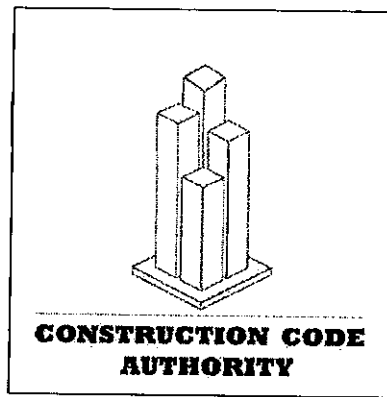




Plan Review Checklist – Decks

Home Owner/Builders: The following information is required when submitting an application for a residential building permit and before a building permit is issued. The plan review will not begin until all required information is provided.

Required Information:

- 2 sets of Site Plans with the following information
 - Show size and location of proposed deck
 - Show size and location of existing buildings on property
 - Show lot dimensions and shape
 - Show distance between buildings and property lines
 - Show North direction arrow
- 2 sets of Deck Layout Drawings with the following information
 - Interior wall location (if enclosed)
 - Window sizes and locations (if enclosed)
 - Door sizes, location and swing direction
- 2 copies of the Deck Checklist properly filled out
 - Piles or an engineer's design may be required for a deck greater than 2' and 55m² or if the deck is supporting a roof load.
- 2 copies of the Building Permit Application properly filled out

Required On-Site Inspections: (inspection requirements may change depending on the project type and size)

- Plan Review (Prior to the commencement of any construction)
- Framing/Final (Prior to using deck)

RESIDENTIAL DECK - PERMIT APPLICATION CHECKLIST

Applicant's Name: _____
 Project Street Address: _____

Please fill in all requested information and checkboxes to ensure a proper building code assessment can be completed prior to issuing a building permit.

SITE PLAN:

Please provide a site plan for this project showing your proposed Deck. It is recommended that your proposal be drawn on **photocopied Real Property Report or Surveyor's Certificate**. Do not use your 'only copy' of these documents as the municipality is not responsible for lost or damaged reports.

The SITE PLAN should include the following:

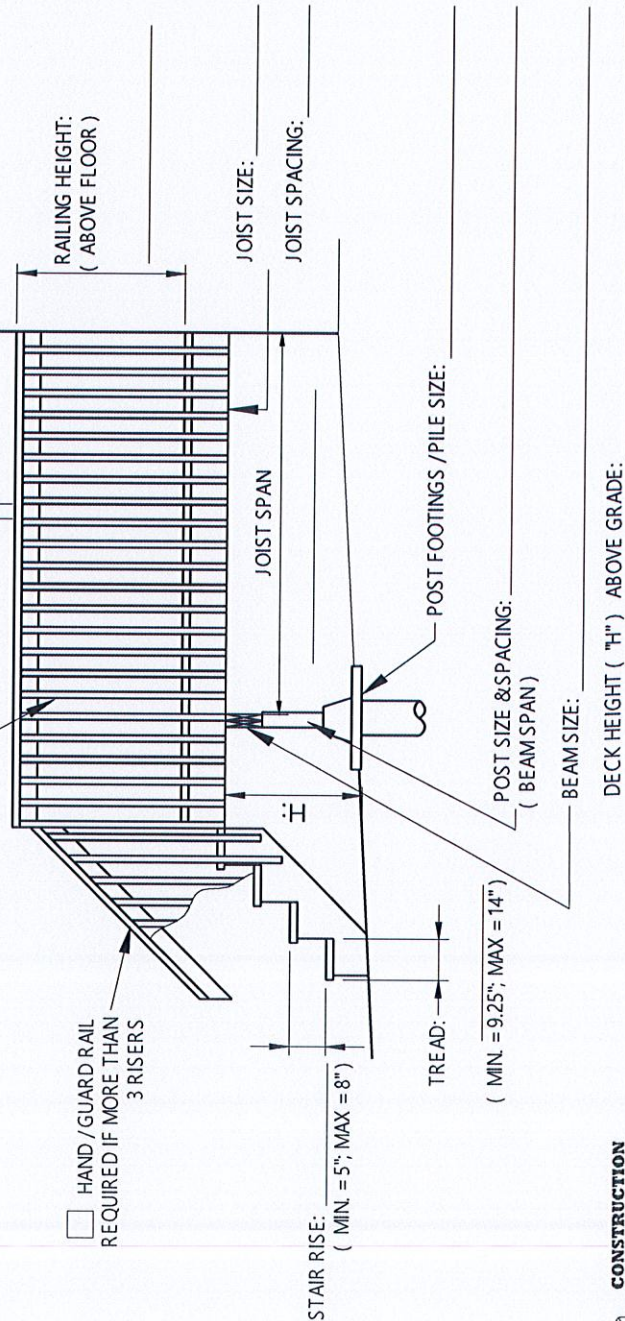
- Size and location of proposed deck.
- Distance to all property lines.
- Dimensions of deck.
- Location of steps & railings.
- All other existing buildings.

