



Town of Penetanguishene Deck Permit Guidelines



Planning and Building Department

Town of Penetanguishene

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A GUIDE TO OBTAINING A DECK PERMIT

This guide provides information to homeowners and contractors on obtaining a building permit to construct a deck within the Town of Penetanguishene. Questions should be referred to the Building Department.

Application Process

The first step in the process is to create a Cloud Permit Account

<https://ca.cloudpermit.com/login>

Work completed prior to an application review may not meet Building Codes and may need to be redone.

The details of the deck design should be prepared following the guidelines for plan drawings and structural elements that are provided in this booklet.

The following documentation is required:

Survey or site plan, drawn to scale, illustrating existing buildings/structures and the proposed location of the deck (see following page for example);

Plan Drawings

Completed deck design statement (see following pages)

Plans should include:

- Overall deck size
- Beam size and location
- Post size and location
- Floor joist size and spacing, as well as the direction the joists are spanning
- Location and width of stairs (if applicable)
- Height of deck at highest point
- Type of guard (railing) system being used

Contractor's Obligation

Signed Authorization – downloadable form in Cloud Permit

If a contractor will be building the deck and is applying on behalf of the homeowner, a signed authorization from the homeowner is required (included in application process).

Building Code Identification Number (BCIN)

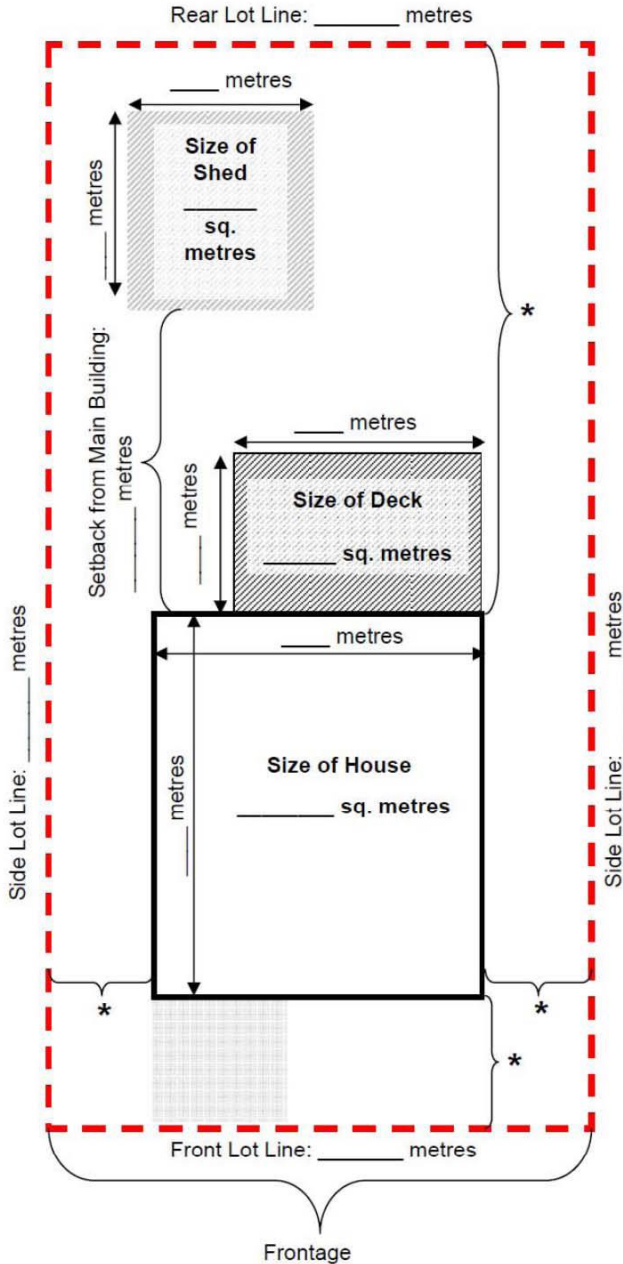
A Building Code Identification Number, or BCIN, is the unique identifying number assigned to individuals who file their qualifications with the Ministry of Municipal Affairs and Housing. As of January 1, 2006, most designers who prepare documents to be submitted with permit applications, required under the Building Code Act, and who are not licensed architects must:

