

Plan Review Checklist – Decks

Home Owner/Builders: The following information is required when submitting an application for a residential building permit and before a building permit is issued. The plan review will not begin until all required information is provided.

Required Information:

- 2 sets of Site Plans with the following information
 - Show size and location of proposed deck
 - Show size and location of existing buildings on property
 - Show lot dimensions and shape
 - Show distance between buildings and property lines
 - Show North direction arrow
- 2 sets of Deck Layout Drawings with the following information
 - Interior wall location (if enclosed)
 - Window sizes and locations (if enclosed)
 - Door sizes, location and swing direction
- 2 copies of the Deck Checklist properly filled out
 - Piles or an engineer's design may be required for a deck greater than 2' and 55m² or if the deck is supporting a roof load.
- 2 copies of the Building Permit Application properly filled out

Required On-Site Inspections: (inspection requirements may change depending on the project type and size)

- Plan Review (Prior to the commencement of any construction)
- Framing/Final (Prior to using deck)

Deck Specifications for:

Name: _____

Address: _____

Legal Land Location: _____

Phone: _____

Contractor: _____ Phone: _____

Specifications

Structure

Attached: ___ Or Detached: ___ and size ___ x ___

Provide the size in ftz or m2
If over 55m2 (592 ftz) or more than 600mm (2') off ground;
then provide piles (see page 4 of 4)

Footing pad (Detail "A") size: ___ x ___ x ___ thick
& must be reinforced

Provide distance between beams _____
If deck is attached to a mobile dwelling;

then deck foundation to be same as mobile dwelling's foundation
Or piles (Detail "B"; page 4 of 4)

& must be reinforced

Column size: ___ x ___ (i.e. 3 ply 2" x 6"/steel telepost)

Beam: ___ ply of 2" x _____

Span between columns along beam: _____
Joists: 2" x 6", 8", 10" or 12" @ _____" spacing

Attach joist to the ledger board with joist hangers; if attached

Distance between supports (i.e. ledger board to beam) _____

Provide joist cantilever length past beam _____

Decking material is ___ x ___ (i.e. radius/plywood/2"x 6") (if composite; then joists to be 16" c.c.)

Dimensional lumber/treated (i.e. 2" x 6") or other _____

Permit # _____

Town/Village/RM of _____

Date: _____

Safety

Height from ground: _____

Clearance from deck to overhead wires: _____

For height of deck guardrail & stair handrail
see pages 2 & 3.

Roof: No ___ Yes ___ (if "yes" then piles are required for support
and plans to be Engineer stamped & site specific.)

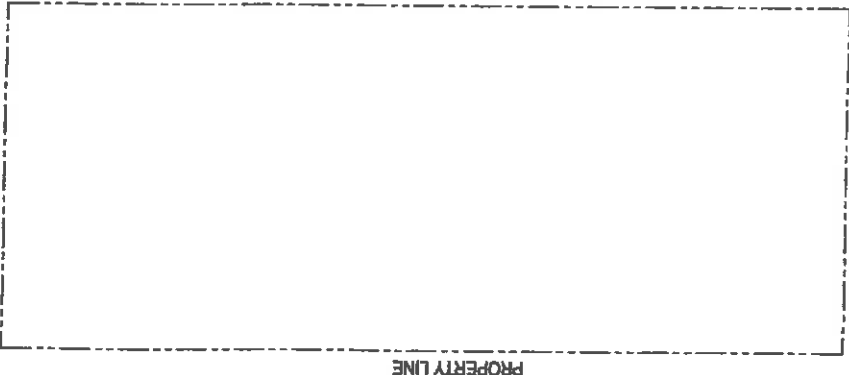
Engineered trusses: (If yes ___ manufactured by - _____)

If no, then rafter & joist size ___" x ___"

