

TOWN OF BRADFORD WEST GWILLIMBURY DECK PACKAGE

Property Address: \_\_\_\_\_

Deck Size:            Width: \_\_\_\_\_            Length: \_\_\_\_\_            Material: \_\_\_\_\_

Deck Height:            Ground to top of decking: \_\_\_\_\_

Stair Steps (pg. 5):    Rise: \_\_\_\_\_            Run: \_\_\_\_\_

Decking:            Size: \_\_\_\_\_            Material: \_\_\_\_\_

Guard:            Height: \_\_\_\_\_

Type:            ☐ 1. Cantilevered pickets system (see page 4)

☐ 2: Post and rail system (see page 5)

☐ 3: 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 an engineered design must be submitted. PVC or composite decking with 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 (if req.): Size: \_\_\_\_x\_\_\_\_x\_\_\_\_ ply            Span: \_\_\_\_            Overhang: \_\_\_\_ (max. 2')

Post:            Size: \_\_\_\_\_ (min. 4x4)

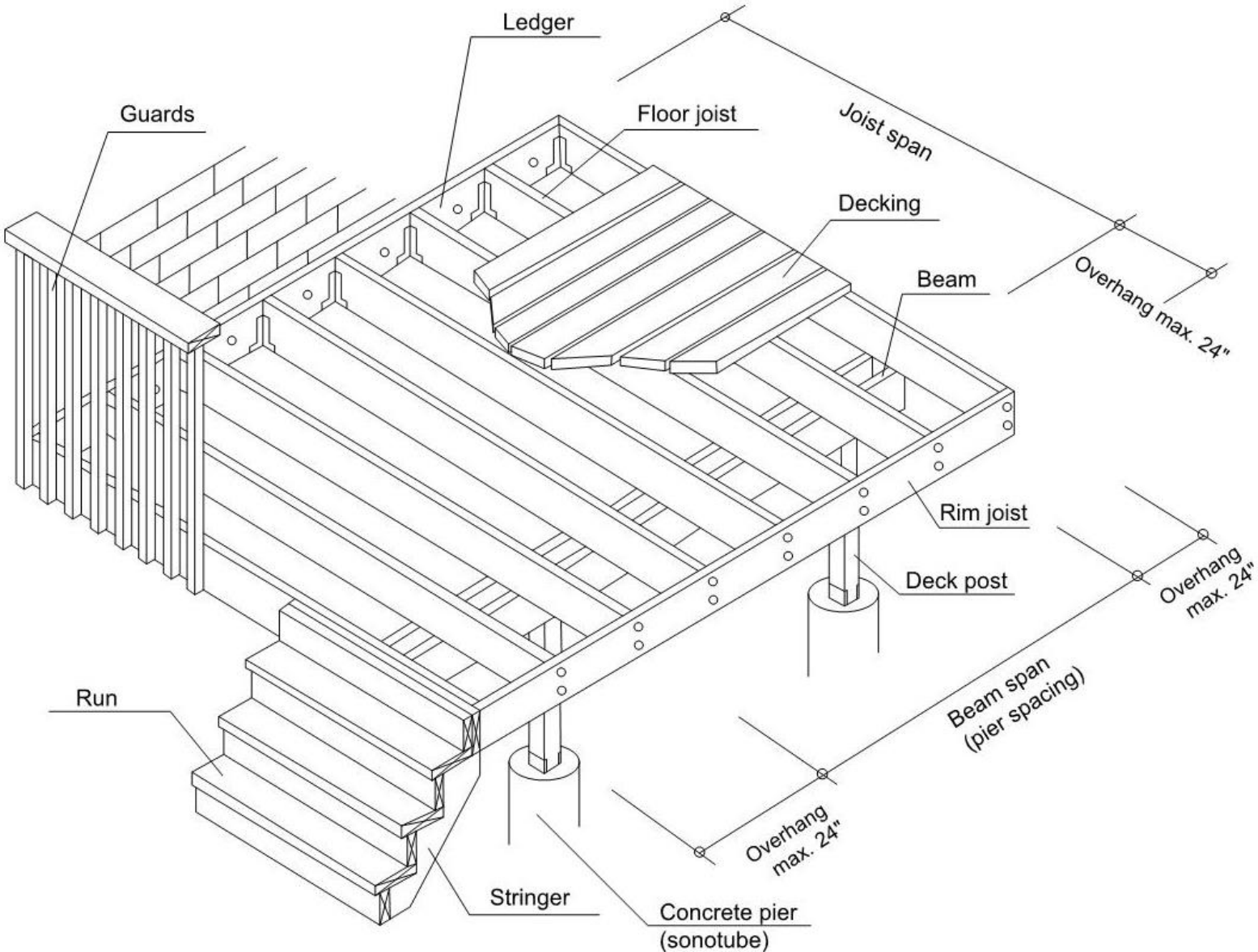
Footing:        Sonotube: \_\_\_\_\_ diameter minimum 4' below grade

