



# PERMIT APPLICATION PROCESS CHECKLIST

## SINGLE FAMILY DWELLING/ADDITION

Application Examiner: \_\_\_\_\_ Application Number: \_\_\_\_\_ Date: \_\_\_\_\_

**To apply for a permit, the following items are required:**

REQ'D	REC'D	
		<a href="#">Application for Permit to Construct or Demolish</a>
		<a href="#">Letter of Authorization</a> signed by property owner, if applicable
		<a href="#">Schedule 1 Designer Information</a>
		Detailed site plan (showing all buildings, setbacks to lot lines of all existing and proposed buildings, lot dimensions, north indicator, civic address, wells/septic, driveway location, watercourses, ponds, rivers, street location). Highlight new construction. Site plan to match that submitted for SAP and LSRCA approval
		Foundation plan (beams, layout of floor joists, size, span, specs of all joists and beams), For additions: 1 set of existing foundation system and connection details
		Floor plans (all rooms identified, bedroom closets, plumbing fixtures size, span, spacing of framing above i.e. second floor or roof plan)
		Cross sections
		Elevations (all doors and windows indicated including lintel sizes, roofing material, exterior cladding)
		Truss drawings sealed by professional engineer or Roof framing details if roof is conventionally framed (cut-roof)
		Layouts for engineered floor or roof systems such as Nascor, Jagar, TJI etc. Spec sheets for products such as LVL, PSL, LSL Beams etc.
		Heat Loss: Schedule 1 for Duct Design
		Heat Loss Calculations (for new and addition 15% of the living space, size and location of the duct required)
		Duct Design (or mechanical plans)
		Mechanical Ventilation Summary Sheet
		Energy Efficiency Summary Sheet
		<a href="#">Lake Simcoe Region Conservation Authority</a> approval, if applicable (905-895-1281 ext. 266 or 1-800-465-0437)
		<a href="#">Site Alteration and Entrance Permit</a> (engineering2@georgina.ca)
		Entrance permit <input type="checkbox"/> Region (895-1231x75207) <input type="checkbox"/> MTO (416-235-4276)
		Building Division / MOE on-site sewage system approval, if applicable
		House number
		Assess if any additional information is required which is not shown on the Checklist
		Assess if anything on the Checklist is not required for the project being reviewed

\*\* If trees are to be removed within an area that would constitute a woodlot of more than 0.5 acres, please contact the Regional Municipality of York. 1-877-464-9675 x75258

\*\* A Road Occupancy Permit is required for any work or parking of vehicles or construction equipment on a Town owned road allowance. Please apply at Service Georgina on the first floor. 905-476-4301 ext. 2443

This checklist constitutes a preliminary review to determine suitability of building permit application package only. A further review will be completed by the Zoning Examiner and Plans Examiner, at which time more information and/or amendments to the drawings may be required.

Please review the refund policy for building permits: [Building By-law 2021-0019](#) Section 16.

Please note that Developments Charges may apply, confirm with the Zoning Examiner.



TOWN OF GEORGINA

# BUILDING PERMIT GUIDE

## NEW HOUSES AND ADDITIONS

### ENCLOSED

1. SPECIFICATIONS AND REQUIREMENTS
2. PERMIT APPLICATION PROCESS CHECKLIST
3. SAMPLE SITE PLAN
4. CONSTRUCTION DETAILS -ATTACHMENTS
5. CONSTRUCTION SPECIFICATIONS AND SCHEDULES

This Information is provided for convenience purpose only. All projects must be evaluated in its own merits. More or less information may be required

## New Houses and Additions

All new houses and additions to an existing building or structure require a building permit. Your first inquiry should be to the Town Building Division to obtain the [zoning information](#) that you will need in order to establish the parameters of construction. This inquiry will outline where you can find the height, setback and lot coverage provisions for the property. A [Building Permit Information Package](#) is also available for a fee. This package is prepared to assist building permit applicants with applicable zoning information and includes all required forms which must be completed as part of a building permit application.

Design is the next step and you will need a set of construction drawings before the Building Division will issue the permits prior to construction. All new houses and addition projects are required to

- Demonstrate compliance with local zoning by-laws, Ontario building code and all applicable laws
- Clearance from [Lake Simcoe Region Conservation authority](#) (Most projects) and
- Lot grading approval from the [Engineering Division](#)

