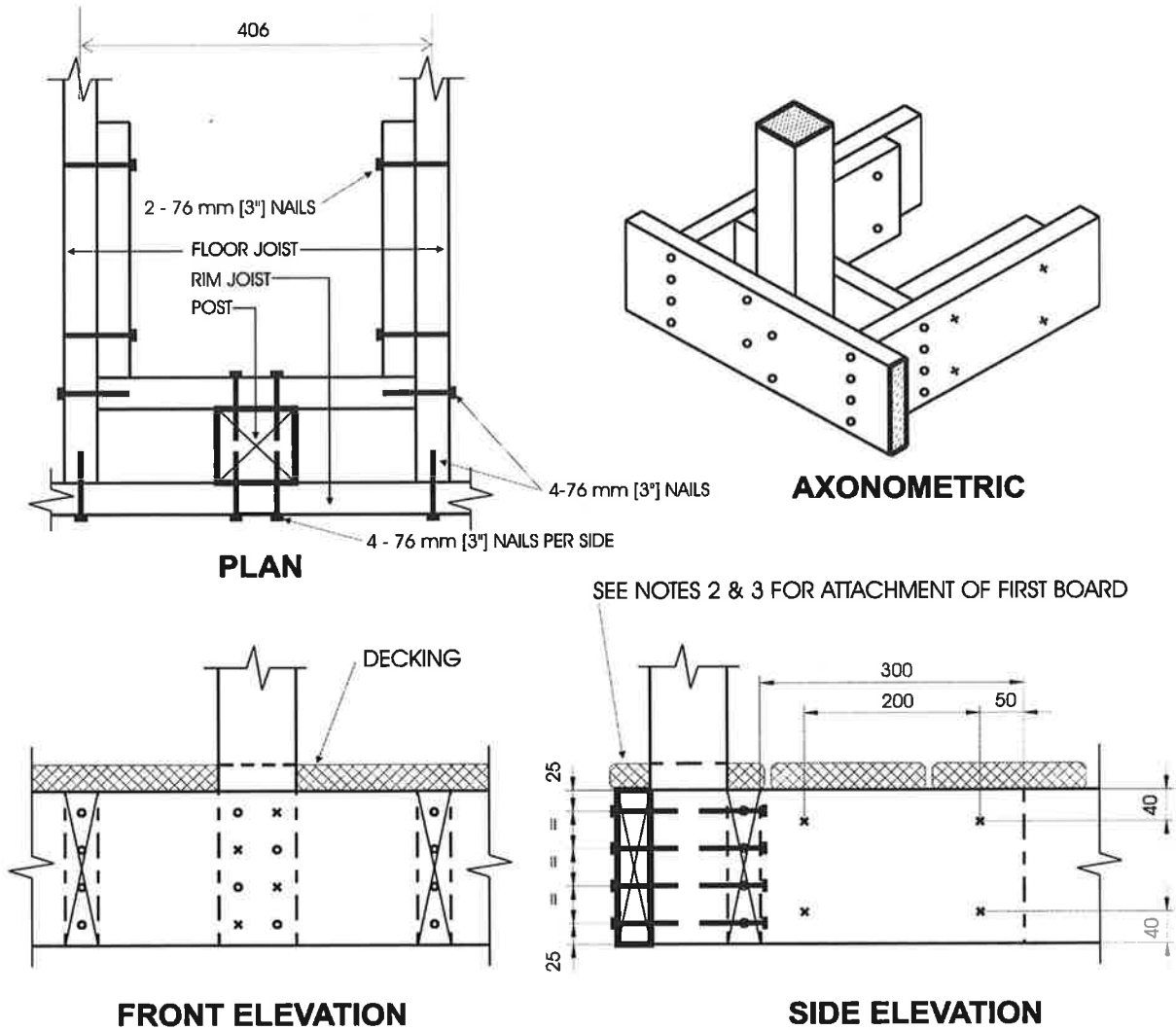


Stair Detail

| Stair Dimensions | |
|------------------|--------|
| Type | Min. |
| Rise | 4 7/8" |
| Run | 8 1/4" |
| Tread | 9 1/4" |

*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.