**OR**    Deck Blocks (can only be used on detached deck with an area less than 592 ft<sup>2</sup>)

Deck Ledger (for attached decks):

                      Ledge board size: \_\_\_\_\_            Lag bolt size: \_\_\_\_\_ (min. ½")            Spacing: \_\_\_\_\_

                      Lag bolt length: \_\_\_\_\_ (long enough to pass through the brick veneer and into wood)



1. All work whether detailed on plans or not is subject to the field review of the building inspector
2. Footings/sonotubes must bear on undisturbed soil minimum 48" below grade
3. Deck foundation/sonotubes shall extend not less than 6" above grade
4. Decks NOT attached to the house, and not more than 24" high, may rest on an approved deck block foundation system on grade
5. Decks attached to the house cannot be supported on brick veneer: they shall be attached to the house framing structure
6. Provide lateral support (diagonal knee bracing) to deck posts when posts are more than 600mm (24") in height
7. Provide mid span solid blocking where joists span over 6'11"
8. Deck requires a guard if it is 600mm (24") or greater in height
9. 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"
10. Minimum 20 Gauge framing anchor to be used at post to rail connections

11. Provide solid blocking between joists at guard rail posts where guard is parallel to joist direction
12. Guards shall meet requirements set out in Div. B Subsection 9.8.8 and/ or SB-7 of the Supplemental Standards of 2012 OBC
13. Stairs with more than 3 risers shall have a handrail
14. Wood stair stringers shall be a minimum size of 2x10 and the space between stringers shall not be more than 2'11"
15. You shall respect the lot grading of your lot and those that surround it

**Note: If the property is located within the regulated area of Conservation Authority (LSRCA or NVCA), the applicant shall obtain an approval or exemption letter from the authority**

Designer Qualification: The homeowner of a house is allowed to design their own deck without being qualified under the OBC. **However, the design prepared should still be in sufficient detail to demonstrate that the project will comply with the technical requirement of OBC.**

Joists		Pier Size		
Joist Span	Joist Size	Pier Spacing		
		6'	8'	10'
10'	2x8	10" dia.	10" dia.	12" dia.
12'	2x10	10" dia.	12" dia.	12" dia.

Joists		Beam Size				
Joist span	Joist size	Pier Spacing				
		6'	8'	10'		
10'	2x8	2/2x8	2/2x10	3/2x8	2/2x12	3/2x10
12'	2x10	2/2x8	2/2x10	3/2x8	2/2x12	3/2x10

**\*TABLE SIZES ARE ACCORDING TO 16" ON CENTER JOISTS\***

**TOWN OF BRADFORD WEST  
GWILLIMBURY BUILDING DIVISION**  
305 Barrie St, Unit 4B

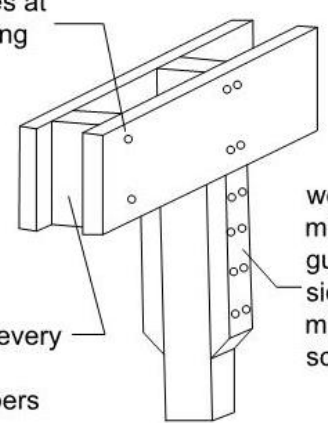
**To book an inspection:**  
PHONE: 905-778-2055, ext. 1500

**Page 1**

TYPICAL CONSRUCTION DETAILS

- Please indicate below which **Beam to Post Junction** detail you will be using by checking within the corresponding box:

☐ **BEAM FASTENED TO SIDE OF POST**

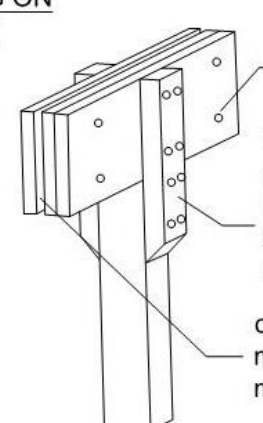


2 rows of 3" nails on both sides at every blocking

wood beam with min. 2x4x20" high gussets on both sides of post with minimum 8 - 3" screws or nails

provide solid 2x (beam size) every 18" on center between members

☐ **BEAM SITTING ON TOP OF POST**

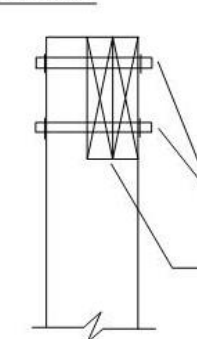


2 rows of 4" nails at 18" on center along length of beam each side

wood beam with min. 2x4x20" high gussets on both sides of post with minimum 8 - 3" screws or nails