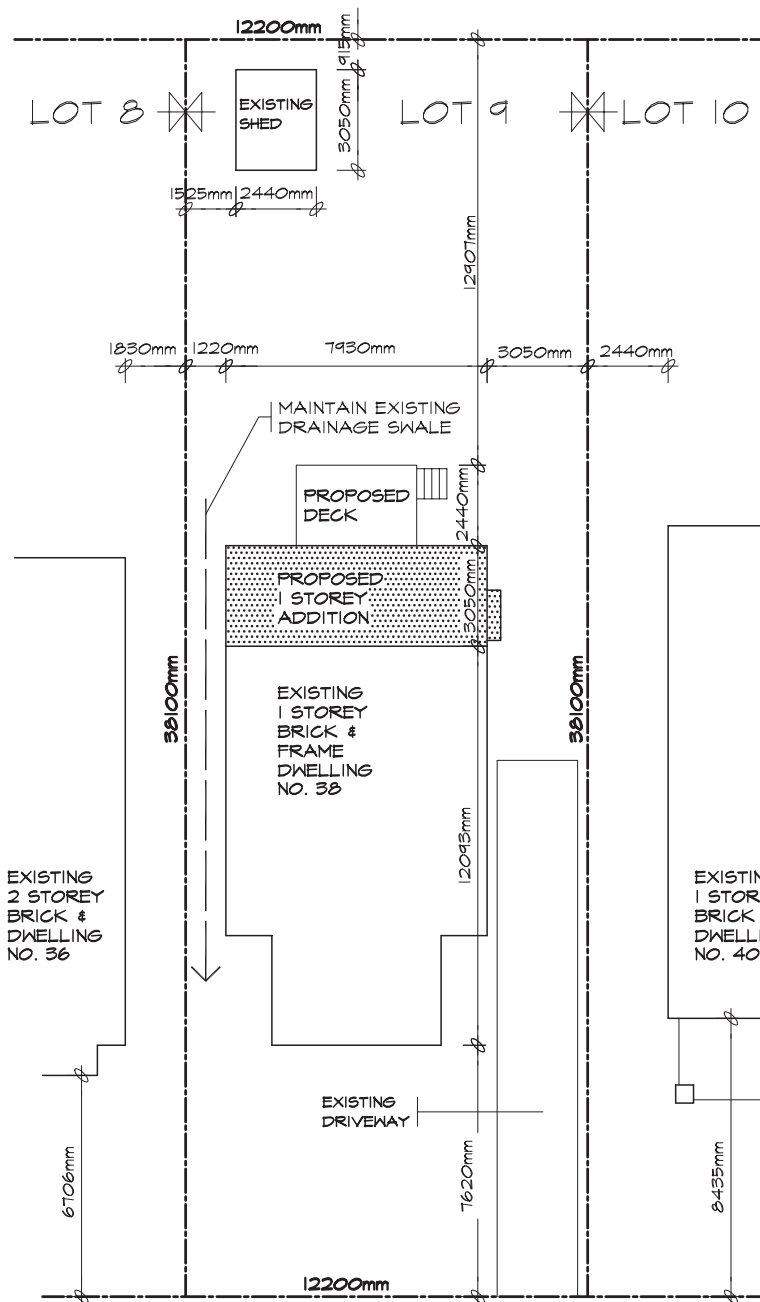
Once the completed set of building permit construction drawings are filed at the building division, applicable laws have been received and permit fees paid it may take up to 10 business days for zoning review. Once zoning compliance has been confirmed and all Applicable Law has been received it may take up to 10 business days for plans review before the permits are issued.

### When applying for a building permit we require:

- Application for a Permit to Construct or Demolish
- Schedule 1 – Designer Information
- Digital copy of detailed site plan showing all buildings, setbacks to lot lines of all existing and proposed buildings, lot dimensions etc. The site plan should be based on a recent survey of the lot
- Digital copy of all construction drawings drawn to scale and dimensioned
- Digital copy of the heat loss design and calculations
- Layouts for Engineered floor and roof systems
- Septic system information (If applicable)
- Letter of Authorization signed by owner (If applicant is an agent)
- Permit application process checklist
- Permit fees per ft<sup>2</sup> for all floor area (measured from outside wall and including attached garage space)
- Deck and porch construction drawings
- Connection to municipal services included
- Flat fee for Woodstove and each Masonry fireplace

If only paper copies are available contact [building@georgina.ca](mailto:building@georgina.ca) for information.

This Information is provided for convenience purpose only. All projects must be evaluated in its own merits. More or less information may be required.



## SITE PLAN

SCALE 1:200

SKETCH OF SURVEY OF  
LOT 9  
REG'D PLAN 4220  
CITY OF TORONTO  
B.C. TRANSIT, O.L.S.  
DECEMBER 31ST, 1999

KHALMUR CRESCENT

ZONING	LOT NO:		PLAN NO:		LOT AREA		LOT FRONTAGE		LOT DEPTH	
R2 Z0.6	LOT 9		4220		580.64m2		12200mm		38110mm	
DESCRIPTION	EXISTING	ADDITION	TOTAL	%	ALLOWED	%	SETBACKS	EXISTING	PROPOSED	
LOT COVERAGE	86.52m2	24.15m2	110.65m2	19.0	-----		FRONT YARD	7620mm	7620mm	
GROSS FLOOR AREA	86.52m2	24.15m2	110.65m2	19.0	348.39m2	60.0	REAR YARD	18390mm	12907mm	
LANDSCAPED AREA	-----	-----	-----		-----					
NO. OF STORIES	1 STOREY	1 STOREY	1 STOREY		10000mm		INTERIOR SIDE (east)	3050mm	3050mm	
HEIGHT	4550mm	4550mm	4550mm		-----					
WIDTH	7930mm	7930mm	7930mm		-----		INTERIOR SIDE (west)	1220mm	1220mm	
DEPTH	12043mm	3050mm	15143mm		17000mm					
PARKING	-----	-----	-----		-----		EXTERIOR	-----	-----	