☐ Site Plan Attached

GUARDS:
 - SHALL NOT BE MADE 'CLIMBABLE'
 - MIN. HEIGHT "G":
 IF "H" IS BETWEEN
 24" & 72" = 36"
 IF "H" IS > 72" = 42"

☐ GUARD RAIL REQUIRED IF DECK
 FLOOR HEIGHT IS 24" (600 mm)
 OR HIGHER ABOVE ADJACENT
 GROUND / SURFACE

☐ HAND / GUARD RAIL
 REQUIRED IF MORE THAN
 3 RISERS



DECK DEVELOPMENT CHECKLIST, PAGE 2
CODE ARTICLES

Article	Description
NBCC 2015	The following NBCC Article descriptions are summaries of the articles and sentences, not the actual NBCC 2015 code article.
9.3.2.9.	Structural wood framing members shall be pressure-treated to resist decay where the vertical clearance between the framing members and the ground is less than 150 mm (6").
9.8.7.1.	A handrail is required for exterior steps with more than 3 risers. The handrail height is to be between 865 mm (34") and 965 mm (38") high.
9.8.8.	Guard rails are required around decks & landings where the surface is more than 600 mm (24") higher than the adjacent ground. Guard rails are required to be minimum 900 mm high (36"), and 1070 mm (42") high where the surface is more than 1800 mm (72") above the adjacent ground. 900 mm (36") high guard rails (measured vertically from a line drawn through the stair nosings) are required on flights of steps where the tread height is more than 600 mm (24") above the adjacent ground. Openings through any guard shall be of a size that will prevent the passage of a spherical object having a diameter of 100 mm (4"). Where decks are more than 4.2 m (13'-9"), guards are to be constructed so that they will not facilitate climbing, where all elements protruding from the vertical and located within the area between 140 mm and 900 mm above the floor or walking surface protected by the <i>guard</i> conform to at least one of the following Clauses: a) they are located more than 450 mm horizontally and vertically from each other, b) they provide not more than 15 mm horizontal offset, c) they do not provide a toe-space more than 45 mm horizontally and 20 mm vertically, or d) they present more than a 2-in-1 slope on the offset.
9.17.2.2.	The wood posts are required to be laterally supported if the distance from finished ground to the underside of the joists is more than 600 mm (24"). Toe-nailing beams to posts is not considered adequate lateral support. Provide mechanical connections that will provide lateral support, or lateral bracing (i.e. knee bracing) connecting the posts to the deck frame.
9.17.2.2.	Where the distance from grade to the underside of the deck joists is more than 2 m (6'), then posts supporting the deck beam shall be minimum 6x6, or 3-ply 2x6 built-up columns. 4x4 posts are not permitted. Decks where the distance from grade to the underside of the deck joists is more than 2 m (6') shall be supported on concrete piles, minimum 10" diameter x 10' deep c/w Sonotube and re-bar, and adequate means of securing the post to the piles.
9.23.1.1.	The maximum spacing for stair stringers is 30" o.c.
9.23.4.2.	The maximum span (distance between posts) for a 2 ply 2x10 beam is 9'-4". The maximum span (distance between posts) for a 2 ply 2x8 beam is 7'-8". Other beam spans are to be designed in accordance with Sentence 9.23.4.2. of the NBCC 2010, or the Canadian Wood Council's "Span Book".
9.23.9.4.	The joists are required to be blocked, strapped, or cross-bridged at mid-span.
9.23.9.9.	The maximum length of the joist cantilever past the beam is 600 mm (24") for 2x8 joists, and 750 mm (30") for 2x10 joists.

**A:** 2x _____ Rafters @ _____ o.c.

Roofing: _____

Strapping: _____ @ _____ o.c.