continuous spacing material between members


☐ **BEAM SITTING ON NOTCHED POST**



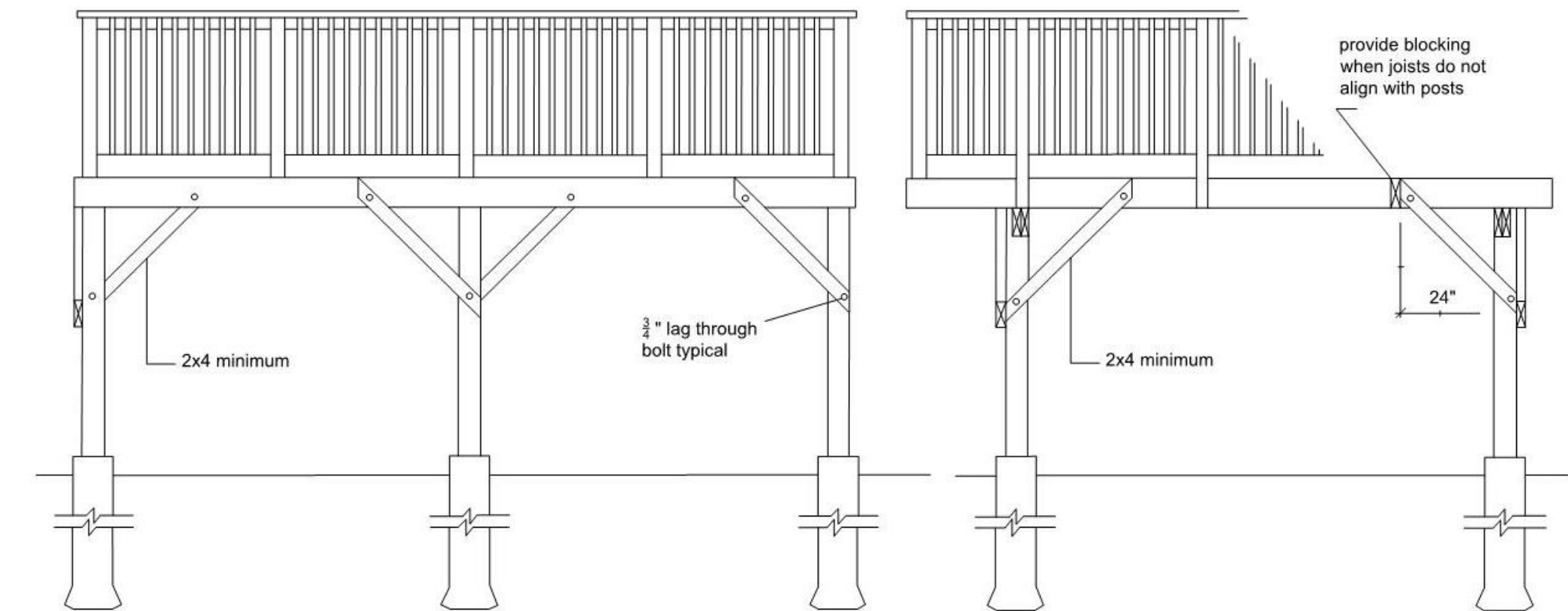
(2) 1/2" through bolts with washers

beam must bear fully on notch

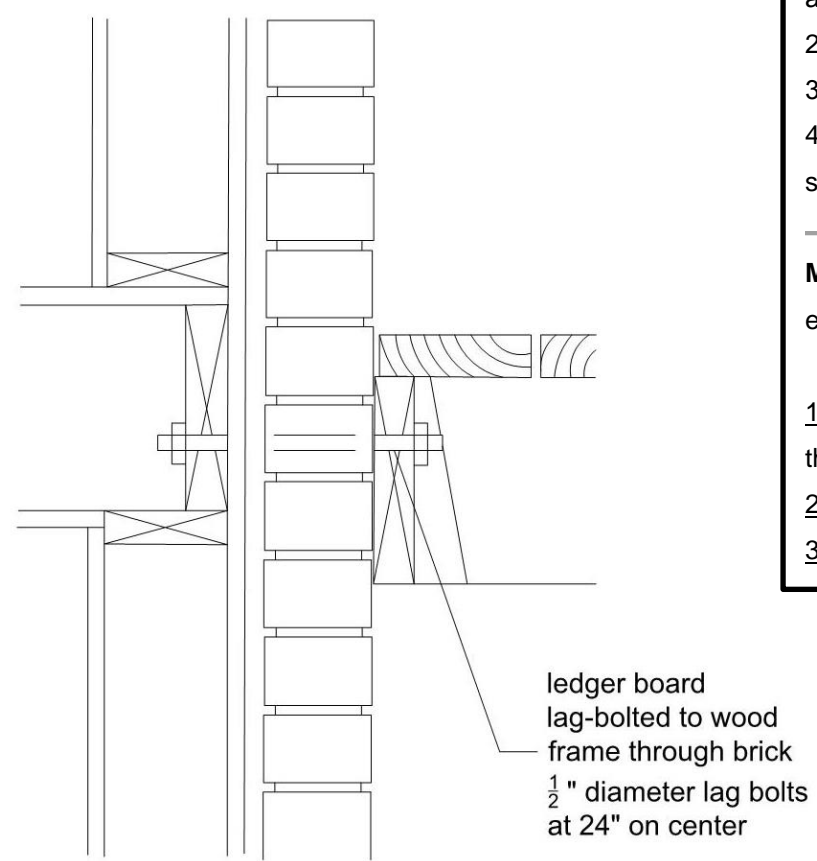
☐ **BEAM SITTING ON POST CAP**



LATERAL BRACING DETAIL



WALL CONNECTION THROUGH BRICK DETAIL




**Construction Notes:**

1. Decks must be attached to house foundation or structural framing (**not brick veneer**) with minimum 1/2" lag bolts at maximum 24" on center
2. All fasteners shall be resistant to corrosion (galvanized)
3. No member or attachment between the height of 4" and 2'11" on the guard shall facilitate climbing
4. **All lumber shall be decay resistant** No. 2 (spruce, pin, fir) or better and all end cuts of pressure treated lumber shall be treated to prevent decay

**Mandatory Inspections** – Once the permit is obtained all work must be inspected at key stages of construction to ensure that construction is in accordance with the permit drawings and complies with the Ontario Building Code:

1. **Footing Inspection (Before Pouring Concrete):** holes are inspected to verify the depth, diameter, and spacing of the piers prior to placement of concrete
2. **Framing Inspection:** completion of framing components including the connection to the house
3. **Final Inspection:** required at the time of completion of deck flooring, guards, and stairs