NOTE: ZONING RESTRICTIONS VARY IN EVERY MUNICIPALITY. CONTACT YOUR LOCAL MUNICIPAL OFFICE FOR SPECIFIC SETBACKS AND OTHER LIMITATIONS IN YOUR AREA.

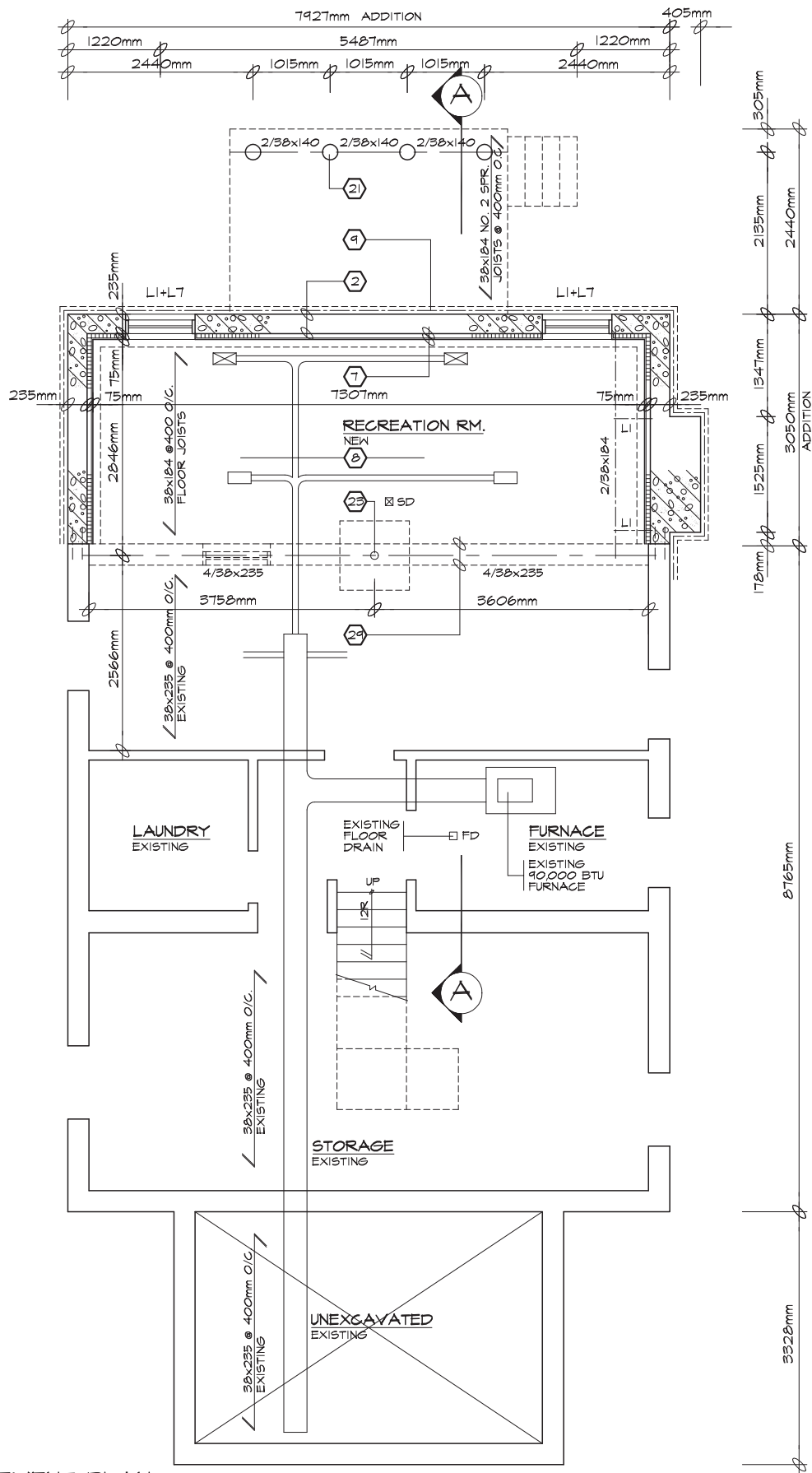