- Be registered with the Ministry of Municipal Affairs and Housing
- Possess provincial qualifications

Provide information about their qualification and registration on the permit application and on all design documents. Homeowners who are preparing their own drawings for submission and take responsibility for the design activities of the project are **not required to have a BCIN Number.**



Sample Site Plan Drawing



Items required on site plan drawings:

- Measurements and location of property boundary/lot lines
- Location, size, and dimensions of *all* existing structures on the property (house, decks/porches, accessory buildings)
- Location, size, and dimensions of *proposed* construction
- Distances (setbacks) from all structures to each property line
- **Accessory Buildings:** Show distance of structure from the main building
- **Pools:** Indicate location of water treatment equipment and setbacks from property line(s)

* Setbacks

Front Yard Setback: _____ metres

Rear Yard Setback: _____ metres

Interior Yard Setbacks: _____ metres (a)
 _____ metres (b)

Exterior Yard Setbacks: _____ metres (a)
 (corner lot) _____ metres (b)

--- Property Line
 Note: Property lines must be based on legal survey.

CONSTRUCTION REQUIREMENTS FOR DECKS

- Circular concrete piers to be a minimum of 10 inches in diameter and extend a minimum of 48 inches below finished grade.
- Piers shall be placed on footing pads or be tapered out at the bottom by 50% to provide proper bearing and to resist uplift.
- Footings or piers shall bear on undisturbed soil with a minimum bearing capacity of 1500 PSF.
- Size of piers may increase due to soil conditions or spacing.
- Support posts for beams to be a minimum 6 inches x 6 inches for all elevations over 5 feet, 11 inches.
- Anchorage to building with minimum ½ inch diameter bolts spaced not more than 16 inches apart. Deck is not permitted to be supported on brick veneer.
- Beam to post and post to base connections shall be securely fastened to resist uplift and lateral movement.
- Beam sizes and floor joist sizes to be determined from span tables below. (**Note: minimum permitted joist size is 2 inches x 8 inches.**)
- Guard height of 35 inches if top of deck exceeds 24 inches above grade or 42 inches if top of deck exceeds 5 feet, 11 inches. Guards shall be non-climbable and vertical balusters shall be spaced no more than 4 inches apart. Provide handrails on stairs if there are more than 3 risers. Wood guard posts to be a minimum 4 inches x 4 inches (solid).
- Deck blocks can only be used where the deck is not attached to the house, the deck is less than 55m² (592 ft²) and the distance from the finished ground to the underside of the floor joists is not more than 600 mm (23 5/8").

NOTE: All deck guards shall meet the requirements of the Ontario Building Code SB-7 Supplementary Guidelines or be designed by Part 4 of the Ontario Building Code (Engineered Drawings).

Beam Sizing Table			
Supported Joist Length ⁽¹⁾	Live Load 1.9 kPA 40 lbs/ft ²		
	Pier Spacing		
	2.0 m 6'-6"	3.0m 9'-10"	4.0m 13'-1"
1.5 m 4'-11"	2/2x8	2/2x8	3/2x10
2.0 m 6'-6"	2/2x8	3/2x8	3/2x10
2.5 m 8'-2"	2/2x8	2/2x10	3/2x12
3.0 m 9'-10"	2/2x8	3/2x10	3/2x12
3.5m 11'-5"	2/2x8	3/2x10	3/2x12
4.0m 13'-1"	2/2x8	3/2x10	4/2x12

Joist Sizing Table			
Joist Span	Live Load 1.9 kPA 40 lbs/ft ²		
	Joist Spacing O.C		
	300 mm 12"	400mm 16"	600mm 24"
2.0 m 6'-6"	2x6	2x6	2x6
2.5 m 8'-2"	2x6	2x6	2x8
3.0 m 9'-10"	2x6	2x8	2x8
3.5m 11'-5"	2x8	2x8	2x10
4.0m 13'-1"	2x10	2x10	2x12