A Growing Tradition

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305 Barrie St, Unit 4B

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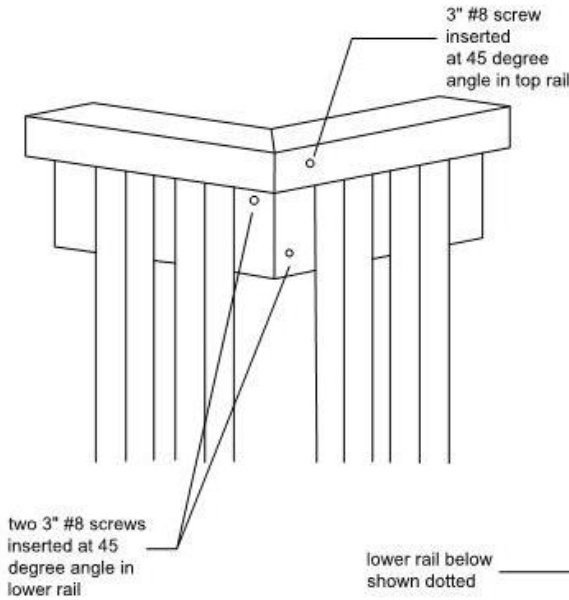
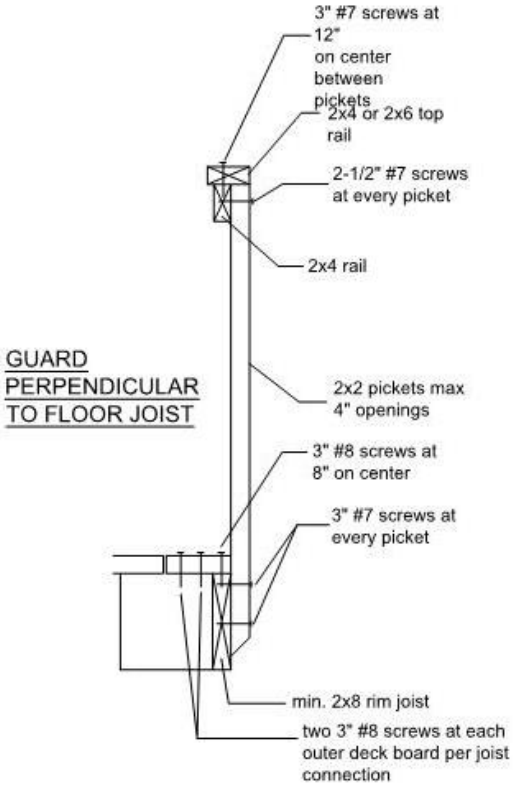
