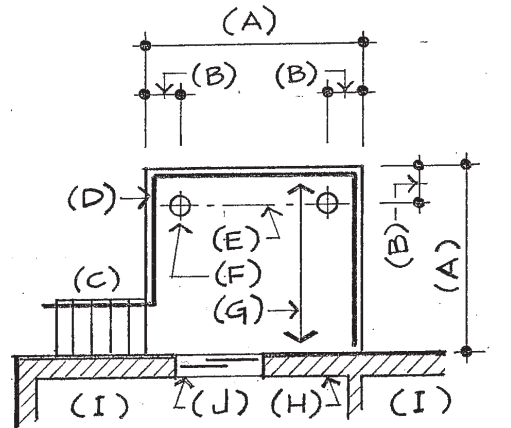


DRAWING REQUIREMENTS

For simple, one-level decks, applicants can complete the "Residential Deck Form" available from our office.

For more complex decks, separate drawings are required. The following provides a guideline of the minimum information that must be shown.

In both cases, a site plan drawing is required (see previous panel).



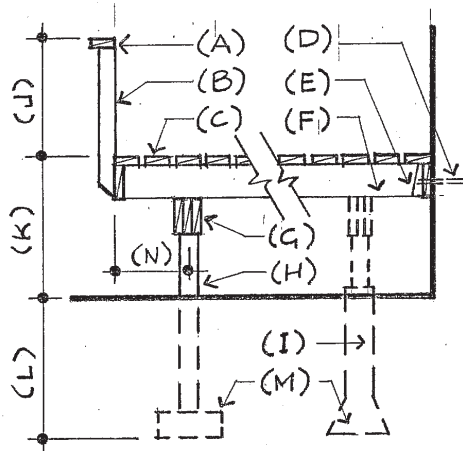
DECK PLAN
SCALE: 1/4" = 1'-0" (MINIMUM)

Indicate the following:

- Deck width & length
- Post & beam location
- Stair location
- Railing location
- Beam size & type
- Post size & type
- Joist size, spacing & direction
- Existing building wall
- Adjacent room use
- New door location and size in existing wall (where applicable) - Indicate lintel size

DRAWING REQUIREMENTS

A Deck Cross Section Drawing is required. Minimum requirements are as follows:



DECK CROSS-SECTION
SCALE 1/2" = 1'-0" (MINIMUM)

Indicate the following:

- Top rail size & type*
- Baluster size, type, & spacing*
- Deck surface (type & size)
- Anchorage to house (if applicable)
- Joist attachment (i.e. hangers)
- Joist size & spacing
- Beam size & type
- Post size & type
- Post & beam support if deck not attached to house (refer to g & h)
- Railing height
- Deck height (above grade)
- Post depth (in ground)
- Pad type & size, or flared concrete sono-tube (if applicable)
- Joist overhang

* See 'Application Requirements' inside this brochure for mandatory requirements

INSPECTIONS

- Once a permit has been issued and construction commences, inspections will be required.
- Inspections will, in most cases, be limited to a single "final" inspection.
- For this inspection to occur, the deck must be complete** (i.e. guardrails, balustrade, stairs, deck and structure)
- Inspections do not happen automatically.** It is your responsibility to arrange an inspection at least 48 hours in advance by calling one of the following numbers:
North Ward - 625-2570
South Ward - 625-3124

You can call anytime (24 hours/day) and leave a message. Appointment times must be confirmed with a Building Inspector.

CALL BEFORE YOU DIG!

ONTARIO ONE CALL

1-800-400-2255

OR

www.on1call.com

CITY OF
Thunder Bay
Superior by Nature

BUILDING SERVICES DIVISION
Second Floor, Victoriaville Civic Centre
111 Syndicate Avenue South
P.O. Box 800
Thunder Bay, Ontario P7C 5K4

Telephone: (807) 625-2574
Fax: (807) 623-9344

Office Hours:
Monday - Friday
8:30 a.m. - 4:30 p.m.

A Guide To:

RESIDENTIAL DECKS

(Single & Multi-Level One Storey Decks on a Single Detached Dwelling)

This pamphlet has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. Users are advised to contact the Building Services Division of the Development & Emergency Services Department, and reference the Ontario Building Code and City of Thunder Bay Zoning By-law, for assistance and information.

