



MUNICIPALITY OF CENTRE HASTINGS

DECK CONSTRUCTION GUIDE

The Ontario Building Code Act requires a permit to be issued prior to starting construction. Building permit applications can be obtained from the Municipal Office located at 7 Furnace St. Madoc and at our web site www.centrehastings.com.

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.
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 and Framing Plan** detailing:
 - i. Footing size and location.
 - ii. Size, spacing, span & direction of beams, floor joists and columns.
 - iii. Dimensions of all components and decking materials.
 - b. **Elevations** to show:
 - i. The general appearance of the deck.
 - c. **Cross Sections** detailing.
 - i. Footing depth and construction.
 - ii. Height of deck walking surface above grade.
 - iii. Height of guard above walking surface.
 - iv. Stair details including rise / run and stringer size.
 - v. Deck construction.
 - vi. Guard construction details.
 - vii. Details, such as deck to house connection.
3. Two copies of manufacturer's installation instructions for proprietary products and materials if applicable.
4. Deck Permits can usually be issued within 5 to 10 working days if the application is complete and correct.
5. A \$240.00 surcharge is added the any deck that is started without a permit. Additionally the deck may need to be removed if it is not properly constructed or located on the property.

Qualifications:

The owner of a house is allowed to prepare and take responsibility 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 person other than the owner who prepares plans and specifications and takes responsibility for the design of an attached deck or a detached deck greater than 50 sq. m. (538 sq. ft.) 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 55 sq. m. (592 sq. ft.); and
4. The distance from grade to the under side of the floor joist 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 prepared from a P. Eng. confirming that a lesser size is adequate;
2. 100mm x 100mm (4"x4") columns may be used where the deck is less than 600mm (23 5/8") above grade measured to the bottom of the joist; and
3. Columns greater than 600mm (23 5/8") in length shall be laterally supported by cross-bracing.

Guards:

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

Openings in all guards must prevent passage of a 100mm (4") diameter sphere. If a bench is incorporated into the guards 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 a BMEC authorization.

Products and Materials:

Not all products and 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 systems 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 these products.