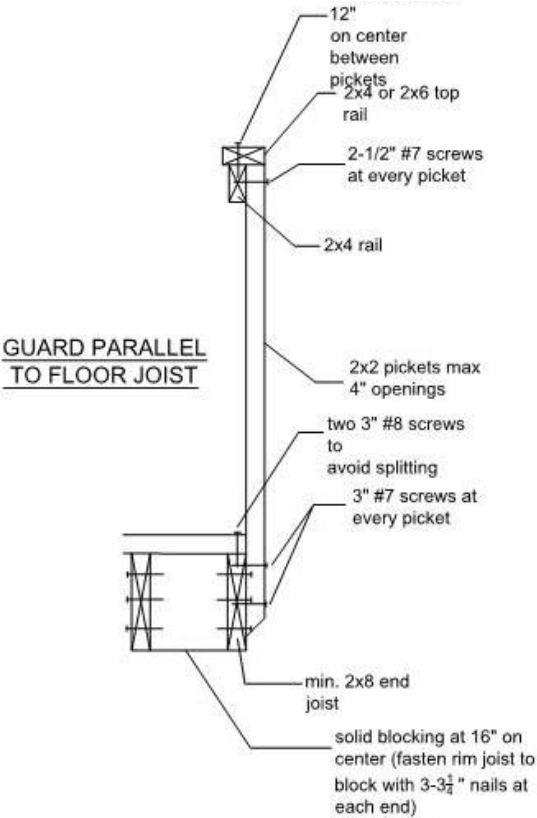
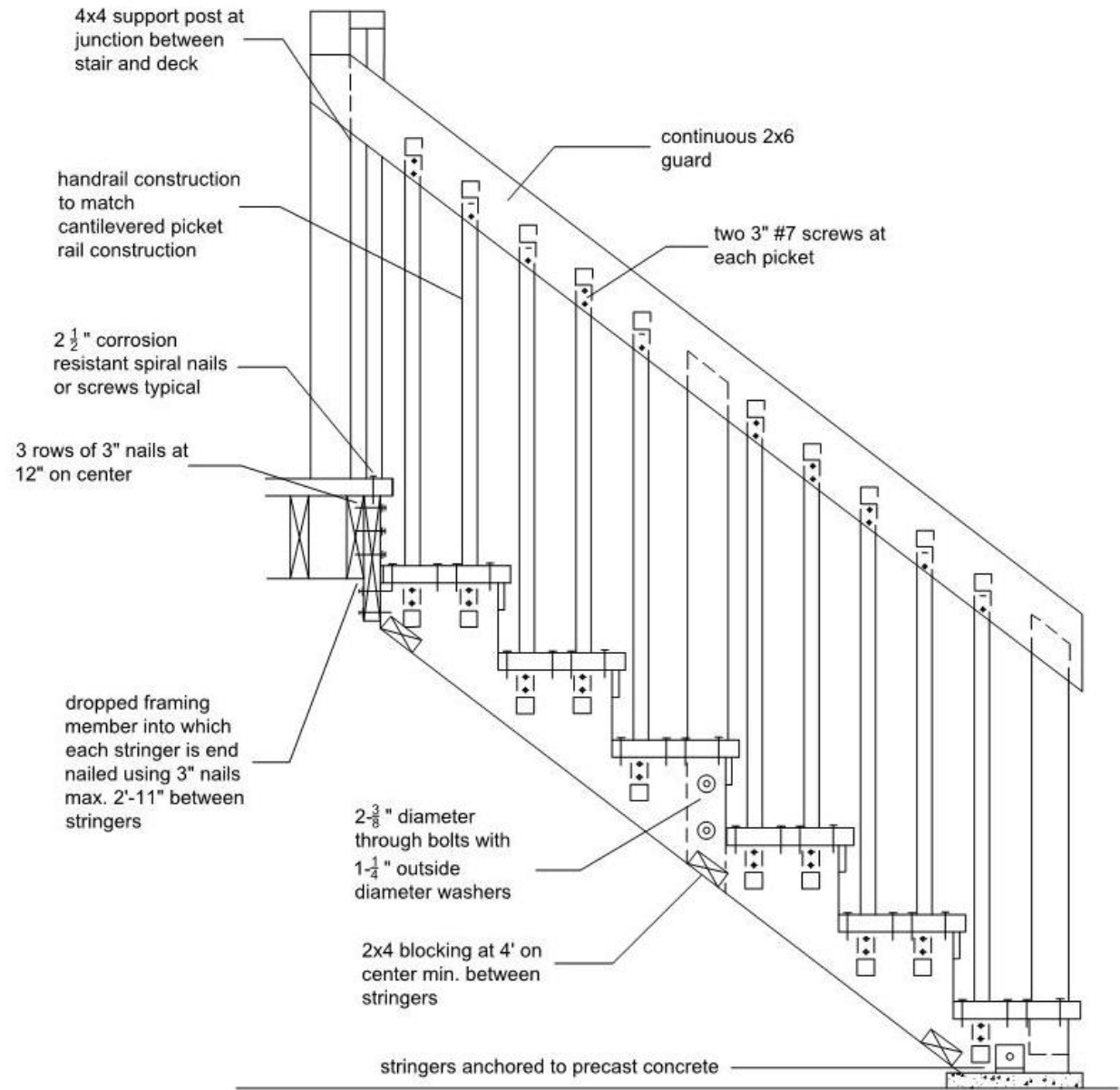
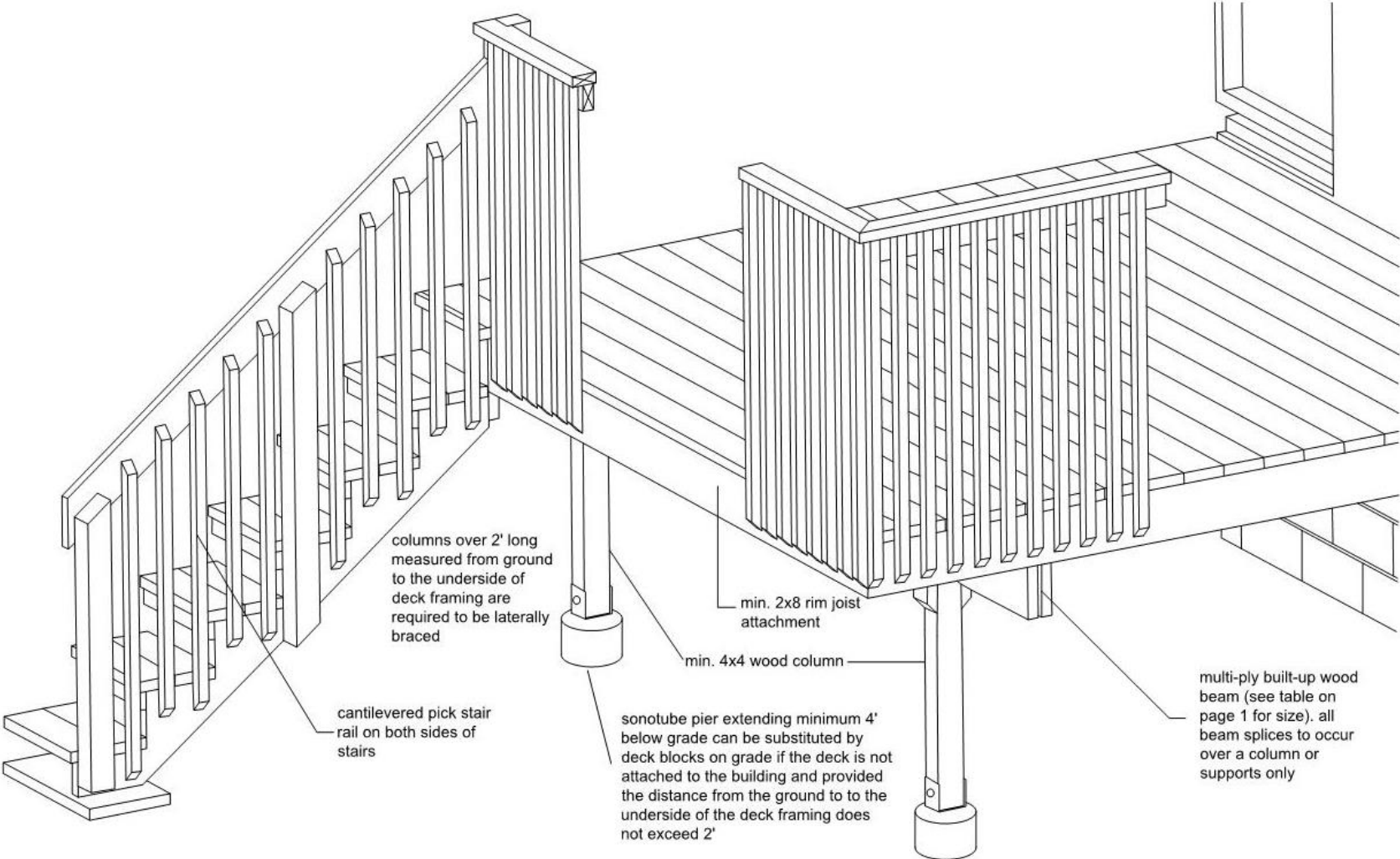
**Page 2**