A Building Permit Is Required Prior To Construction And Inspection

Building Permit Information

CITY OF
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GENERAL REGULATIONS

- **Deck:** Means a floor-like structure without a roof having a foundation to hold it erect, and attached to or abutting one or more walls of a building, with or without direct access to the ground, the floor of which is greater than 0.6m above finished grade and which is designed and used as a sundeck, but shall not include a landing or stair.
- Building Permits are required for decks if the deck surface is 0.6m (23 5/8") or more above finished grade level or where full depth foundations are required, such as when decks are attached to a building having full depth foundations.
- Decks attached to a building with a full foundation are typically required to be supported on a foundation (such as posts) extending not less than 1.5m (5' 0") below grade.
- Decks independent of the dwelling may be built with on-grade structural supports.
- Guardrails must be provided where the Deck surface is 0.6m (23 5/8") above the adjacent surface or grade.
- Required guardrail balustrades must be vertical, non-climbable, have no openings exceeding 0.1m (4") and meet strict "new in 1998" mandatory requirements of the Ontario Building Code for structural requirements.
- Minimum Guardrail Heights (based on deck height) are as follows:

Deck Height	Req'd Guardrail Height
Below 0.6m (23 5/8")	No Guardrail Required
Up to 1.8m (5' 11")	0.9m (36") Guardrail
Above 1.8m (5' 11")	1.07m (42") Guardrail

- Built-in perimeter seating requires backrest heights and construction based on guardrail requirement. The guard height shall be measured from the seat surface.
- For projects involving electrical work, contact the Electrical Safety Authority for information and inspections at 1-877-372-7233 or www.esasafe.com.

- Owners must ensure they maintain minimum clearances from septic fields and tanks. Contact Thunder Bay District Health Unit (Sewage Systems and Land Development Program at (807) 625-7991.

ZONING REGULATIONS

Please refer to "Zoning Requirements for Single Detached Dwellings" table on our "Residential Zoning Requirements" information sheet.

APPLICATION REQUIREMENTS

Provide the following:

- Completed Building Permit Application Form including Schedule 1
- Authorization from owner
- Proof of Ownership (i.e. either a Property Deed or Tax Notice)
- Current Site Plan or Survey, indicating existing and proposed construction
- Two sets of working drawings done by registered designer or by homeowner consisting of:
 - A Deck Plan, and
 - A Deck Section

These are described in this brochure

OR

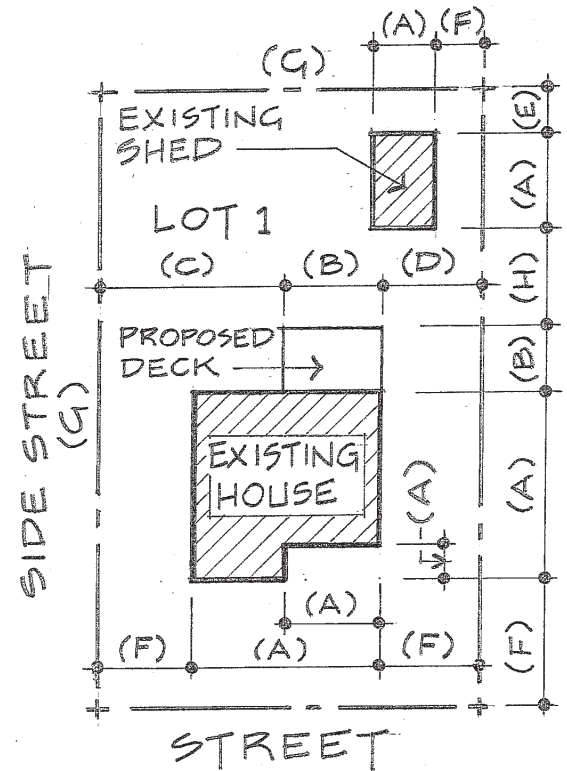
A completed "Residential Deck Form" (available from our office) for simple, one-level decks. Must be completed by registered designer or by homeowner.

- Other Approvals (where applicable)
- Permit Fee**
 - Deck (uncovered) - \$100
 - Deck (covered) - \$200

In April 1998, the Ontario Building Code implemented strict new requirements for guardrail construction. It is now only allowable to construct 2 types of wood guardrails, the 'Cantilever Picket System' or the 'Post and Rail System' (details are available from our office), otherwise the guardrail must be designated by a professional engineer registered in the Province of Ontario.

PLEASE NOTE: The drawings must provide enough information to verify Zoning By-law and Building Code requirements are met.

SITE PLAN/SURVEY REQUIREMENTS



Metric Measurements Are Required. Imperial Measurements may be included.

Indicate the following:

- Existing Building(s) width, length & use
- Proposed Building width, length & use
- Exterior Side Yard Dimensions (this is the street side on corner lots)
- Interior Side Yard Dimensions
- Rear Side Yard Dimensions
- Existing Building Yards (front & side yard dimensions)
- Property Dimensions
- Distance Between Buildings (including deck)
- Easements (rights of way)