**TACBOC**  
STANDARD DETAIL

TITLE  
SAMPLE DRAWING  
SITE PLAN

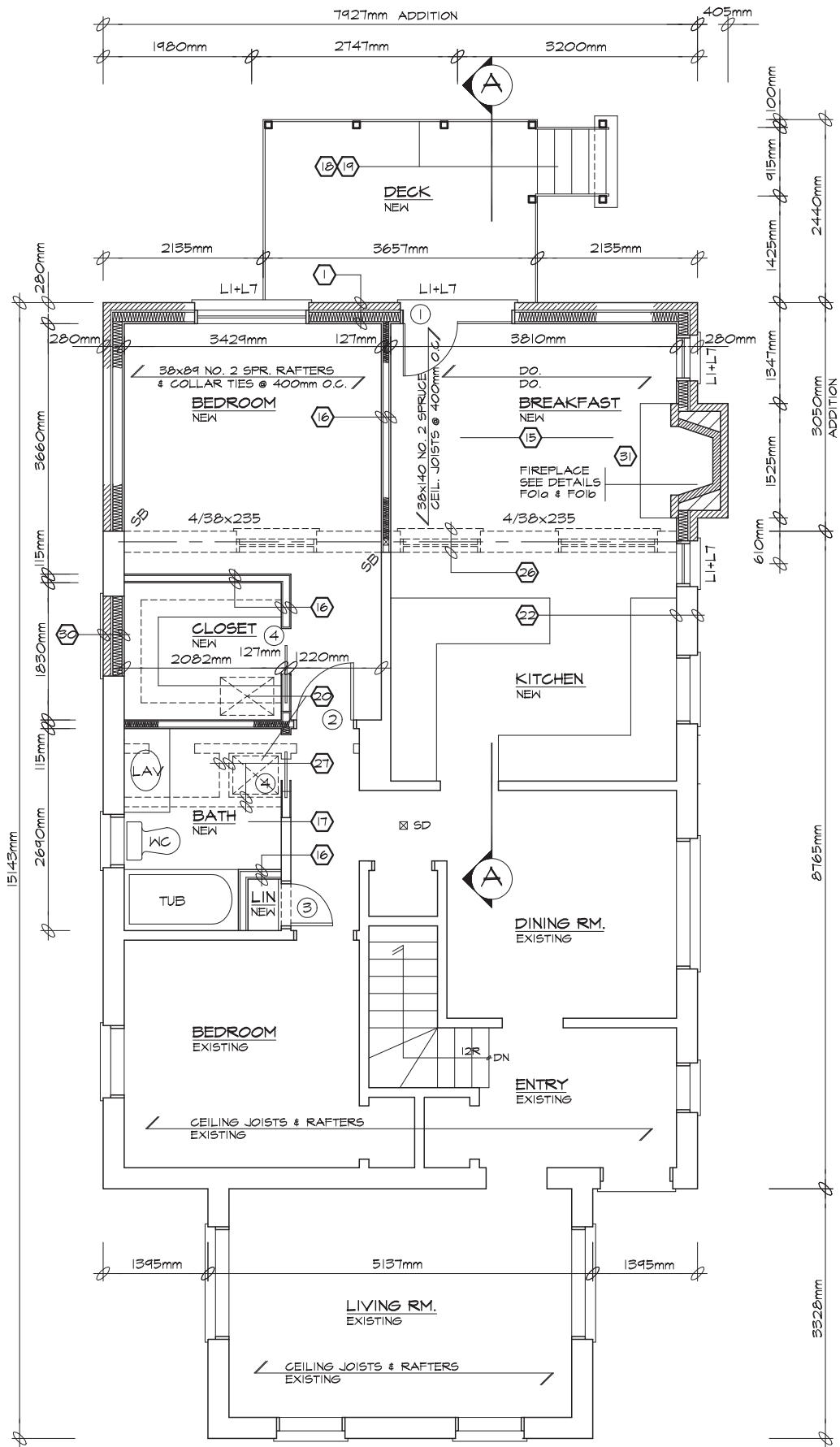
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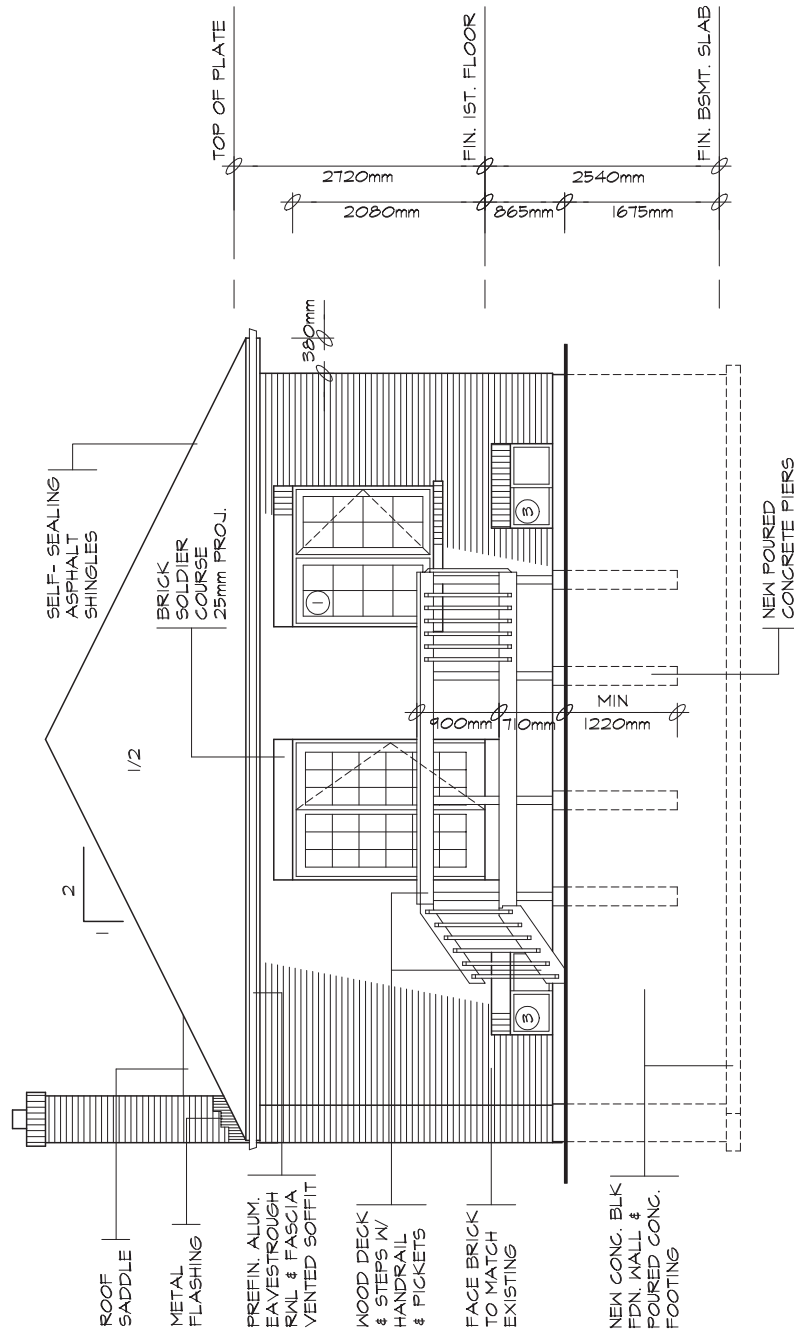
2007