max 1" nosing



PLAN

AXONOMETRIC

FRONT ELEVATION

SIDE ELEVATION

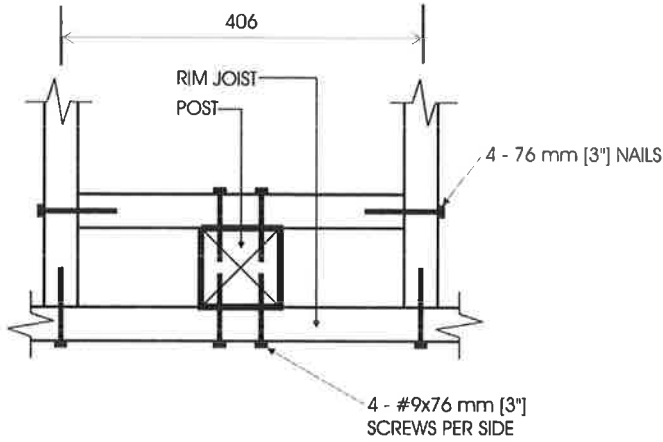
Detail EB-1

Exterior Connection: Post Nailed to Rim Joist

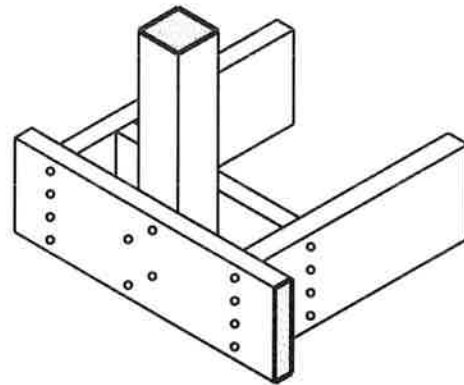
Notes:

1. Decking is omitted from the plan view and the axonometric view for clarity.
2. 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").
3. 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.
4. The post may be positioned anywhere between the joists.
5. Dimensions shown are in mm unless otherwise specified.

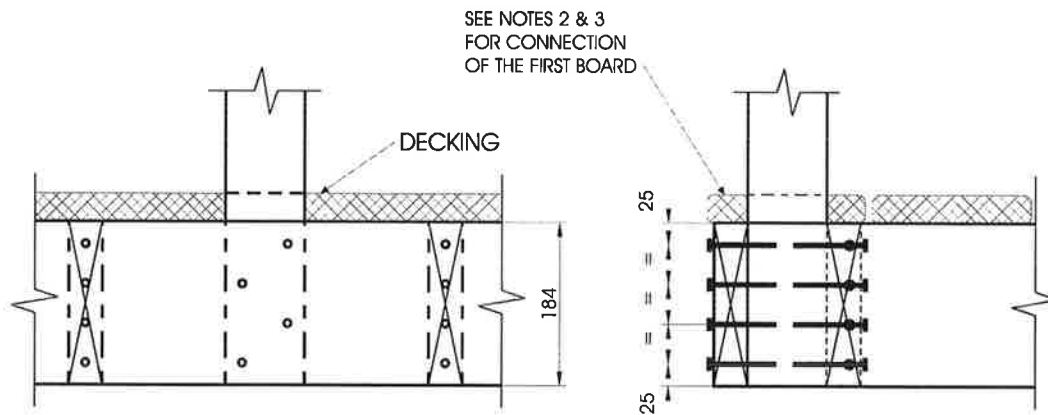
| MAXIMUM SPAN OF RAIL BETWEEN POSTS | |
|---|-------------------------|
| Species | Maximum Span, m (ft-in) |
| Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir | 1.22 (4'-0") |
| Northern Species | 1.20 (3'-11") |
| Column 1 | 2 |



PLAN



AXONOMETRIC



FRONT ELEVATION

SIDE ELEVATION

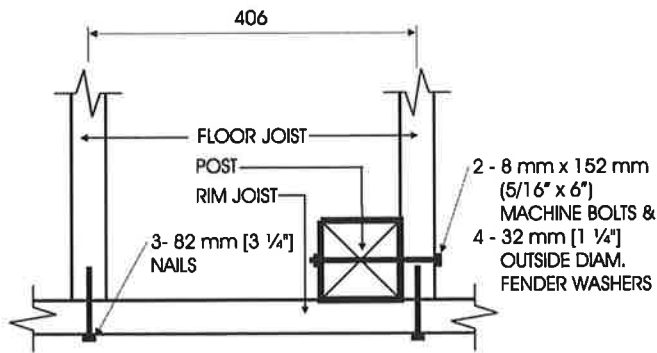
Preferred way, as this is the strongest

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

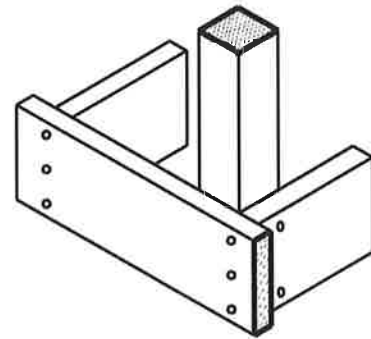
Notes:

1. Decking is omitted from the plan view and the axonometric view for clarity.
2. 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").
3. 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.
4. The post may be positioned anywhere between the joists.
5. #9 screws may be replaced by #8 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.

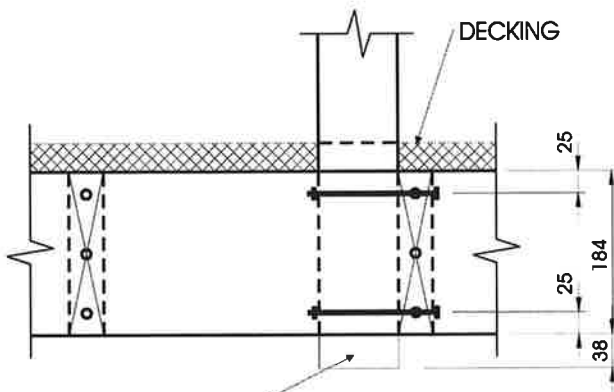
| MAXIMUM SPAN OF RAIL BETWEEN POSTS | |
|---|-------------------------|
| Species | Maximum Span, m (ft-in) |
| Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir | 1.56 (5'-1") |
| Northern Species | 1.20 (3'-11") |
| Column 1 | 2 |



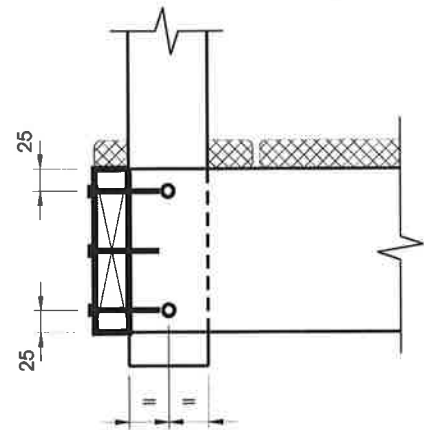
PLAN



AXONOMETRIC



FRONT ELEVATION



SIDE ELEVATION

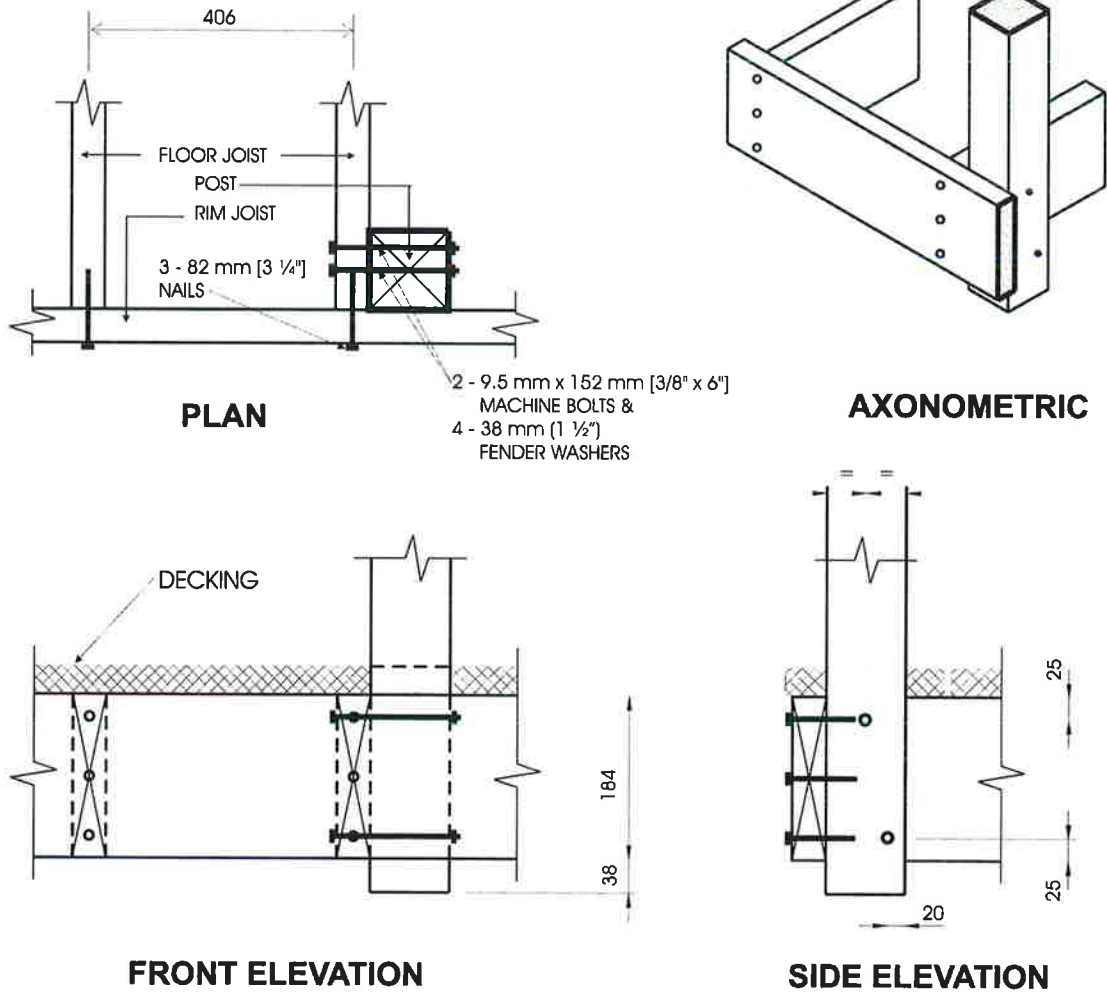
Detail EB-3

Exterior Connection: Post Bolted to Floor Joist - 8 mm (5/16") Bolts

Notes:

1. Decking is omitted from the plan view and the axonometric view for clarity.
2. 38 mm (1 1/2") post projection is not required where the maximum spacing between posts does not exceed 1.20 m (3'-11").
3. Joists may be spaced at 610 mm (24") o.c. or 406 mm (16") o.c.
4. Where floor joists are spaced at 610 mm (24") o.c., decking shall have a minimum thickness of 38 mm (1 1/2") and shall be fastened to the floor with 2 - 76 mm (3") nails.
5. Dimensions shown are in mm unless otherwise specified.

| MAXIMUM SPACING BETWEEN POSTS | |
|---|-------------------------|
| Species | Maximum Span, m (ft-in) |
| Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir | 1.29 (4'-3") |
| Northern Species | 1.20 (3'-11") |
| Column 1 | 2 |



