



RESIDENTIAL DECK PERMIT REQUIREMENTS

A Building Permit is required for decks over 2' from the walking surface to grade at any point along the outer edge.

To apply for a residential building permit, submit the following drawings:

1) **SITE PLAN**

Indicate the dimensions of the deck and the distances from the deck to the property lines and to any existing buildings on the site.

2) **FLOOR PLAN**

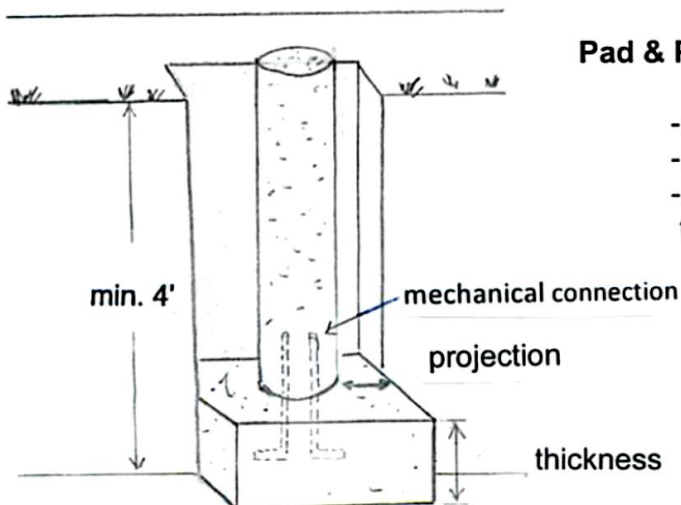
Show view of deck from above, including depth, width, joist direction, joist size and on center spacing, joist span, length of joist cantilever, location of posts, distance between posts, beam cantilever, beam size of member and number of members. Create your own drawing by using the enclosed Deck Floor Plan Illustration as a guide or by filling in the blanks.

3) **CROSS-SECTION**

Show view of deck from the side, including the deck height at the highest location, size of posts, height of guardrails, foundation type, depth of foundation, footing size and thickness of footing.

4) **TYPE OF FOUNDATION**

- Steel (Screw) Pilings** - Stamped Engineered Detail required
- Concrete Pilings** - Stamped Engineered Detail required
- Pad & Post** - Post must be connected to the pad to avoid frost uplift
- Footing pads below grade require inspection prior to backfill
- Pad & Pier** - Concrete piers to be poured with pad or mechanically connected
- To be inspected prior to backfill
- Surface Mounted** - Deck piers mounted on sidewalk blocks with a gravel base
- See sample diagram for additional requirements



Pad & Pier or Pad & Post Foundation

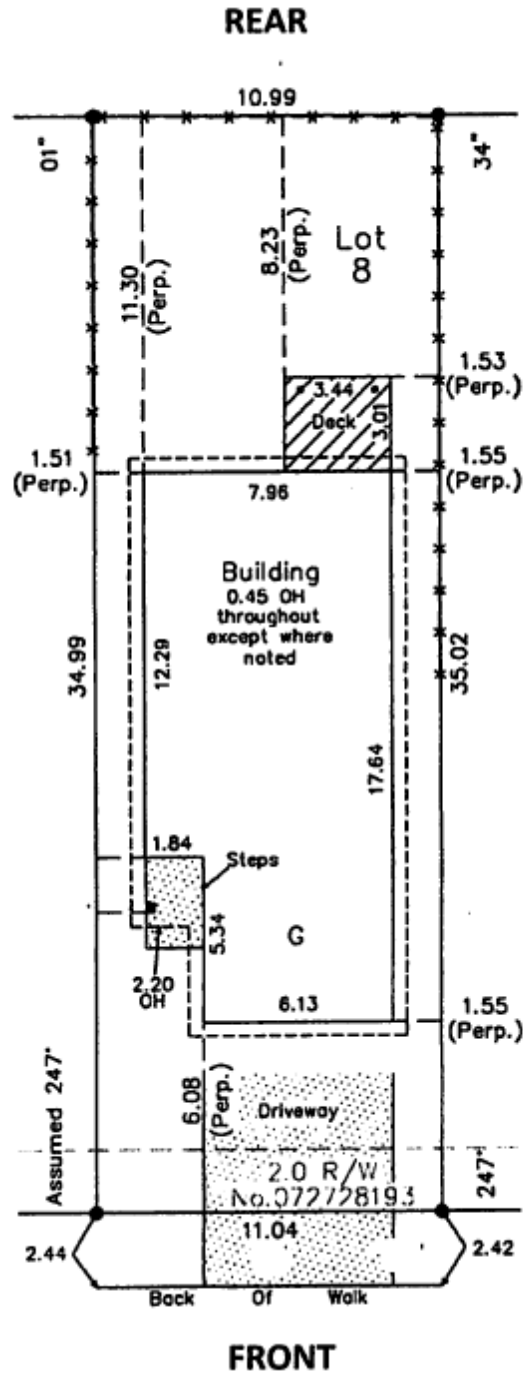
- min. 4' depth below grade
- min. size 2' x 2'
- min. thickness to be not less than projection