**BASEMENT PLAN**  
SCALE 1:50

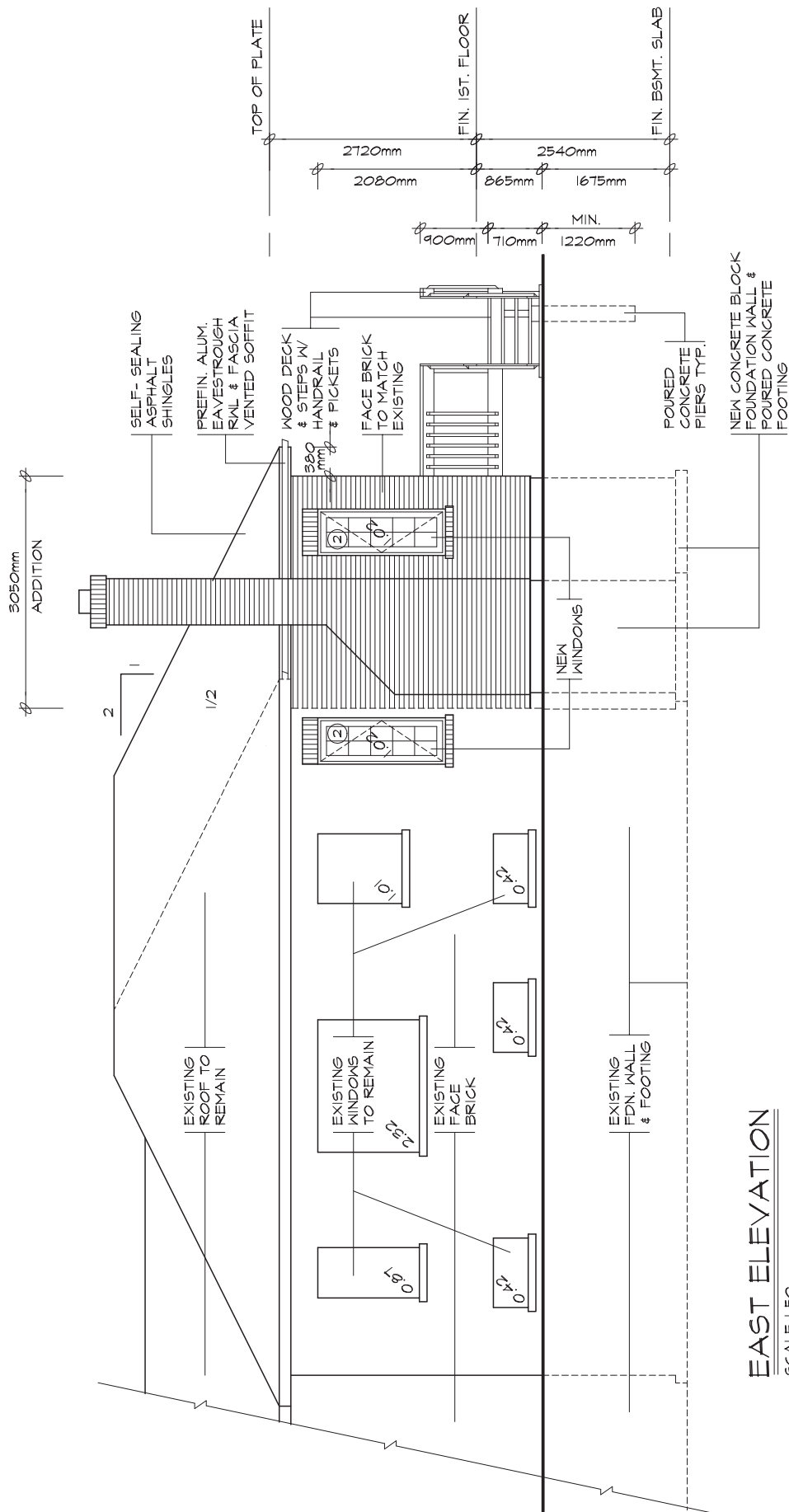


GROUND FLOOR PLAN  
SCALE 1:50



# NORTH ELEVATION

SCALE 1:50



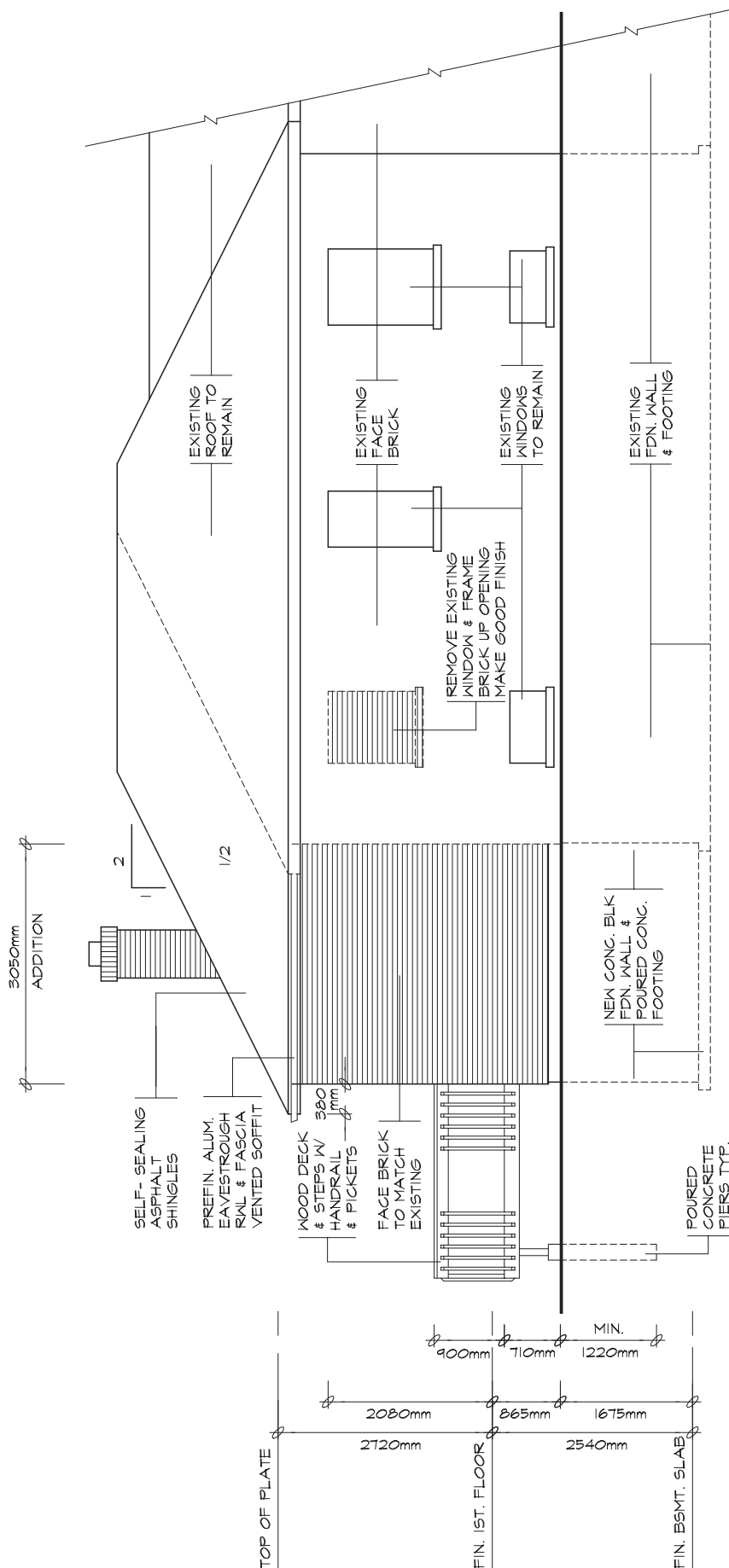
## EAST ELEVATION

SCALE 1:50

### UNPROTECTED OPENINGS

WALL AREA	42.36m <sup>2</sup>
LIMITING DISTANCE	3050mm @ 18.00%
MAX. ALLOWABLE OPENINGS	7.62m <sup>2</sup>
TOTAL OPENINGS PROVIDED	7.50m <sup>2</sup>





## WEST ELEVATION

SCALE 1:50

### UNPROTECTED OPENINGS

NO NEW OPENINGS  
EXISTING TO REMAIN

ASPHALT SHINGLES ON MIN.  
9.5mm PLYWOOD SHEATHING ON  
APPROVED ROOF TRUSSES OR  
WOOD RAFTERS (SEE PLANS) USE  
'H'-CLIPS IF 600mm O.C. SPACING

ROOF VENTILATION  
1:300 OF THE INSULATED  
CEILING AREA  
UNIFORMLY DISTRIBUTED

EAVE PROTECTION TO EXTEND  
FROM THE EDGE OF THE ROOF,  
900mm UP THE SLOPE BUT NOT LESS  