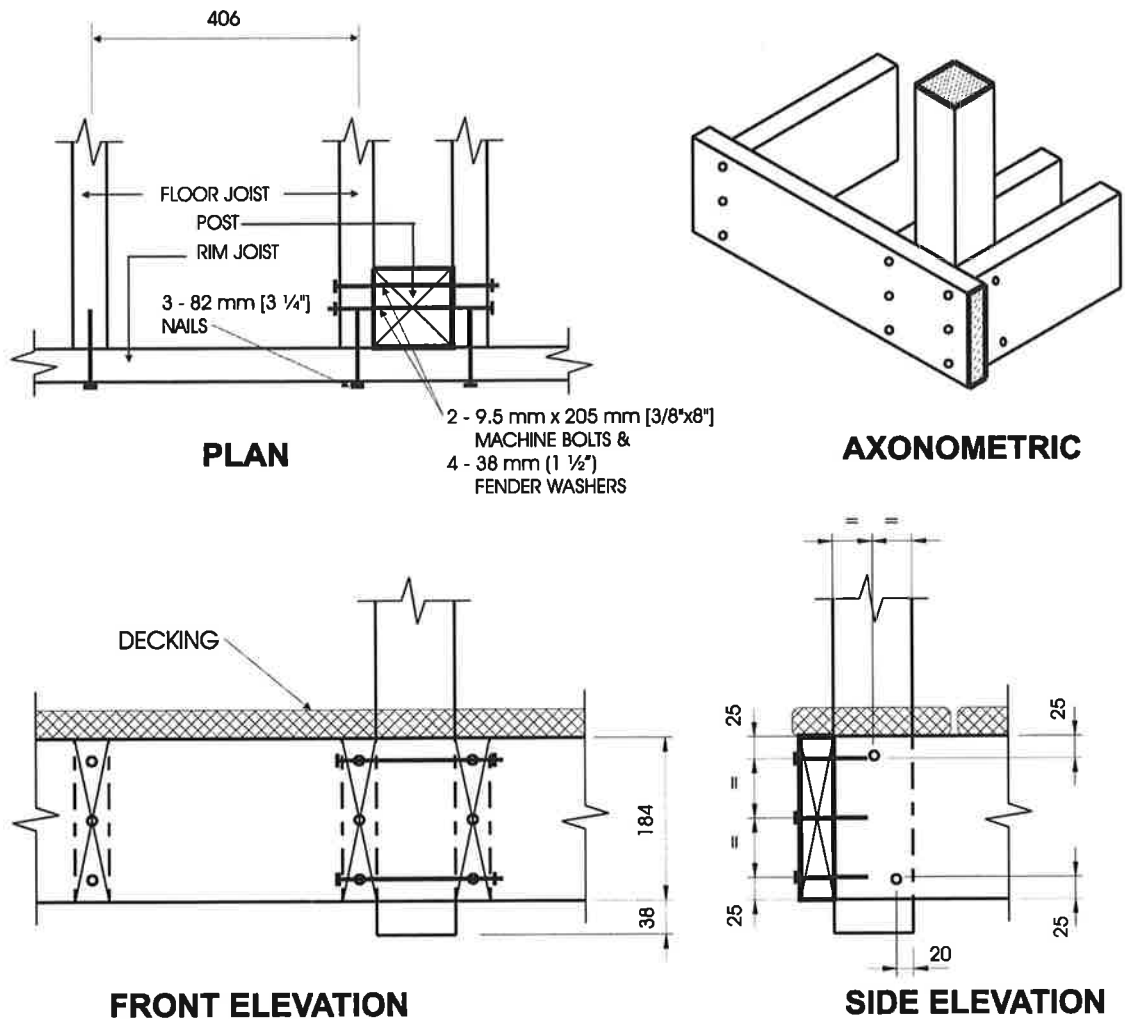
Detail EB-4

Exterior Connection: Post Bolted to Floor Joist - 9.5 mm (3/8") Bolts

Notes:

1. Decking is omitted from the plan view and the axonometric view for clarity.
2. 38 mm (1 1/2") post projection is not required where the maximum spacing between posts does not exceed 1.20 m (3'-11").
3. Joists may be spaced at 610 mm (24") o.c. or 406 mm (16") o.c.
4. Where floor joists are spaced at 610 mm (24") o.c., decking shall have a minimum thickness of 38 mm (1 1/2") and shall be fastened to the floor with 2 - 76 mm (3") nails.
5. Dimensions shown are in mm unless otherwise specified.

| MAXIMUM SPACING BETWEEN POSTS | |
|---|-------------------------|
| Species | Maximum Span, m (ft-in) |
| Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir | 1.49 (4'-11") |
| Northern Species | 1.20 (3'-11") |
| Column 1 | 2 |