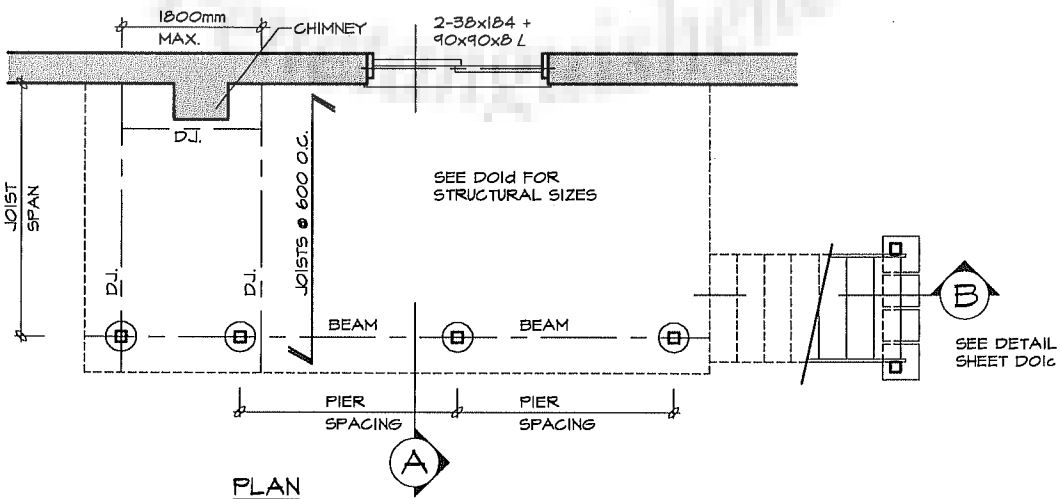
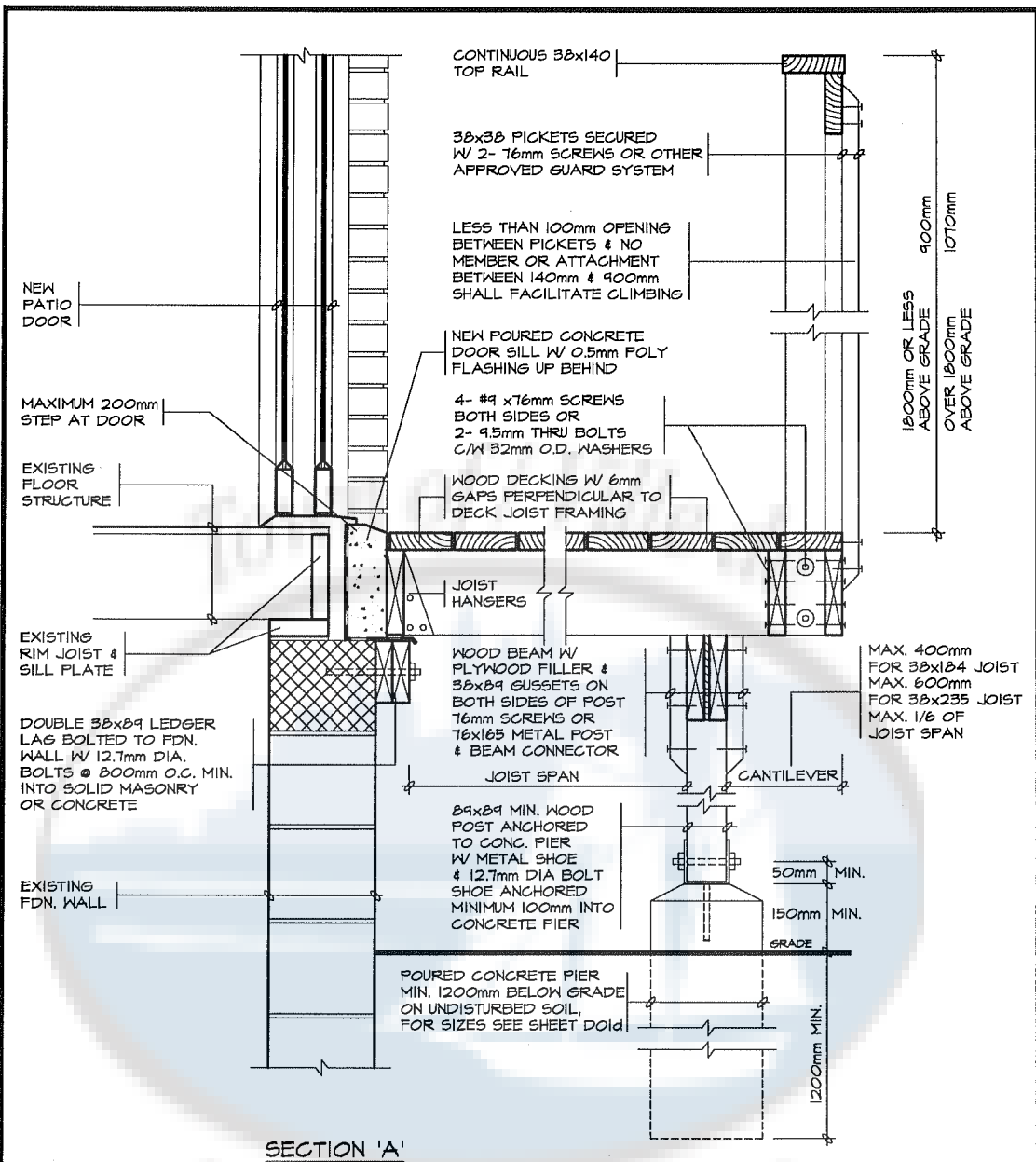
Post Sizing Table		
Post Size	Max Height	Max Supported Area
89 x 89 mm 4"x4"	1.0 m 3'-3"	10.86 m ² 116.89ft ²
	1.5 m 4'-11"	5.93 m ² 63.89ft ³
	2.0 m 6'-6"	3.15 m ² 33.91ft ⁴
140 x 140 mm 6"x6"	1.0 m 3'-3"	13.67 m ² 147.14ft ⁵
	1.5 m 4'-11"	9.32 m ² 100.32ft ⁶
	2.0 m 6'-6"	4.41 m ² 47.47ft ⁷