This diagram illustrates the cross-section of a building floor system. It shows a series of joists supported by beams, which are in turn supported by piers. The diagram includes labels for 'joist span', 'joists @ 16" on center', 'beam', and 'pier spacing'. A chimney is shown on the left side, and a staircase is visible on the right side.


## Page 3



WOOD PICKET SYSTEM DETAILS



- 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 4).
  - 2. Pre-drill pilot holes in pickets to avoid splitting



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GWILLIMBURY BUILDING DIVISION**

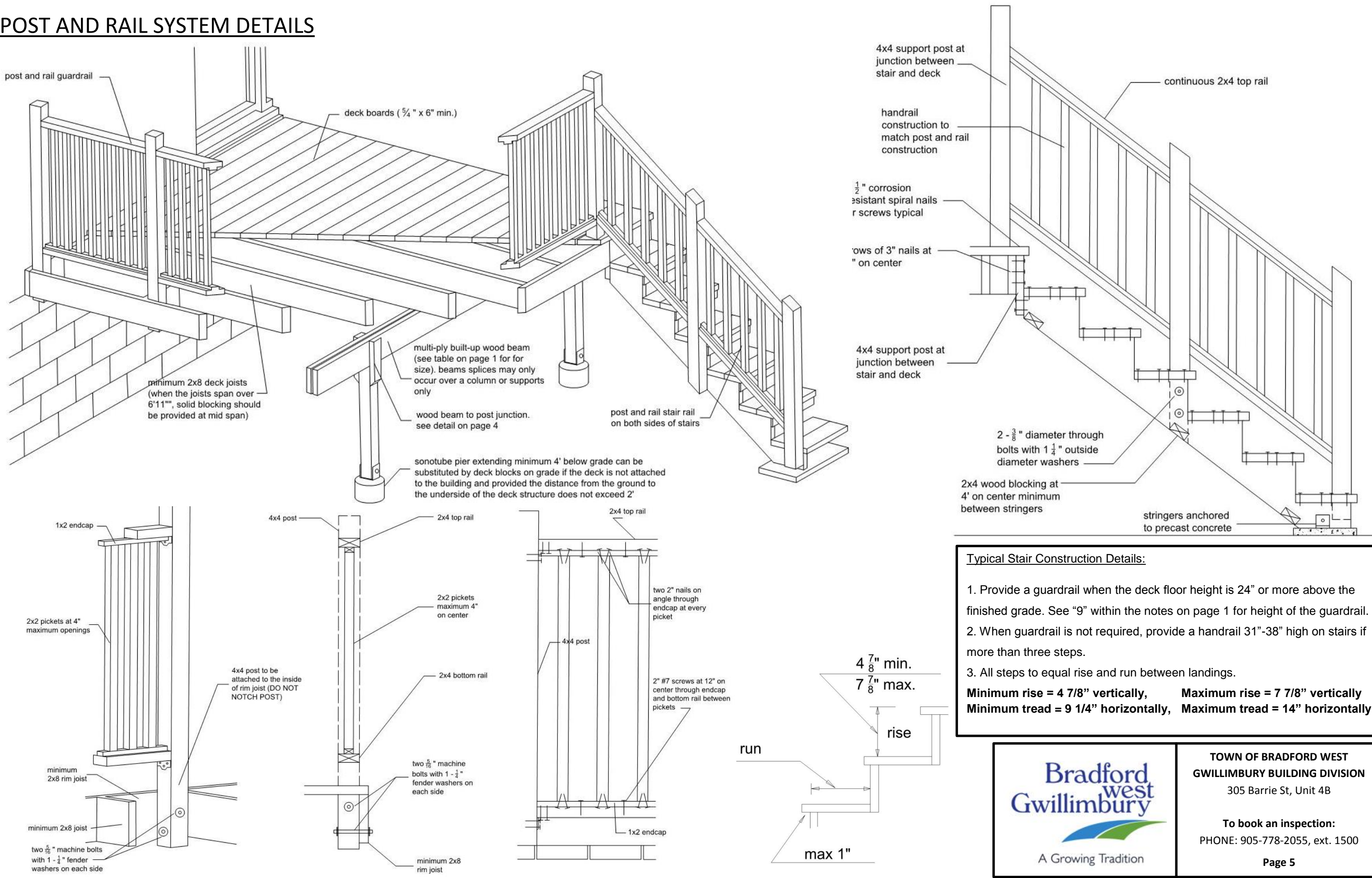
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**Page 4**




POST AND RAIL SYSTEM DETAILS



Typical Stair Construction Details:

1. Provide a guardrail when the deck floor height is 24" or more above the finished grade. See "9" within the notes on page 1 for height of the guardrail.
2. When guardrail is not required, provide a handrail 31"-38" high on stairs if more than three steps.
3. All steps to 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**