LESS THAN 300mm BEYOND THE INT.  
FACE OF THE EXTERIOR WALL

EAVESTROUGH, RVL  
FASCIA BOARD &  
VENTED SOFFIT  
FINISH AS PER  
THE ELEVATIONS

CARRY MIN. RSI 2.11 INSULATION  
TO COVER INTERIOR FACE  
OF EXTERIOR WALL

INTERIOR CEILING FINISH  
CONT. AIR/VAPOUR BARRIER  
W/ MINIMUM RSI 1.00 INSULATION

FRAME WALL CONSTRUCTION  
FINISH AS PER ELEVATIONS  
SHEATHING PAPER, LAYERS  
TO OVERLAP EACH OTHER  
EXTERIOR TYPE SHEATHING  
38x140 WOOD STUDS @ 400 O.C.  
RSI 3.34 BATT INSULATION IN  
CONTINUOUS CONTACT W/  
SHEATHING & CONTINUOUS  
VAPOUR BARRIER  
DOUBLE PLATE @ TOP  
SOLE PLATE @ BOTTOM  
INTERIOR WALL FINISH

FLOOR FINISH  
15.5mm T&G PLYWOOD SUBFLOOR  
OR APPROVED EQUAL ON WOOD  
FLOOR JOISTS BRIDGED W/  
CONTINUOUS 19x64 STRAPPING  
OR 38x38 CROSS BRIDGING OR  
SOLID BLOCKING @ 2100 O.C.

WOOD SILL PLATE FASTENED TO  