Spaced ___ apart with a ___ overhang

Thickness/type of sheathing: _____

Type of shingles: _____



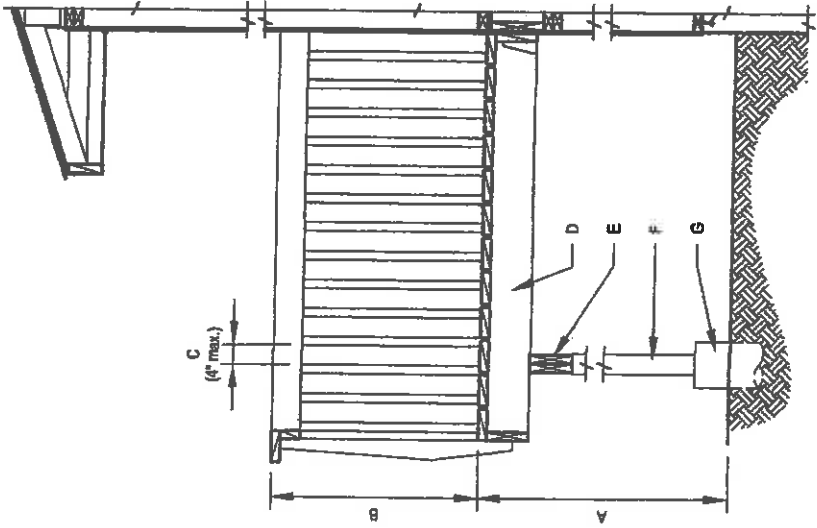
STREET



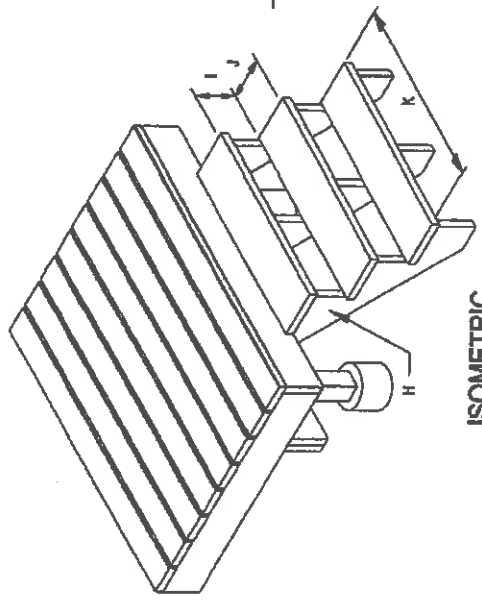
SITE PLAN

On Site Plan:

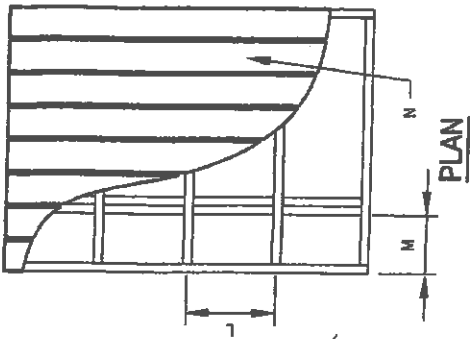
- Show size and location of house
- Show size and location of proposed deck
- Show distances to property lines
- Show lot dimensions and shape of lot
- Show direction of North



SECTION



ISOMETRIC



PLAN

- | | | | |
|----------------------------|-------|-------------------------|-----------|
| A) Deck Height Above Grd.: | _____ | H) Stair Stringer Size: | _____ |
| B) Guard Rail Height: | _____ | No. of Stringers: | _____ |
| C) Spindle Spacing: | _____ | I) Stair Rise: | _____ |
| D) Joist Size: | _____ | J) Stair Run: | _____ |
| E) Beam Member Size: | _____ | K) Stair Width: | _____ |
| No. of Members: | _____ | L) Joist Spacing: | o/c _____ |
| F) Column: | _____ | M) Cantilever: | _____ |
| G) Foundation/Footing: | _____ | N) Floor Decking: | _____ |

Note:

Guard Rail required when deck walking surface height is > 24" (600 mm) above finished grade.
 Minimum Guard Rail Height is 36" (900 mm) when the walking surface is not more than 72" (1800 mm) from finished grade, serving one dwelling unit and 42" (1070 mm) in height when walking surface is over 72".
 A Stair Handrail is required when there are more than 3 risers.
 Exterior wood steps shall not be in direct contact with the ground unless suitably treated with wood preservative.
 A deck is allowed to project into a 24.6' (7.5 m) front yard setback 6' (1.8m).

