

General:

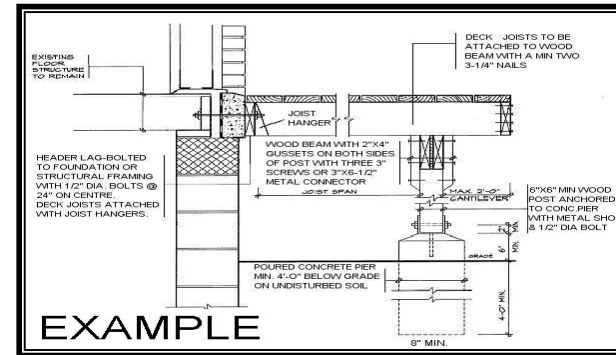
The Ontario Building Code Act requires a permit to be issued prior to starting construction, if the deck is attached to the house or adjacent to an exit door regardless of size or attachment or the deck exceeds 10m² (108ft²).

Building permit applications can be obtained from the Building Services Department located on the eighth floor of City Hall (70 Collier Street) or online at: www.barrie.ca > Home > Community > Building Information.

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

1. Two copies of a survey/site plan showing:
 - a. Lot lines including dimensions.
 - b. Location of proposed deck dimensioned to all other buildings and lot lines.
 - c. 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 should be provided:
 - a. Foundation Plan detailing:
 - i. Footing size and location.
 - ii. Size, span, and direction, of beams, floor joist and decking.
 - iii. Dimensions of all components.
 - b. Elevations to show:
 - i. The general appearance of the deck.
 - c. Cross Section detailing:
 - i. Footing depth and construction.

- ii. Height of deck walking surface above grade.
- iii. Height of guard above walking surface.
- iv. Step details.
- v. Deck construction.
- vi. Guard construction.
- vii. Details, such as deck to house connection



- EXAMPLE**
3. Copies of manufacturer's installation instructions for proprietary products and materials if applicable.
 4. Payment of a permit fee of \$225.00 and a Zoning By-Law Administration Fee of \$55.00. We accept cash, cheque, Visa, MasterCard or Debit Card.
 5. A \$150.00 surcharge is added to any deck that is started without a permit.
- The permit can usually be issued within 5 to 10 working days if the application is complete.

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).

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. All openings in the guards must not exceed 100mm (4 in).

If a bench is incorporated into the guard the required guard height is measured above the bench surface.

Stairs:

Every exterior stair with more than 3 risers is required to have a handrail on one side. If there are more than 6 risers and the difference in elevation exceeds 600mm (24 in) a guard is required.

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

Deck Blocks:

Deck blocks can only be used where:

1. The deck is not attached to the house
2. The deck is less than 55m² (592 ft²), and
3. The distance from the finished ground to the under side of the floor joists is not more than 600mm (23 5/8 in) at any point.

Wood Columns:

1. The minimum size of wood columns shall not be less than 140 mm X 140mm (6”X6”) unless calculations are provided from a qualified person that a lesser size is adequate, and
2. Columns greater than 600mm (23 5/8 in) in length shall be laterally supported by cross-bracing or other suitable means.

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 a Building Materials Evaluation Commission (BMEC) authorization to be used in Ontario. Steel, aluminium 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/or BMEC approval with the application.

Required Inspections for Residential Decks:

At key stages of building construction, work must be inspected to ensure that construction complies with the Ontario Building Code.

The permit plans and specifications must be on site and made available to the Building Official at the time of inspection.

To ensure the availability of a Building Official, you should book inspections 48 hours in advance.

Failure to have the appropriate inspection performed may result in your having to uncover and expose the work for inspection, Orders issued, etc.

Required Inspections:

1. Excavation/Footing – For in-situ piers and pads prior to backfill, the inspector will confirm that the foundation system is constructed as per the Ontario Building Code and approved plans. If deck blocks are used no inspection is required until the framing stage.

2. Framing - Required at completion of structural framing and guards or prior to installation of decking if the distance from the finished ground to the under side of the floor joists is less than 760mm (30 in) at any point.
3. Final - Required at completion of the deck framing, stairs and guards.

Any proposed changes from the approved plans must be discussed with a Plan Examiner or Building Inspector prior to construction.

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.
- Unauthorized changes from permit drawings.

Zoning Requirements:

Residential properties are subject to a 45% maximum lot coverage. Lot coverage is the percentage of the total lot area covered by all of the buildings, including decks. Decks less than 1.8m (5.9ft.) above grade are exempted from lot coverage restrictions.

Decks cannot be constructed on easements. However, you may be able to have the easement released. For further information on the release of an easement please contact the Legal and Real Estate Services Branch of the City Clerk's Office at 726-4204.

Setbacks are required from all lot lines regardless if a building permit is required or not.

Location	Lot Line	Minimum Distance from Lot Line
Front Yard	Front	3m (9.80 ft.)
	Interior Side	0.60m (2 ft.)
	Exterior Side (corner lots)	3m (9.80 ft.)
Interior Side Yard	Interior Side	0.60m (2 ft.)
Exterior Side Yard (corner lots)	Exterior Side	3m (9.80 ft.)
Rear Yard	Rear	0.60m (2 ft.)
	Interior Side	0.60m (2 ft.)
	Exterior Side (corner lots)	1m (3.20 ft.)

For updated information please check our web site at: www.city.barrie.on.ca > Home > Community > Building Information or call the Building Division at 739-4212 between 8:30 a.m. and 4:30 p.m. weekdays.

Fees are subject to change without notice.

City of Barrie June 2009

The information contained in the articles above represents our current understanding of the new legislation and is prepared for purposes of convenience only and is subject to change.