

Deck Construction 2015

The Ontario Building Code Act requires a permit to be issued prior to starting construction. Building permit applications can be obtained from the Building Section in City Hall located at 169 Front Street and our website

http://belleville.ca/images/uploads/APPLICATION_TO_CONSTRUCT_OR_DEMOLISH_includes_EEDS_Nov27_update.pdf

With the submission of a Building Permit Application for your deck we will require:

1. **A copy of a survey / site plan showing:**
 - a. Lot lines including dimensions.
 - b. Location of proposed deck with dimensions to all other buildings and lot lines and the municipal address.

2. **Two copies of the deck construction drawings.** The drawings must have sufficient detail so that someone, following the drawings, could build the deck.

The following shall be provided:

a. Foundation & Framing Plan detailing:

- Footing size and location.
- Size, spacing, span & direction of beams, floor joists and columns.
- Dimensions of all components & decking materials.

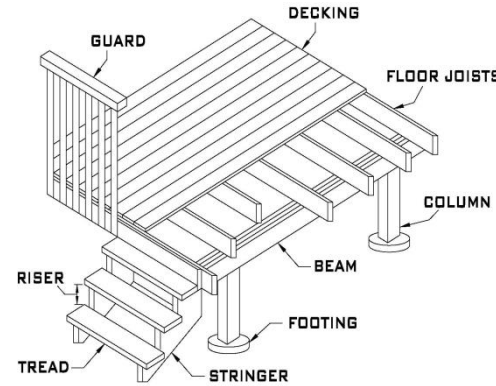
b. Elevations to show:

- The general appearance of the deck.

c. Cross Section detailing:

- Footing depth and construction.
- Height of deck walking surface above grade.
- Height of guard above walking surface.
- Stair details including rise / run & stringer size.
- Deck construction.
- Guard construction details.
- Details, such as deck to house connection

3. Two Copies of manufacturer's installation instructions for proprietary products and materials if applicable.
4. Payment of a permit fee of \$10/\$1000 of construction or minimum \$50. We accept cheque, cash, debit card or credit card.
5. Deck Permits can usually be issued within 5 to 10 working days if the application is complete & correct.
6. A \$150.00 surcharge is added to any deck that is started without a permit. Additionally the deck may need to be removed if it has not been properly constructed or located on the property.



Most Common Inspection Deficiencies

- * Notching of railing posts.
- * Use of improper, split or undersized pickets in guards.
- * Splicing of beams not over supports.
- * Use of unauthorized material or systems.
- * Incorrect stair construction
- * Unauthorized changes from permit drawings.

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 (24 in) a guard is also required.

Every flight of stairs shall have uniform rise and run with a maximum tolerance of 6mm (1/4 in).

Required Inspections:

1. **Excavation/Footing** – For piers and pads prior to backfill, our inspector will confirm that the foundation system is constructed as per the Ontario Building Code and approved plans.
2. **Framing / Final** - Required at completion of the deck framing, stairs and guards.

Any proposed changes from the approved plans must be approved by a Building Inspector prior to construction.

Failure to have the required inspections performed may result in you having to uncover and expose the work for inspection.

FOR SPECIFIC QUESTIONS OR FURTHER DETAILS ABOUT YOUR PROJECT PLEASE CONTACT THE BUILDING SECTION AT 613-967-3204.

Qualifications:

The owner of a house is allowed to prepare and take responsibility for the design of a deck attached to a house without having to be qualified under the Ontario Building Code. However, the owner must still prepare plans and specifications in sufficient detail to demonstrate the project will comply with all technical requirements of the Ontario Building Code. Any persons other than the owner who prepare plans and specifications and take responsibility for the design of an attached deck or a detached deck (for a house) greater than 50m² (538ft²) must possess the required technical qualifications prescribed under the Ontario Building Code but need not be a registered designer (for which they would have required liability insurance).

Deck Blocks:

Deck blocks can only be used where:

1. The deck is not attached to the house;
2. The deck does not support a roof;
3. The deck is less than 55m² (592 ft²); and
4. The distance from grade to the under side of the floor joists is not more than 600mm (23 5/8 in) at any point.

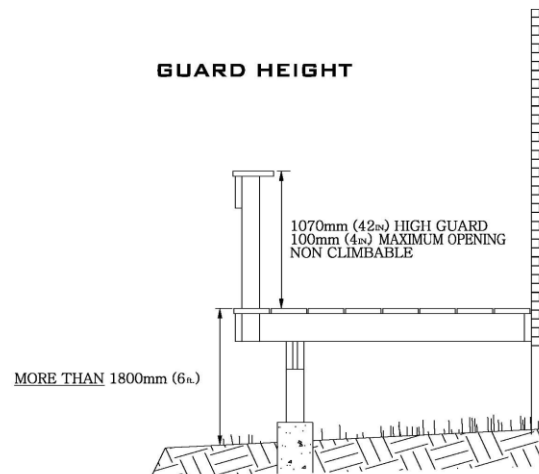
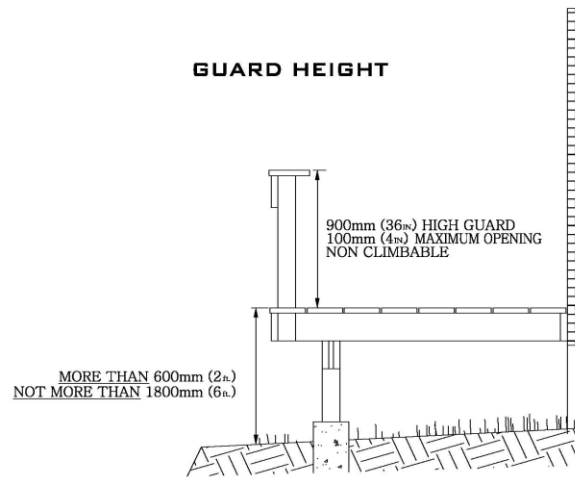
Wood Columns:

1. Wood columns shall be not less than 140mm x 140mm (6"x6") unless calculations are provided from a P. Eng. confirming that a lesser size is adequate;
2. 100mm x 100mm (4" x 4") columns may be used where the deck is less than 600mm above grade measured to the bottom of the joists; and
3. Columns greater than 600mm (23 5/8 in) in length shall be laterally supported by cross-bracing.

Guards:

If the deck is more than 600mm (23 5/8 in) off the ground, a minimum 900mm (35 in) high guard must be placed around the deck. If the deck exceeds 1800mm (5ft 11 in) above the ground, a 1070mm (42 in) high guard must be installed.

Openings in all guards must prevent passage of a 100mm (4 in) diameter sphere. If a bench is incorporated into the guard the required guard height is measured above the bench surface (P.Eng may be required). Guards must comply with SB-7 or be engineered or have BMEC authorization.



Proprietary Products and Materials:

Not all products or materials sold are approved for use in Ontario. PVC or composite decking and guard systems must have either a Building Materials Evaluation Commission (BMEC) authorization or Canadian Construction Materials Centre (CCMC) authorization to be used in Ontario. Steel, aluminum and glass railing systems must be designed in accordance with structural requirements of Part 4 (Division B) of the Ontario Building Code (OBC).

All applications proposing the use of materials or system not specifically allowed for under Part 9 (Division B) of the OBC, must submit the applicable manufacturer's installation manual and engineering data and BMEC / CCMC approval with the application. Please check into these items before purchasing or planning to use any of these products.