Owner's Information

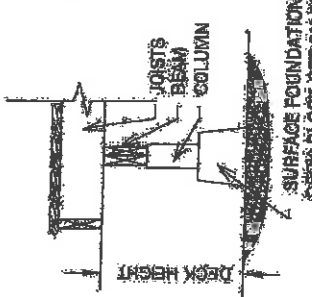
Owner's Name: _____
 Owner's Address: _____
 Date: _____

DATE REVISION BY	DESIGNED BY:	DATE:	SCALE:	PAGE:
	Dim By: TOR	MAY 12, 2003	AS NOTED	1 / 1
	CHECKED BY:	PROJECT:		
	N/A	DECK CHECKLIST WITH NATIONAL BUILDING CODE AND REGULATORY BYLAW INFORMATION		
	JOB NO.:			
	N/A			

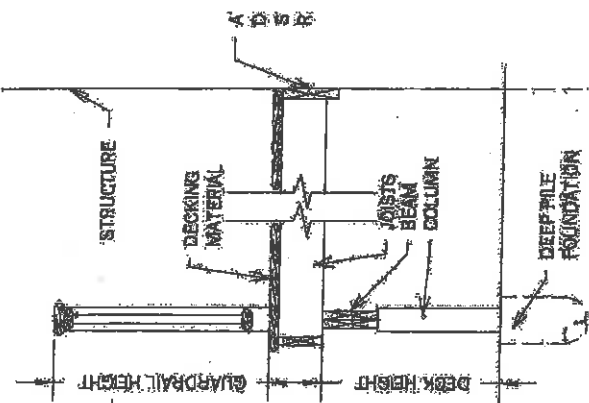
- ALL DECKS OVER 85sqm (2300sq.ft.) MUST HAVE FOUNDATIONS THAT EXTEND INTO THE GROUND DEEPER THAN THE FROST LINE.
- ALL DECKS ATTACHED TO HOUSES/BUILDINGS WITH DEEP FOUNDATIONS MUST HAVE FOUNDATIONS THAT EXTEND INTO THE GROUND DEEPER THAN THE FROST LINE.
- ALL DECKS THAT SUPPORT ROOFS MUST HAVE FOUNDATIONS THAT EXTEND INTO THE GROUND DEEPER THAN THE FROST LINE.
- IN CASES WHERE A DECK HAS A SURFACE FOUNDATION, THAT FOUNDATION MUST REST ON UNDISTURBED SOIL THAT HAS BEEN LEVELLED. THE FOUNDATION MUST BE ACCESSIBLE IN THE EVENT THAT THE STRUCTURE MAY NEED TO BE RELEVELLED IN THE FUTURE.
- ALL WOOD IN CONTACT WITH THE GROUND MUST BE: PRESSURE TREATED

DECK FOUNDATION & STRUCTURE

PLEASE PROVIDE THE FOLLOWING INFORMATION:
 DECK HEIGHT: _____
 JOIST SIZE AND SPACING: _____
 BEAM SIZE: _____
 DECKING MATERIAL: _____
 FOUNDATION TYPE: _____
 GUARDRAIL HEIGHT: _____