B: Roof Beam: _____ ply 2x _____, or

LVL / LSL Beam: _____

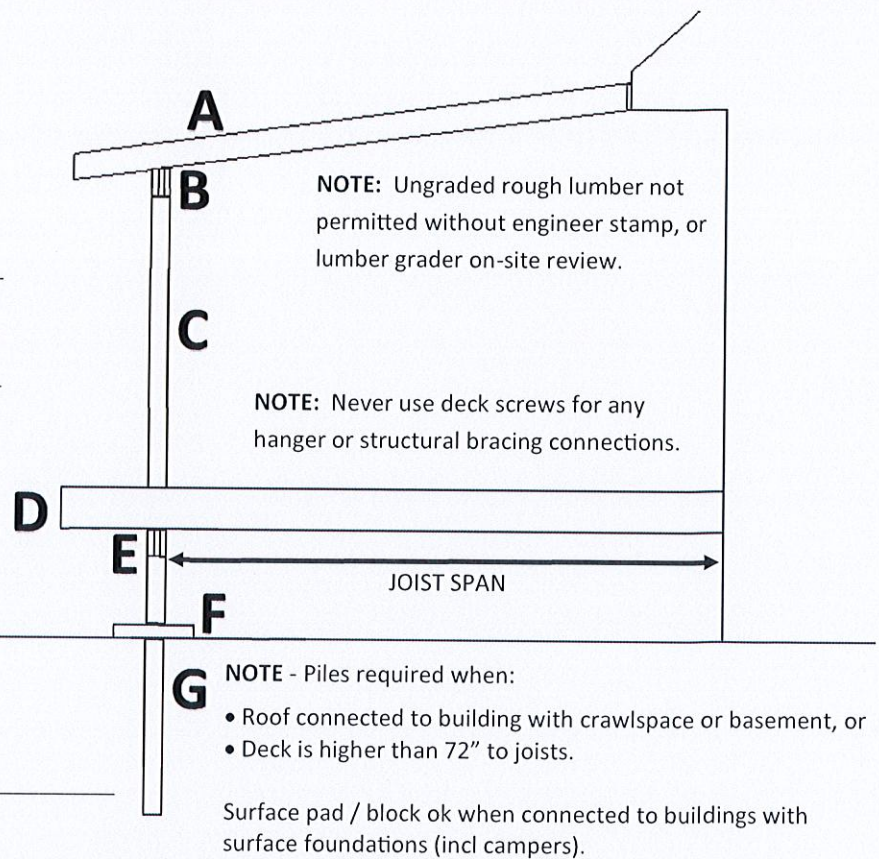
C: Columns: _____

(i.e. 6x6 post, 3-ply 2x6, rough sawn timber)

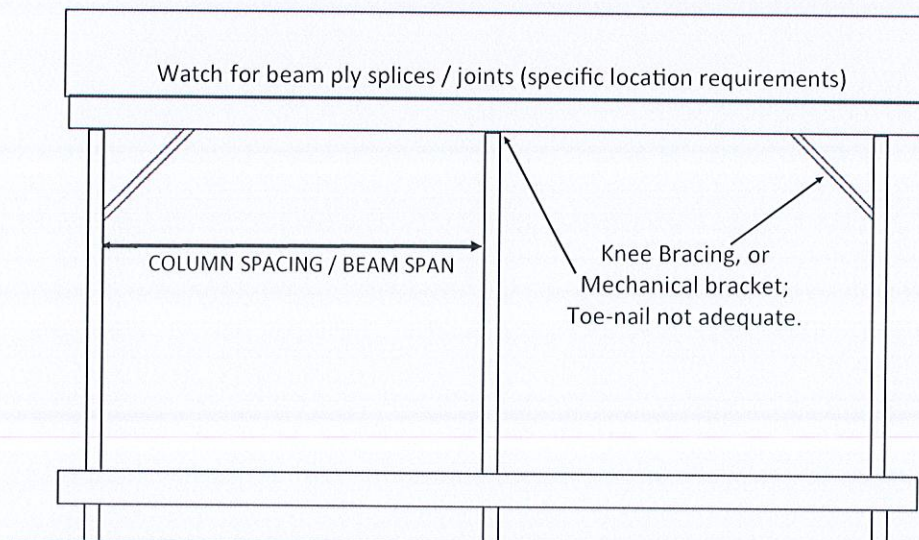
Spacing / Beam Span: _____

D: 2x _____ joists @ _____ o.c.

Span: _____

E: Deck Beam: _____ ply 2x _____,**F:** Deck footings / deck blocks:**G:** Piles (where applicable): _____**Don't forget to include the Permit Application form and a Site Plan!**

Rafter Span Table								
Rafter Size:	2x4		2x6		2x8		2x10	
Spacing:	16"	24"	16"	24"	16"	24"	16"	24"
Allowable Span	6-10	6-0	10-9	9-5	14-2	11-6	17-3	14-1



See BCB-009—Built-Up Wood Beams
For splices and nailing requirements.

See BCB-008—Deck Construction
For deck framing requirements and
Frequently Asked Questions..

If permit application is for deck as well as
roof, fill out:

21-WS-008—Decks FIB
and include with permit application.