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Site Plan

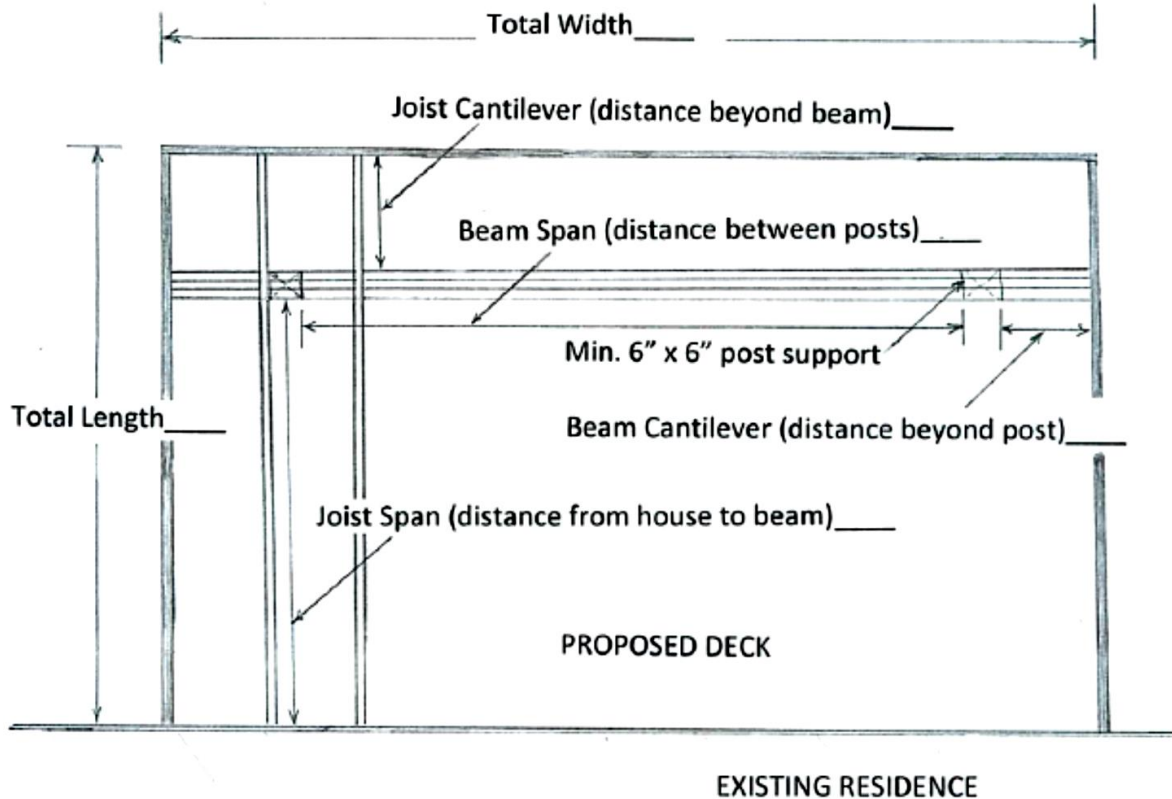
Show dimensions of deck, distance to property lines & distances to other buildings on the property.





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Decks over 24" to finished grade require a building permit.



Indicate size of beam members 2 x _____ and number of members _____ ply

Indicate size of floor joists 2 x _____ and on centre spacing _____

Maximum Beam Spans #1 & #2 Grade Spruce

3 ply 2 x 8 = 9'-9"

3 ply 2 x 10 = 11'-11"

3 ply 2 x 12 = 13'-10"

Maximum spans of #1 & #2 Spruce/Pine/Fir c/w solid blocking or bridging spaced at maximum 7' centers.