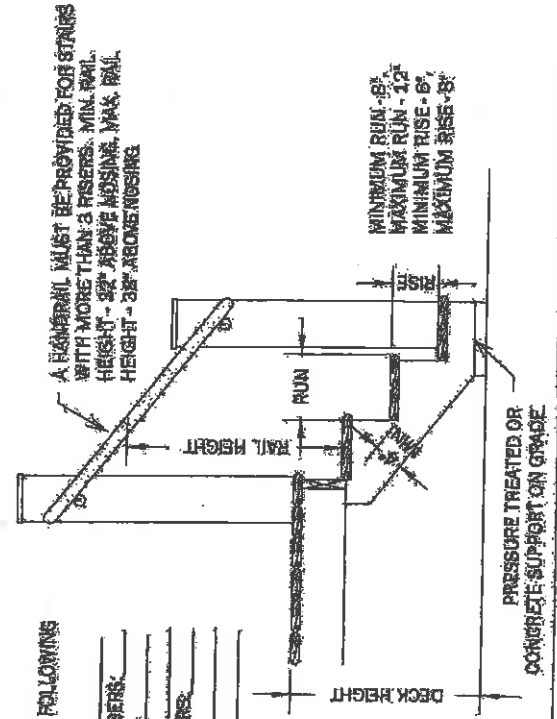


OR



STAIRS

PLEASE PROVIDE THE FOLLOWING INFORMATION:
 DECK HEIGHT: _____
 NUMBER OF STAIR RISERS: _____
 RISE: _____ RUN: _____
 STRINGER MATERIAL: _____
 NUMBER OF STRINGERS: _____
 WIDTH OF STAIR: _____
 HANDRAIL HEIGHT: _____



A HANDRAIL MUST BE PROVIDED FOR STAIRS WITH MORE THAN 3 RISERS. MIN. RAIL HEIGHT - 82" ABOVE FINISH. MAX. RAIL HEIGHT - 38" ABOVE FINISH