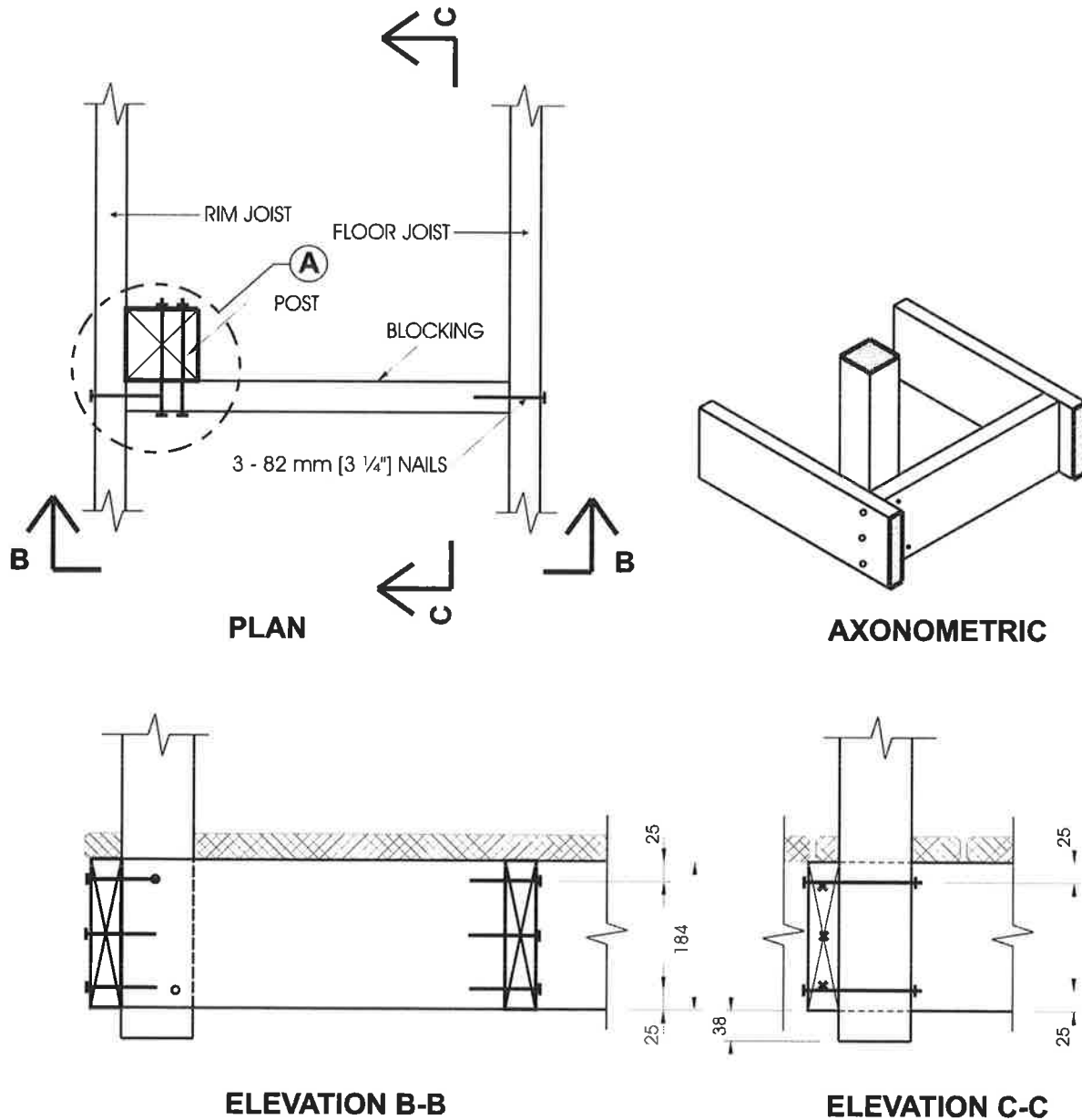
Detail EB-5

Exterior Connection: Post Bolted to 2 Floor Joists

Notes:

1. Decking is omitted from the plan view and the axonometric view for clarity.
2. 38 mm (1 1/2") post projection is not required where the maximum spacing between posts does not exceed 1.20 m (3'-11").
3. Joists may be spaced at 610 mm (24") o.c. or 406 mm (16") o.c..
4. Where floor joists are spaced at 610 mm (24") o.c. decking shall have a minimum thickness of 38 mm (1 1/2") and shall be fastened to the floor with 2 - 76 mm (3") nails.
5. Dimensions shown are in mm unless otherwise specified.

| MAXIMUM SPACING BETWEEN POSTS | |
|---|-------------------------|
| Species | Maximum Span, m (ft-in) |
| Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir | 2.14 (7'-0") |
| Northern Species | 1.20 (3'-11") |
| Column 1 | 2 |



Detail EB-6

Exterior Connection: Post Fastened to Floor, Guard Parallel to Floor Joists

Notes:

1. Use any of the connection details shown on Details EB-1 to EB-5 at location "A". Connection Detail EB-4 is shown in this detail, as an example.
2. Maximum spacing between posts is determined from connection detail used at location "A".
3. Decking is omitted from the plan view and the axonometric view for clarity.
4. Blocking shall be not less than 38 mm x 184 mm (2" x 8" nominal).
5. Dimensions shown are in mm unless otherwise specified.