These tables have been provided for your convenience. All plans to be reviewed by the Building Department prior to construction.

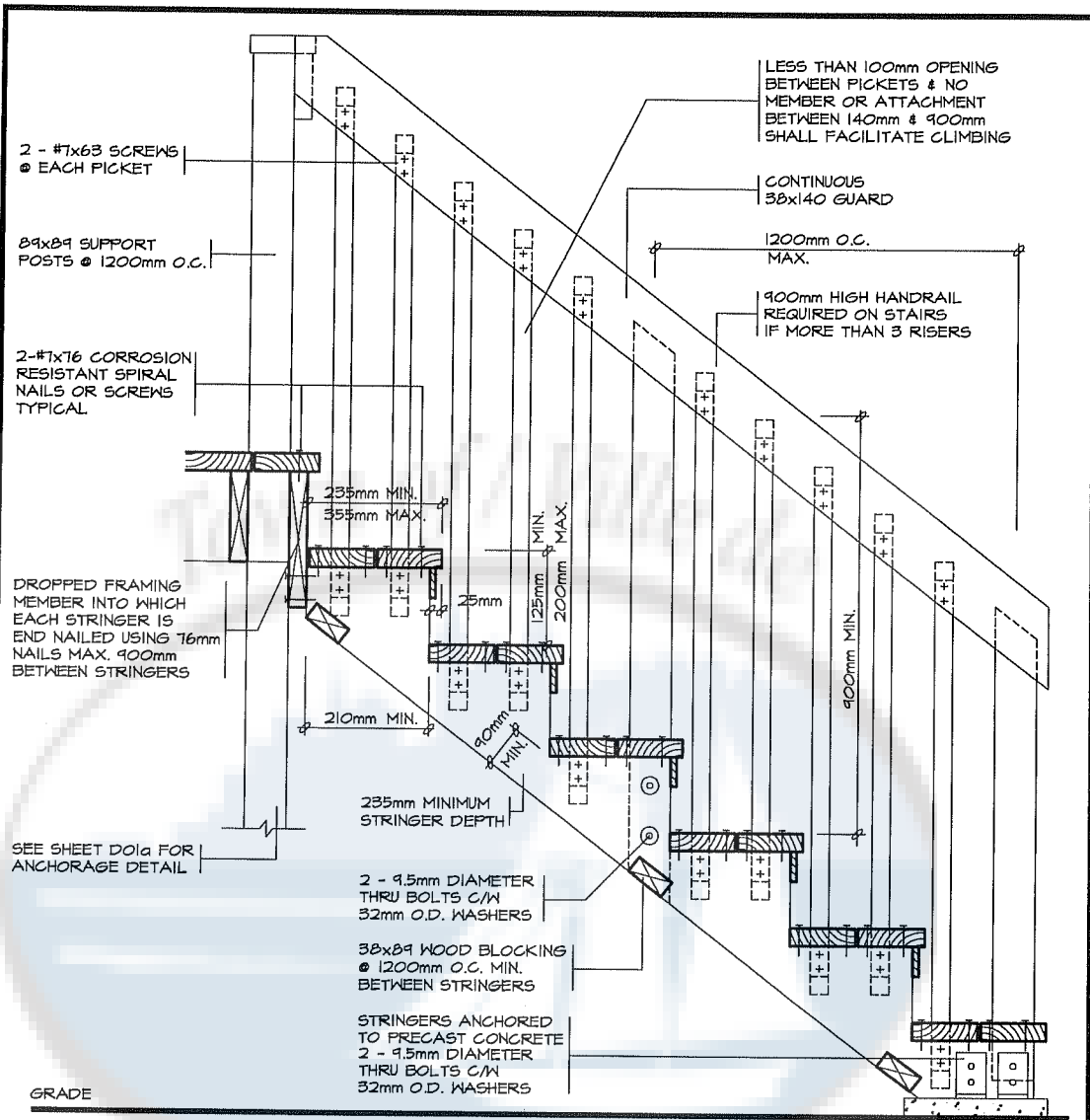
General Notes:

1. Site plan or survey is required showing all lot lines, dimensions, size and location of all existing buildings, proposed location and size of deck.
2. All lumber used must be stamped and graded No. 2 or better quality; must be treated or resistant to decay.
3. Maximum cantilever (overhang) for 2" x 8" joists is 16" and for 2"x 10" joists is 24".
4. 5/4" decking material is only permitted when supported by joists on 16" centers.

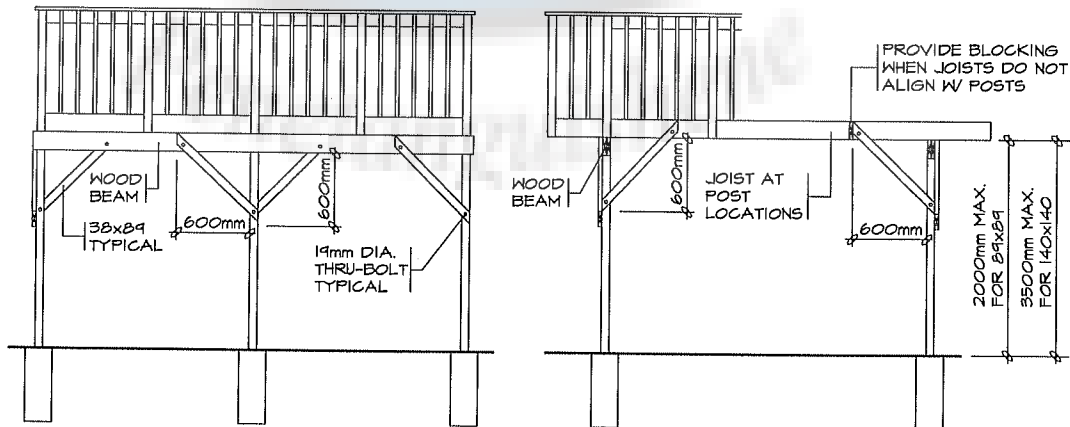
The above information has been compiled from the Ontario Building Code and applicable laws



TACBOC TITLE
STANDARD DETAIL WOOD DECK
FIXED TO SOLID MASONRY FOUNDATION WALL
PLAN & SECTION



SECTION 'B'