NAME: _____

ADDRESS: _____

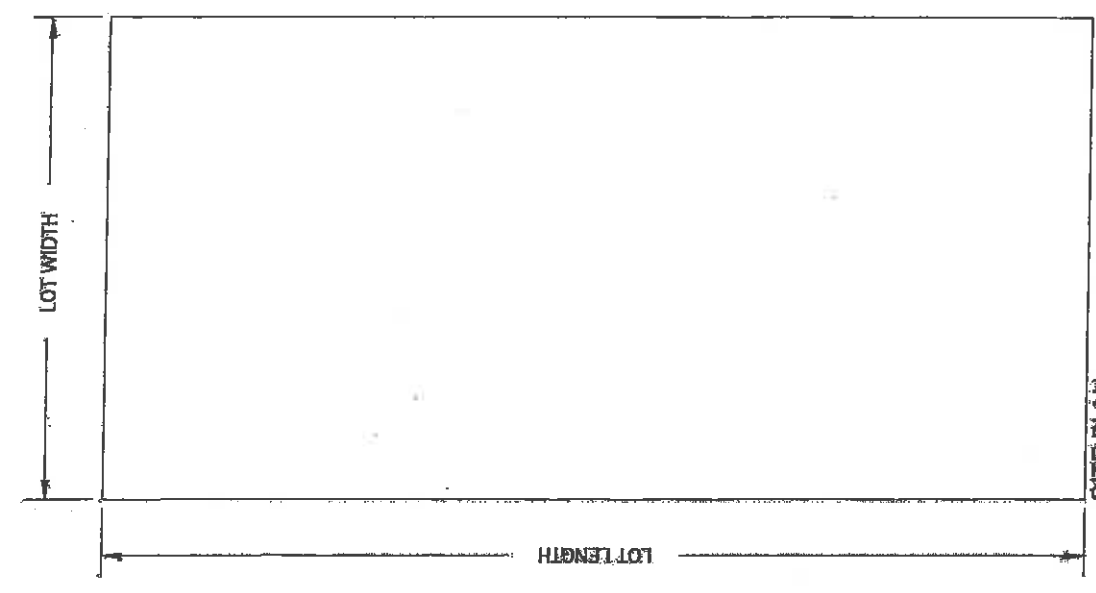
DATE: _____

DECK

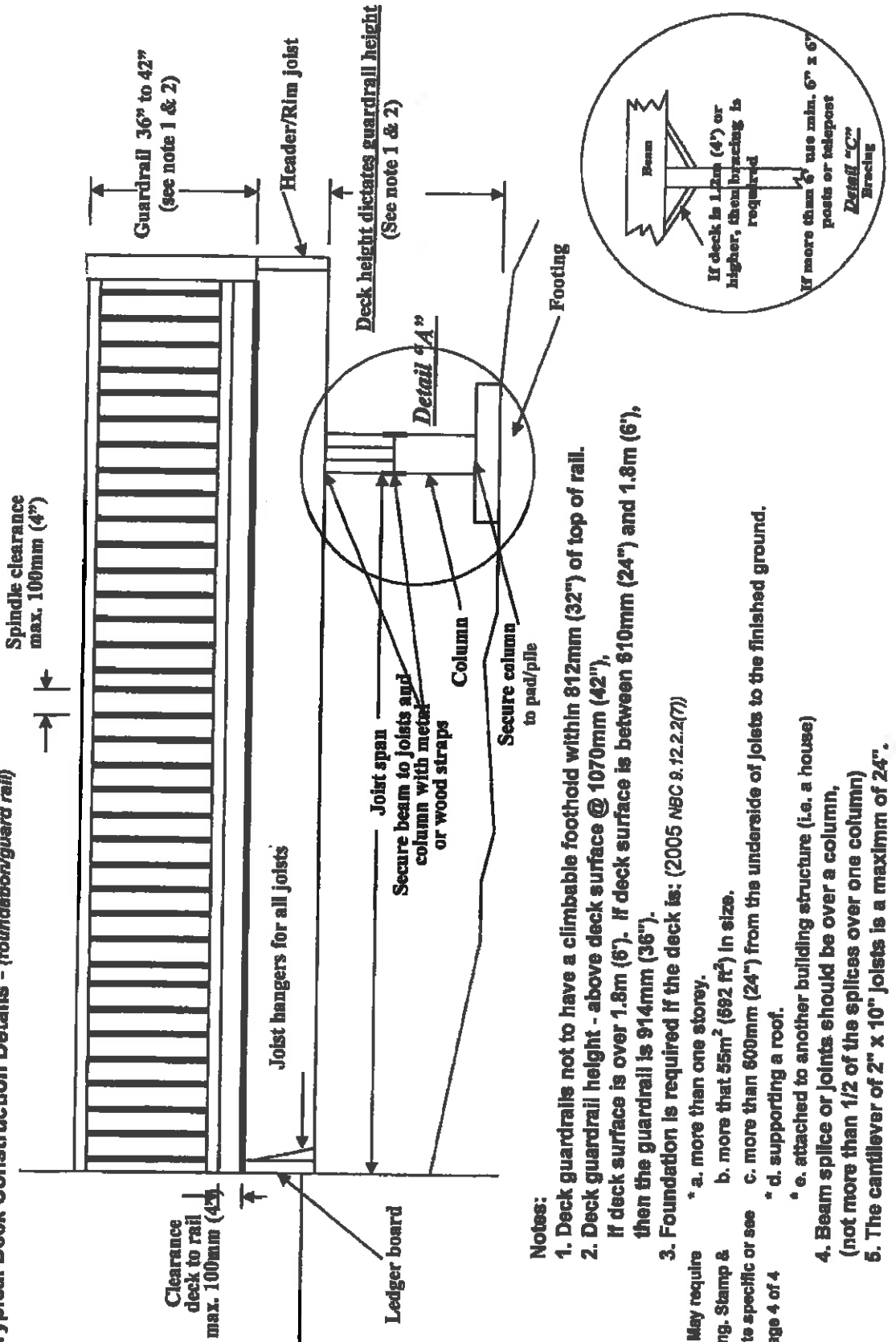
SITE PLAN

SHOW HOUSE FOOTPRINT AND DECK LOCATION. INCLUDE DIMENSIONS TO THE PROPERTY LINE. SHOW OVERALL DIMENSIONS OF THE DECK.