FOUNDATION WALL W/ MINIMUM  
12.7mm DIAMETER ANCHOR BOLTS  
EMBEDDED MIN. 100mm IN CONCRETE  
@ 2400mm O.C. MAX. & PROVIDE  
CONTINUOUS AIR BARRIER BETWEEN  
PLATE & FOUNDATION WALL

ACOUSTIC  
SEALANT

CONTINUOUS HEADER JOIST W/  
RSI 3.34 BATT INSULATION, EXTEND  
VAPOUR BARRIER & SEAL  
TO JOIST & SUBFLOOR

SLOPE GRADE AWAY  
FROM BUILDING FACE

MIN. 200mm  
WOOD  
SIDING

TOP BLOCK COURSE FILLED  
W/ MORTAR OR CONCRETE

SEMI-SOLID BLOCK COURSE  
AT OR BELOW GRADE LEVEL

BITUMINOUS DAMPPROOFING  
ON MINIMUM 6mm FARGING ON  
CONCRETE BLOCK FDN. WALL  
W/ FARGING COVERED OVER  
POURED CONCRETE FOOTING

38x89 WOOD STRAPPING @ 400 O.C.  
RSI 2.11 INSULATION W/ 0.15mm POLY  
VAPOUR/BARRIER W/  
MOISTURE BARRIER TO HEIGHT  
OF EXTERIOR GRADE BETWEEN  
FOUNDATION WALL & WOOD FRAMING  
(INTERIOR FINISH IS OPTIONAL)

