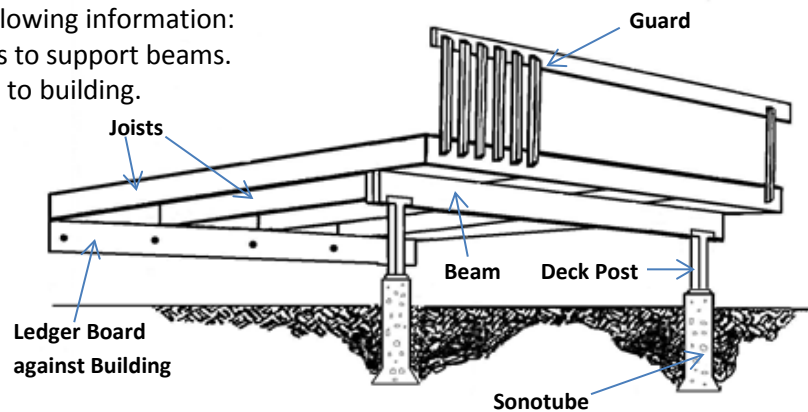


# CONSTRUCTION GUIDE - EXTERIOR DECKS

## PERMIT APPLICATIONS

If the deck is attached to the house, or if the deck exceeds 10m<sup>2</sup> (108 sq. ft.), and is not an entrance/exit to a building, a building permit is required to be issued prior to starting your construction. Listed below is some of the information that may be needed to support a permit application for an exterior deck in the Township of South Frontenac.

1. Copy of a survey/site plan showing:
  - a) Location of proposed deck in relation to house, and in relation to lot lines showing distances.
  - b) Overall dimensions of the proposed deck. (Depth, width, stair and landing locations).
2. Copy of Sewage Permit or Health Unit approval to confirm required setbacks from your septic system.
3. Copy of deck construction drawings providing the following information:
  - a) Footing sizes and locations of piers and/or posts to support beams.
  - b) Size of ledger board and method of attachment to building.
  - c) Floor joists sizes and spans.
  - d) Beam sizes and spans between support posts.
  - e) Height of guard railings above deck surface.
  - f) Stair construction details.
  - g) Dimensions of all components.



## DECK BLOCKS

Deck blocks may be approved for use where:

- a) The deck area is less than 55m<sup>2</sup> (592 sq. ft.) and the deck does not support a roof.
- b) The distance from ground to the underside of the floor joists is not more than 600mm (23 5/8"), and
- c) The deck is not attached to another structure, unless it can be demonstrated that differential movement will not adversely affect the performance of that structure.

## WOOD COLUMNS

- a) The minimum size of wood columns shall not be less than 140mm x 140mm (6" x 6") unless calculations are provided from a qualified person confirming that a lesser size is adequate, and
- b) Columns greater than 600mm (23 5/8") in length shall be laterally supported by cross-bracing.

## GUARDS

Deck surfaces more than 600mm (23 5/8") above ground must be protected with a non-climbable guard meeting the minimum heights required by the Building Code.

Openings in guards must not exceed 100mm (4").

If a bench is incorporated into the guard, the required guard height is measured from above the bench surface (Professional Engineer may be required). Guards must comply with the SB-7 Std., or be engineered, or have Building Materials Evaluation Commission (BMEC) authorization.

Deck Surface Above Ground	Guard Height
More than 600mm (23 5/8")	900mm (35")
More than 1800mm (5 ft. 11 in.)	1070mm (42")
More than 10 metres (32 ft. 10 in.)	1500mm (59")

## STAIRS

Every exterior stair with more than 3 risers is required to have a handrail on one side.

If there is a difference in elevation that exceeds 600mm (23 5/8"), guards are also required.

Every flight of stairs shall have a uniform rise and run with a maximum tolerance of 10mm (3/8").

# RESIDENTIAL DECK DESIGN

A supplemental information sheet to accompany construction drawings

Permit Application Number \_\_\_\_\_

Location of Property: \_\_\_\_\_

Deck size: Width: \_\_\_\_\_ Length: \_\_\_\_\_ Framing material: \_\_\_\_\_

Deck height: Finished grade to the top of the decking: \_\_\_\_\_ (highest measurement)

Stair steps: Rise: \_\_\_\_\_ (min. 4 7/8", max. 7 7/8") Run: \_\_\_\_\_ (min. tread depth 10", max. 14")

Guard Height: Above top of decking surface (a) 35" (b) 42" (c) Other: \_\_\_\_\_

Guard Type: (a) Cantilevered pickets (b) Post and rail (c) Other: \_\_\_\_\_

Steel, aluminum and glass railing systems must be designed in accordance with the structural requirements of Part 4 of OBC Div. B and engineered design must be submitted. **PVC or composite decking and guard systems must have either Minister Ruling or BMEC approval accompanied with CCMC report.** A copy of all approvals is required.

**BEAM SPANS FOR DECKS**

2 - 2"x 8"	5' - 10" (1.8m)
2 - 2"x10"	7' - 2" (2.2m)
2 - 2"x12"	8' - 4" (2.56m)
3 - 2"x 8"	7' - 3" (2.21m)
3 - 2"x10"	8' - 10" (2.7m)
3 - 2"x 12"	10' - 3" (3.13m)

**FLOOR JOIST SPANS FOR DECKS**

2" x 8"	12" o/c	11' - 7" (3.54m)
	16" o/c	11' - 0" (3.36m)
2" x 10"	12" o/c	13' - 8" (4.17m)
	16" o/c	13' - 0" (3.96m)
2" x 12"	12" o/c	15' - 7" (4.75m)
	16" o/c	14' - 9" (4.52m)

The spans noted in the tables above are for Spruce, Pine, Fir (**SPF**) or Pressure Treated Pine (**PTP**) lumber. Spans for **Cedar** or other lumber species may be less than those shown in these tables.

Joist Size: \_\_\_\_\_ X \_\_\_\_\_ @ \_\_\_\_\_ on center Max. Span: \_\_\_\_\_ Overhang: \_\_\_\_\_

Beam 1 Size: \_\_\_\_\_ X \_\_\_\_\_ X \_\_\_\_\_ ply Max. Span: \_\_\_\_\_ Overhang: \_\_\_\_\_

Beam 2 Size: \_\_\_\_\_ X \_\_\_\_\_ X \_\_\_\_\_ ply Max. Span: \_\_\_\_\_ Overhang: \_\_\_\_\_

Decking material: (a) 2" x 4" (b) 2" x 6" (c) 5/4" x 6" (d) Other: \_\_\_\_\_

Ledger board attachment requires **minimum 1/2" diameter bolts** long enough to anchor into solid framing of building

Ledger board size: \_\_\_\_\_ X \_\_\_\_\_ attached with \_\_\_\_\_ long bolts @ \_\_\_\_\_ on center

Post Size: \_\_\_\_\_ (min. 6" x 6" anchored to footing to prevent uplift)

Footings:  Sonotubes: \_\_\_\_\_ inch diameter, minimum 48 in. below grade, with enlarged base

Deck Blocks: (may be permitted as noted on the reverse side of this form.)

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