**PLEASE NOTE - DECKS MUST BE SET BACK 2'-0" FROM THE SIDE/REAR PROPERTY LINES AND 6'-0" FROM THE FRONT PROPERTY LINE.



Typical Deck Construction Details - (foundation/guard rail)



Notes:

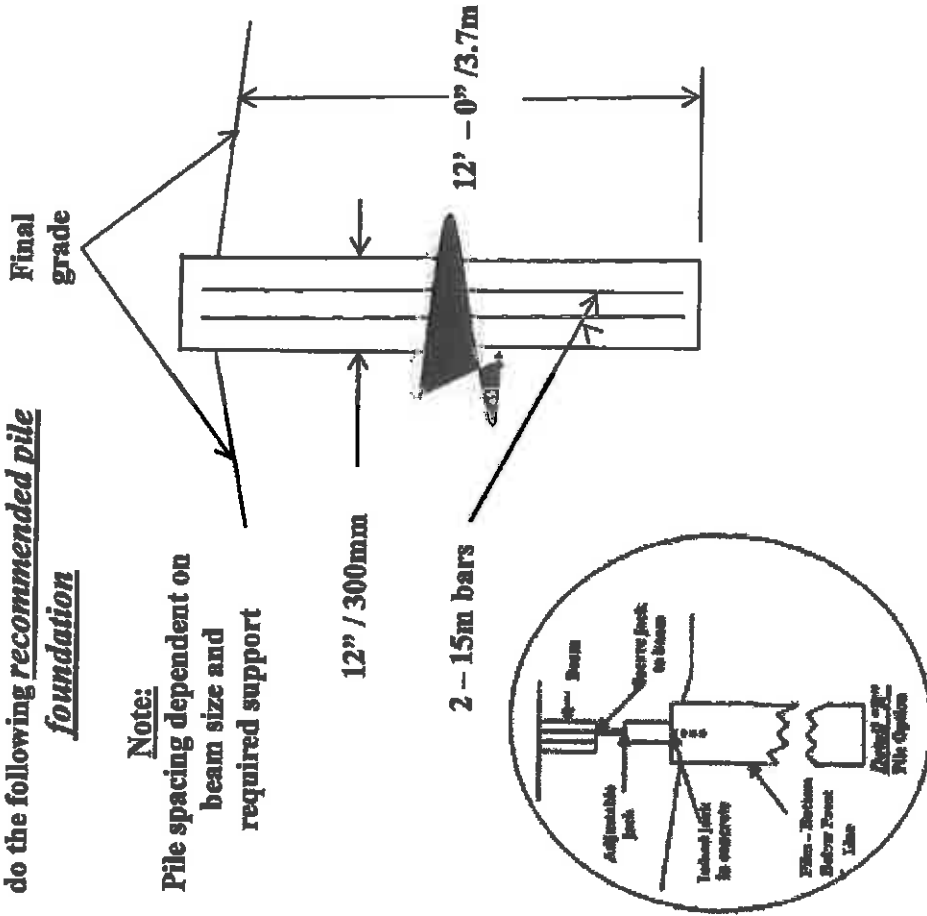
1. Deck guardrails not to have a climbable foothold within 812mm (32") of top of rail.
2. Deck guardrail height - above deck surface @ 1070mm (42"), if deck surface is over 1.8m (6'). If deck surface is between 910mm (24") and 1.8m (6'), then the guardrail is 914mm (36").
3. Foundation is required if the deck is: (2005 NBC 9.12.2.2(7))
 - * a. more than one storey.
 - * b. more than 55m² (592 ft²) in size.
 - * c. more than 600mm (24") from the underside of joists to the finished ground.
 - * d. supporting a roof.
 - * e. attached to another building structure (i.e. a house)
4. Beam splice or joints should be over a column, (not more than 1/2 of the splices over one column)
5. The cantilever of 2" x 10" joists is a maximum of 24".

* May require Eng. Stamp & site specific or see page 4 of 4

Recommended Pile Foundation (Detail B)

