



Constructing A Deck This Summer?

Let us help! The following guide will assist you in compiling the information and drawings required to obtain a building permit for a deck.

When Does A Deck Need A Building Permit?

Any proposed deck that is above grade and attached to an existing house requires a building permit.

A building permit is **not** required for:

- Decks which are 24 inches (600 mm) or less above grade
- Decks less than 108 sq.ft. (10 sq m) in area that are not located adjacent to the house

In the above instance however, zoning requirements still apply and you should confirm the minimum location restrictions with us before proceeding by calling 905.420.4631.

What Drawings Are Required?

Drawings prepared by a homeowner are acceptable for submission provided they are drawn to scale and accurately describe the construction. Typically we require the following drawings:

- 1) A site plan or survey of your lot showing all lot lines and dimensions, size and location of all existing buildings, the proposed size, height and location of the deck, and the location of any septic system. Critical dimensions are the rear and side yard setbacks to the proposed deck. A sample site plan, DK01, showing these requirements is attached.
- 2) A floor plan of the proposed deck complete with dimensions, the centre to centre pier spacing, size of piers, beam and joist sizes based on spans and location of stairs down to grade. The level of information required is illustrated in the attached drawing DK02. Feel free to “plug-in” your criteria specific to your deck and submit this drawing along with your site plan.
- 3) Detailed construction drawings showing height of deck above grade, identification of construction materials and assembly criteria. Sample drawings DK03, DK04 and DK05 contain typical details for deck construction and may be appended to your submission if you do not wish to prepare your own drawings.

I'm Ready With My Drawings – Now What?

You're ready to apply for a building permit. Bring in two copies of your site plan and details. You will be required to provide some ownership information for the permit application form at the front counter and pay a \$50.00 permit application fee.

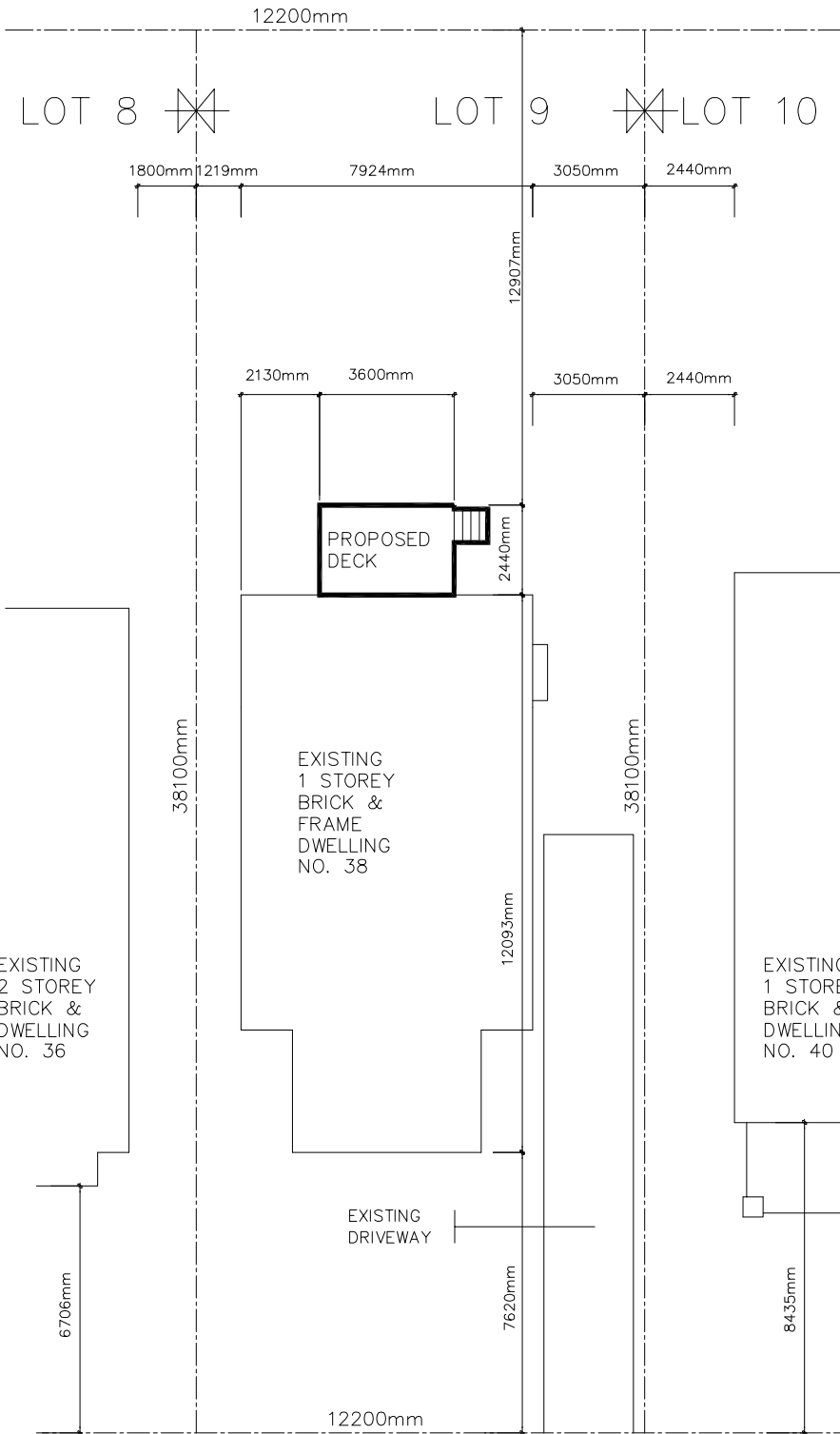
The rest is up to you. Your permit will usually be issued promptly if your drawings are complete and the proposed construction meets City zoning by-laws, the Ontario Building Code, and the requirements of other authorities where applicable (i.e. Toronto and Region Conservation Authority).