2x6 @ 12" oc = 10'-3"	2x8 @ 12" oc = 12'-6"	2x10 @ 12" oc = 14'-7"	2x12 @ 12" oc = 16'-5"
2x6 @ 16" oc = 9'-4"	2x8 @ 16" oc = 11'-9"	2x10 @ 16" oc = 13'-8"	2x12 @ 16" oc = 15'-5"
2x6 @ 24" OC = 8'-2"	2x8 @ 24" oc = 10'-9"	2x10 @ 24" oc = 12'-10"	2x12 @ 24" oc = 14'-6"

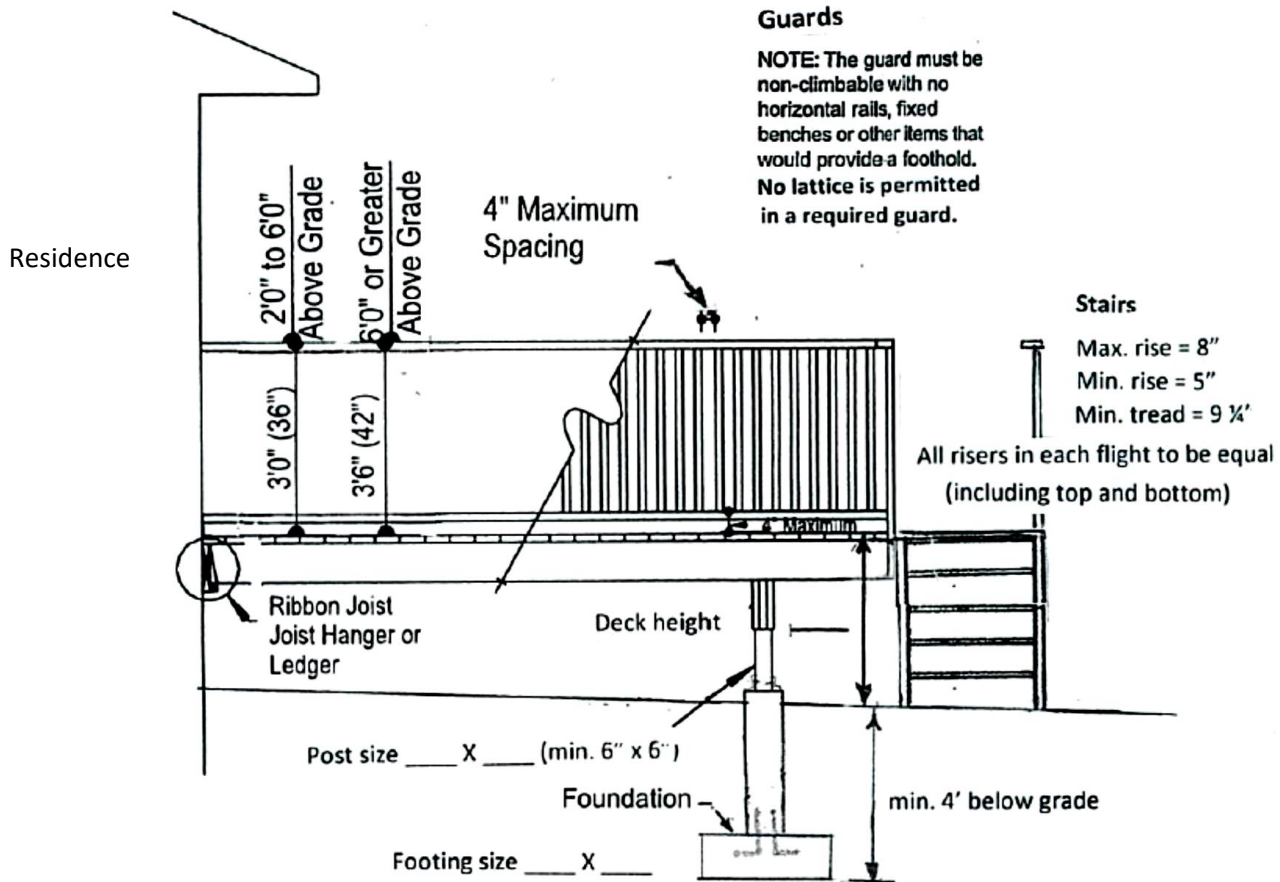
Maximum cantilever of 2 x 8 joists to be 16"

Maximum cantilever of 2 x 10 joists and larger to be 24"



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Cross-Section Illustration



Guards

Guards are required on both sides of stairs having more than 3 risers and perimeter of decks over 2' to grade. Guards are to be non-climbable, constructed of solid panel, safety glass, or all vertical spindles with maximum 4" spaces, pony wall or adjacent house wall.

Handrails

Only one handrail is required on exterior stairs having more than 3 risers. Handrails are to be continuous (uninterrupted hand hold), graspable (maximum 2 ½" in diameter). The minimum height shall be not less than 32" and the maximum height not more than 38". Clearance of minimum 2" is required between a handrail and the surface behind it.

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Cross-Section Illustration

Surface Mounted Decks

Surface mounted decks are permitted provided the deck:

- is not more than 1 storey,
- is not more than 55 m² (592 ft²) in area,
- does not have a distance from the finished ground to the underside of the joists exceeding 600 mm (2 ft),
- has access provided to allow for re-leveling,
- does not support a roof, and
- is not attached to another structure.