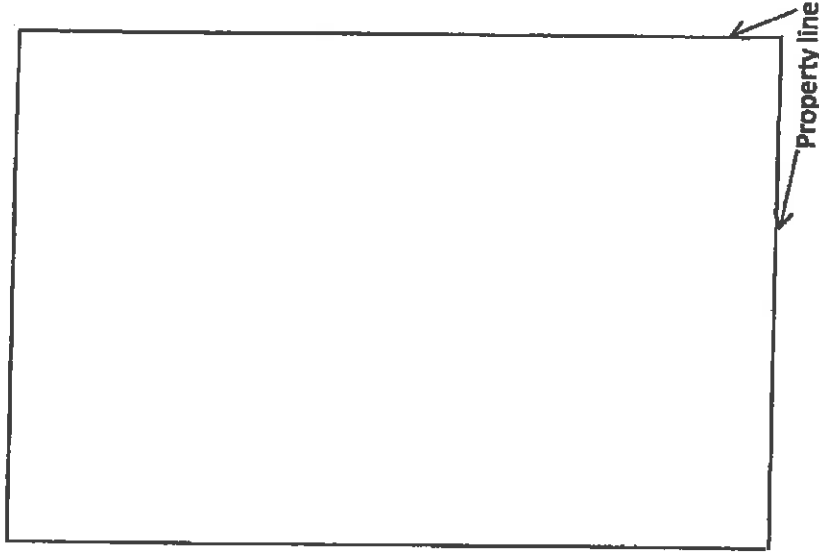
From page 2 of 3 it indicates a Engineer's stamp & site specific may be required or do the following recommended pile foundation

Note:
Pile spacing dependent on beam size and required support



Site Plan Required

- Provide lot dimensions, deck location with set backs from property line, existing buildings.
- Sketch of deck showing dimensions & location/direction of joists, beams & stairs



Deck Beam Sizes & Spans						
Supported Length (ft)	< 6' span	6' - 8' span	8' - 9' span	9' - 10' span	10' - 11' span	11' - 12' span
3	2-2" x 6"	2-2" x 8"	2-2" x 8"	2-2" x 8"	2-2" x 8"	3-2" x 8"
4	2-2" x 8"	2-2" x 8"	2-2" x 8"	2-2" x 8"	3-2" x 8"	2-2" x 10"
5	2-2" x 8"	2-2" x 8"	3-2" x 8"	3-2" x 8"	3-2" x 8"	3-2" x 10"
6	2-2" x 8"	2-2" x 8"	3-2" x 8"	3-2" x 8"	4-2" x 8"	3-2" x 10"
7	2-2" x 8"	3-2" x 8"	3-2" x 8"	4-2" x 8"	4-2" x 8"	4-2" x 10"
8	2-2" x 8"	3-2" x 8"	3-2" x 8"	4-2" x 8"	3-2" x 10"	4-2" x 10"
9	2-2" x 8"	3-2" x 8"	4-2" x 8"	3-2" x 10"	4-2" x 10"	4-2" x 10"
10	2-2" x 8"	3-2" x 8"	4-2" x 8"	3-2" x 10"	4-2" x 10"	5-2" x 10"
11	2-2" x 8"	4-2" x 8"	4-2" x 8"	4-2" x 10"	4-2" x 10"	5-2" x 10"
12	2-2" x 8"	4-2" x 8"	3-2" x 10"	4-2" x 10"	5-2" x 10"	5-2" x 12"
13	2-2" x 8"	3-2" x 10"	4-2" x 10"	4-2" x 10"	5-2" x 10"	5-2" x 12"
14	2-2" x 8"	3-2" x 10"	4-2" x 10"	5-2" x 10"	5-2" x 10"	5-2" x 12"
15	2-2" x 8"	3-2" x 10"	4-2" x 10"	5-2" x 10"	5-2" x 12"	5-2" x 12"

Equivalents:

- 3-2" x 8" = 2-2" x 10"
- 5-2" x 8" = 3-2" x 10"
- 4-2" x 10" = 3-2" x 12"
- 5-2" x 10" = 4-2" x 12"

Deck Joist Sizing			
Span Length	@ 12" oc	@ 16" oc	@ 24" oc
Up to 8'	2" x 6"	2" x 6"	2" x 6"
8' - 10'	2" x 6"	2" x 6"	2" x 8"
10' - 12'	2" x 8"	2" x 8"	2" x 8"
12' - 14'	2" x 8"	2" x 10"	2" x 10"
14' - 16'	2" x 10"	2" x 10"	2" x 12"
16' - 18'	2" x 12"	2" x 12"	
18' - 20'	2" x 12"		
Over 20' see span table			