Remember To Wait For Your Building Permit!

Once your permit has been issued, construction may commence. Post the permit card in a conspicuous place and keep the approved permit drawings on site. Your permit will remain valid for a minimum of six months. Inspection requirements will be noted on the permit drawings and must be arranged by calling 905.420.4631.

If you need to make changes to the approved work, speak with the inspector to determine if a revision to your permit is required.

Work safely and enjoy your new deck!



SITE PLAN

SCALE 1:200

SKETCH OF SURVEY OF
 LOT 9
 REG.'D PLAN 4220
 CITY OF TORONTO
 B.C. TRANSIT. O.L.S.
 DECEMBER 31ST, 1999

DESCRIPTION	EXISTING	ADDITION	TOTAL	%
LOT COVERAGE	86.52m ²	24.15m ²	110.65m ²	19.0
GROSS FLOOR AREA	86.52m ²	24.15m ²	110.65m ²	19.0

SPRING GARDEN DRIVE

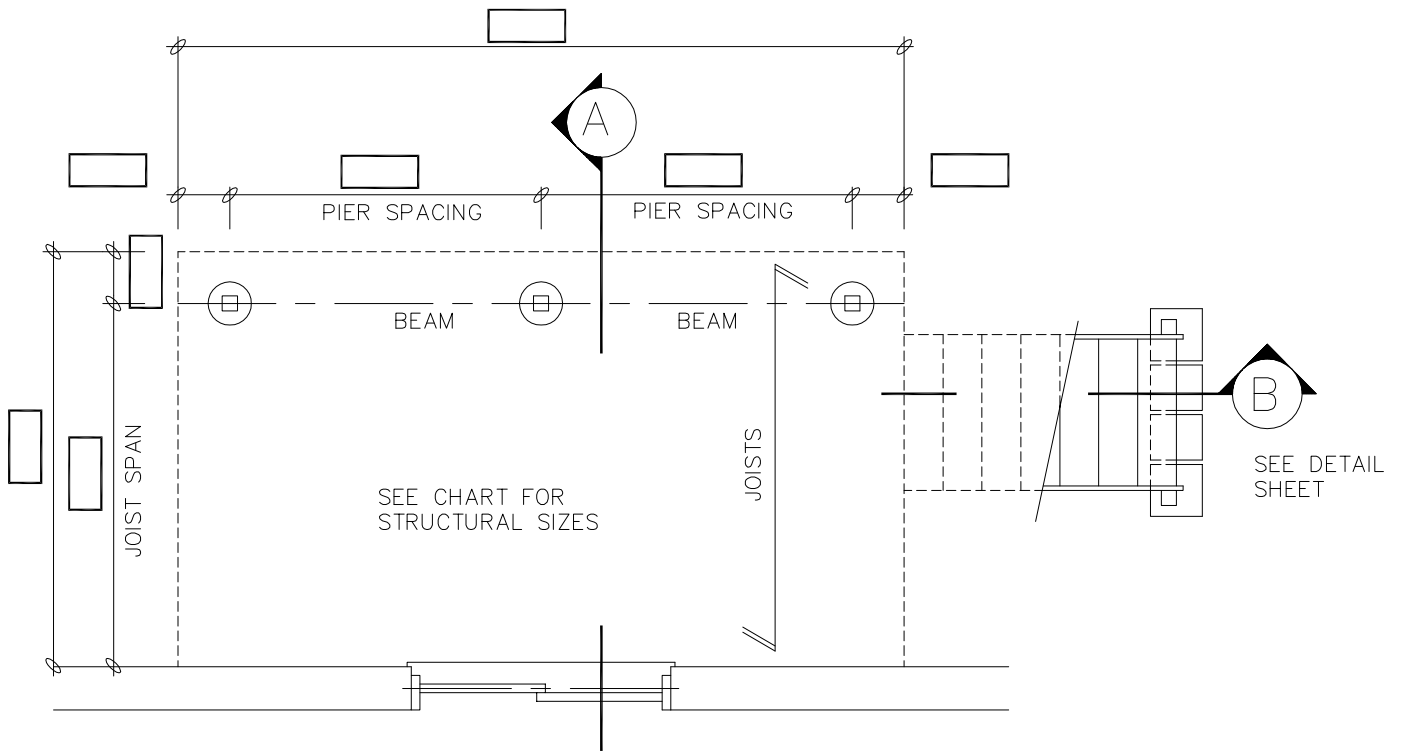


Planning & Development Department

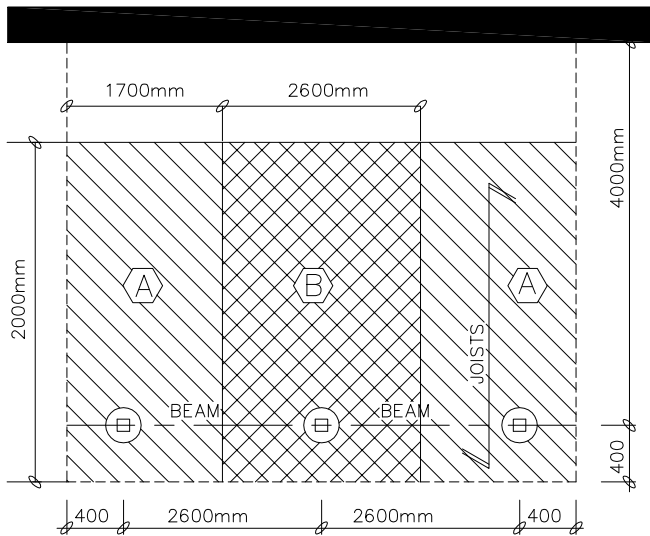
April 2008

SAMPLE DRAWING FOR PERMIT APPLICATION