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**Page 5**

# Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the *Building Code Act, 1992*

For use by Principal Authority				
Application number:		Permit number (if different):		
Date received:		Roll number:		
Application submitted to: _____ (Name of municipality, upper-tier municipality, board of health or conservation authority)				
A. Project information				
Building number, street name		Unit number	Lot/con.	
Municipality	Postal code	Plan number/other description		
Project value est. \$		Area of work (m <sup>2</sup> )		
B. Purpose of application				
New construction	Addition to an existing building	Alteration/repair	Demolition	Conditional Permit
Proposed use of building		Current use of building		
Description of proposed work				
C. Applicant				
Applicant is:		Owner or Authorized agent of owner		
Last name		First name	Corporation or partnership	
Street address		Unit number	Lot/con.	
Municipality	Postal code	Province	E-mail	
Telephone number (     )	Fax (     )		Cell number (     )	
D. Owner (if different from applicant)				
Last name		First name	Corporation or partnership	
Street address		Unit number	Lot/con.	
Municipality	Postal code	Province	E-mail	
Telephone number (     )	Fax (     )		Cell number (     )	

E. Builder (optional)		
Last name	First name	Corporation or partnership (if applicable)
Street address		Unit number     Lot/con.
Municipality	Postal code	Province     E-mail
Telephone number (     )	Fax (     )	Cell number (     )
F. Tarion Warranty Corporation (Ontario New Home Warranty Program)		
i. Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.	Yes	No
ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?	Yes	No
iii. If yes to (ii) provide registration number(s): _____		
G. Required Schedules		
i) Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.		
ii) Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.		
H. Completeness and compliance with applicable law		
i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.	Yes	No
ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .	Yes	No
iii) This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.	Yes	No
iv) The proposed building, construction or demolition will not contravene any applicable law.	Yes	No
I. Declaration of applicant		
I _____ declare that: (print name)		
1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.		
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.		
_____ Date	_____ Signature of applicant	

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor. Toronto, M5G 2E5 (416) 585-6666.

## Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

<b>A. Project Information</b>					
Building number, street name				Unit no.	Lot/con.
Municipality		Postal code	Plan number/ other description		
<b>B. Individual who reviews and takes responsibility for design activities</b>					
Name			Firm		
Street address				Unit no.	Lot/con.
Municipality		Postal code	Province	E-mail	
Telephone number (        )		Fax number (        )		Cell number (        )	
<b>C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]</b>					
House		HVAC – House		Building Structural	
Small Buildings		Building Services		Plumbing – House	
Large Buildings		Detection, Lighting and Power		Plumbing – All Buildings	
Complex Buildings		Fire Protection		On-site Sewage Systems	
Description of designer's work					
<b>D. Declaration of Designer</b>					
I _____ declare that (choose one as appropriate): <div style="text-align: center;">(print name)</div> I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4.of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories. Individual BCIN: _____  Firm BCIN:         _____  I review and take responsibility for the design and am qualified in the appropriate category as an “other designer” under subsection 3.2.5.of Division C, of the Building Code. Individual BCIN: _____  Basis for exemption from registration: _____  The design work is exempt from the registration and qualification requirements of the Building Code. Basis for exemption from registration and qualification:_____					
I certify that:					
1. The information contained in this schedule is true to the best of my knowledge.					
2. I have submitted this application with the knowledge and consent of the firm.					
_____ Date		_____ Signature of Designer			

NOTE:

1. For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) (c) of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
2. Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

## Uncovered Deck Setbacks

PERMITTED STRUCTURE OR FEATURE	APPLICABLE REQUIRED YARD(S)	REQUIRED SETBACK OR PERMITTED ENCROACHMENT
Uncovered Decks (0.6 m or less in height above finished grade)	Side yard  Rear yard	No closer than 0.6 m from the side lot line.  No closer than 1.2 m from the rear lot line.
Uncovered Decks (Greater than 0.6 m in height above finished grade)	Interior side yard      Exterior side yard  Rear yard	Required side yard setback of the zone in which the lot is located. This setback shall not apply where a side lot line extends from a common wall dividing attached dwelling units.      No encroachment.  No closer than 3.5 m to the rear lot line.
Stairs used to access an uncovered deck	Any setback for the deck or porch	An additional 1.0 m from the deck or porch, but in no case shall the encroachment for the stairs be closer than 1.0 m to the lot line.

### Permit Fees:

**Building Permit Fee:** As per Schedule "A" of the current Building By-law

**Assessment Fee:** As per the Town's Fees & Charges By-law

**Refundable Security Deposit** (cash, cheque or debit): 10% of the estimated construction value (minimum of \$500.00 to maximum of \$2,000.00)