BRACING PARALLEL TO BEAM

BRACING PERPENDICULAR TO BEAM

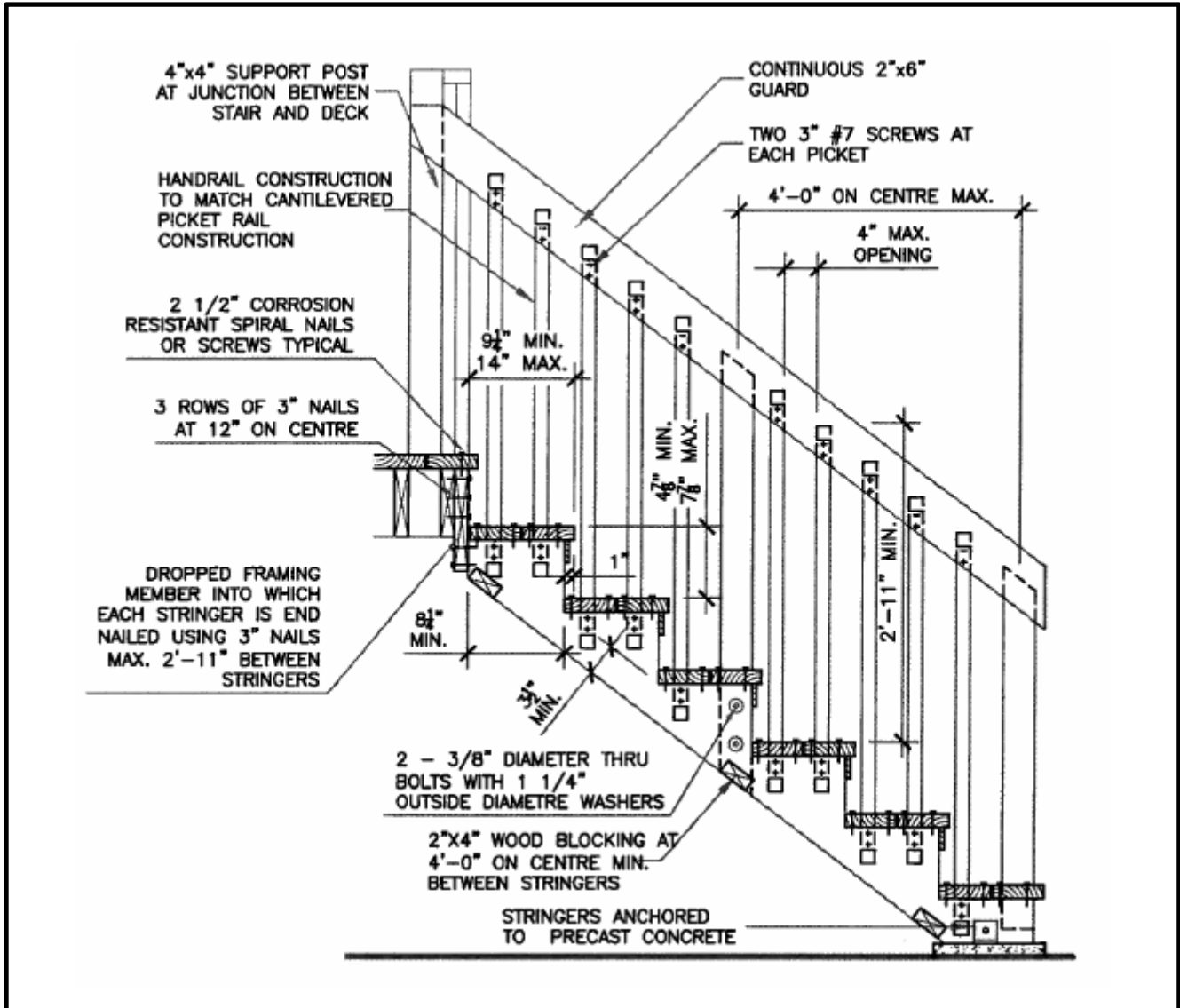
FREE STANDING DECKS GREATER THAN 600mm ABOVE GRADE SHALL RESIST LATERAL LOADING & MOVEMENT. ALL POSTS MUST BE BRACED WHERE THE SUPPORTED AREA EXCEEDS THOSE LISTED IN THE TABLE ON D01d

TACBOC
STANDARD DETAIL

TITLE
WOOD DECK
STAIR SECTION
LATERAL SUPPORT FOR FREE STANDING DECKS

DWG. NO.

Cantilevered Picket Guardrail



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

Typical Stairs:

1. Provide a handrail 35" to 38" high on stairs if more than three risers. Provide a guard on both sides of stair where deck exceeds 24" from grade.
2. All steps to be equal rise and run between landings.

Minimum rise – $4\frac{3}{8}$ " vertically

Minimum tread = 10" horizontally

Maximum rise = $7\frac{3}{8}$ " vertically

Maximum tread = 14" horizontally