DK01

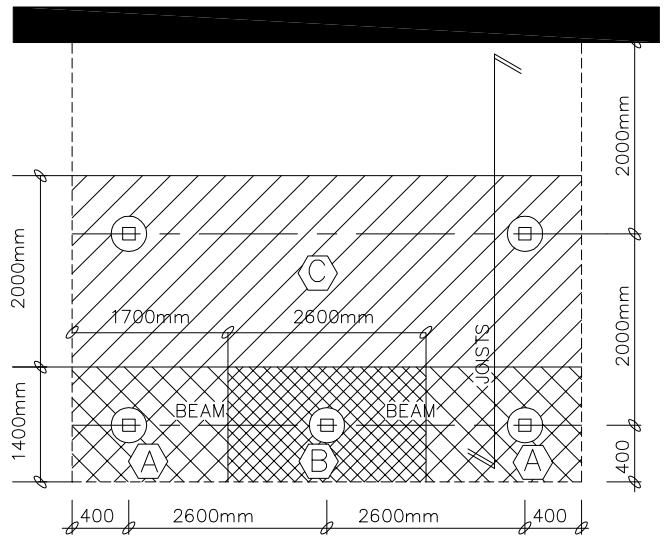


PLAN(PROPOSED)



$$A = \left[\left(\frac{4000}{2} + 400 \right) \times \left(\frac{2600}{2} + 400 \right) \right] = 4.08m^2$$

$$B = \left[\left(\frac{2600}{2} + \frac{2600}{2} \right) \times \left(\frac{4000}{2} + 400 \right) \right] = 6.24m^2$$



$$A = \left[\left(\frac{2600}{2} + 400 \right) \times \left(\frac{2000}{2} + 400 \right) \right] = 2.38m^2$$

$$B = \left[\left(\frac{2600}{2} + \frac{2600}{2} \right) \times \left(\frac{2000}{2} + 400 \right) \right] = 3.64m^2$$

$$C = \left[\left(\frac{5200}{2} + 400 \right) \times \left(\frac{2000}{2} + \frac{2000}{2} \right) \right] = 6.00m^2$$

EXAMPLE PLANS PIER SIZE (M2) = SUPPORTED DECK AREA (M2) x MIN. 1.9 (kpa) LIVE LOAD

SOIL BEARING CAPACITY (kpa)

SEE DRAWING DK03 FOR STRUCTURAL INFORMATION (JOIST/B EAM SPAN CAPACITIES; POST HEIGHTS; CONDITIONS AND SIZING FOR PIERS)



Planning & Development Department

April 2008

SAMPLE DRAWING FOR PERMIT APPLICATION

DK02