(POURED CONCRETE WALLS  
TO HAVE TIE HOLES FILLED  
WITH CEMENT MORTAR  
OR DAMPPROOFING)

BLOCK SIZE	MAX. HEIGHT FROM SLAB TO GRADE
190	1200mm
240	1800mm
290	2200mm

DRAINAGE LAYER  
- MINIMUM 19mm MINERAL FIBRE  
INSULATION W/ A DENSITY OF  
NOT LESS THAN 57 kg/M<sup>3</sup>, OR  
- MINIMUM 100mm OF FREE DRAINING  
GRANULAR MATERIAL, OR  
- A B.M.E.C. APPROVED  
DRAINAGE LAYER MATERIAL

BASEMENT SLAB  
75mm POURED CONC. SLAB  
15 MPa W/ 0.15mm POLY  
25 MPa WITHOUT POLY  
100mm CRUSHED STONE

450x130 DEEP POURED  
CONC. FTG. (TYPICAL)  
FOOTING TO BEAR ON  
UNDISTURBED SOIL

POLY DAMPPROOFING  
MEMBRANE UNDER  
BOTTOM PLATE

INSUL. MAY BE TERMINATED  
380mm ABOVE FLOOR

ACOUSTIC  
SEALANT

100mm DIA. WEEPING TILE W/  
150mm CRUSHED STONE COVER

MAX. TOTAL MASONRY HEIGHT 2500mm

SLAB

ASPHALT SHINGLES ON MIN.  
9.5mm PLYWOOD SHEATHING ON  
APPROVED ROOF TRUSSES OR  
WOOD RAFTERS (SEE PLANS) USE  
"H"-CLIPS IF 600mm O.C. SPACING

ROOF VENTILATION  
1:300 OF THE INSULATED  
CEILING AREA  
UNIFORMLY DISTRIBUTED

EAVE PROTECTION TO EXTEND  
FROM THE EDGE OF THE ROOF,  
900mm UP THE SLOPE BUT NOT LESS  
LESS THAN 300mm BEYOND THE INT.  
FACE OF THE EXTERIOR WALL

EAVESTROUGH, RAIL  
FASCIA BOARD &  
VENTED SOFFIT  
FINISH AS PER  
THE ELEVATIONS

CARRY MIN. RSI 2.11 INSULATION  
TO COVER INTERIOR FACE  
OF EXTERIOR WALL

INTERIOR CEILING FINISH  
CONT. AIR/VAPOUR BARRIER  
W/ MINIMUM RSI 7.00 INSULATION

BRICK VENEER WALL  
90mm FACE BRICK  
25mm AIR SPACE  
0.76mm THICK x22mm WIDE  
GALVANIZED METAL TIES  
INSTALLED W/ GALVANIZED  
SPIRAL NAILS OR SCREWS  
400mm O.C. HORIZONTAL  
600mm O.C. VERTICAL  
SHEATHING PAPER W/ LAYERS  
TO OVERLAP EACH OTHER  
EXTERIOR TYPE SHEATHING  
38x140 WOOD STUDS @ 400 O.C.  
RSI 3.34 BATT INSULATION IN CONT.  
CONTACT W/ SHEATHING  
CONTINUOUS VAPOUR/AIR BARRIER  
DOUBLE PLATE @ TOP  
SOLE PLATE @ BOTTOM  
INTERIOR WALL FINISH

0.5mm POLY FLASHING  
MINIMUM 150mm UP BEHIND  
SHEATHING PAPER  
PROVIDE WEEP HOLES  
@ MAX. 800mm APART

FLOOR FINISH  
15.5mm T&G PLYWOOD SUBFLOOR  
OR APPROVED EQUAL ON WOOD  
FLOOR JOISTS BRIDGED W/  
CONTINUOUS 19x64 STRAPPING  
OR 38x38 CROSS BRIDGING OR  
SOLID BLOCKING @ 2100 O.C.

ACOUSTIC  
SEALANT

WOOD SILL PLATE FASTENED TO  
FOUNDATION WALL W/ MINIMUM  
12.7mm DIAMETER ANCHOR BOLTS  
EMBEDDED MIN. 100mm IN CONCRETE  
@ 2400mm O.C. MAX. & PROVIDE  
CONTINUOUS AIR BARRIER BETWEEN  
PLATE & FOUNDATION WALL

CONTINUOUS HEADER JOIST W/  
RSI 3.34 BATT INSULATION, EXTEND  
VAPOUR BARRIER & SEAL  
TO JOIST & SUBFLOOR

SLOPE GRADE AWAY  
FROM BUILDING FACE

TOP BLOCK COURSE FILLED  
W/ MORTAR OR CONCRETE

SEMI-SOLID BLOCK COURSE  
AT OR BELOW GRADE LEVEL

BITUMINOUS DAMPPROOFING  
ON MINIMUM 6mm FARGING ON  
CONCRETE BLOCK FDN. WALL  
W/ FARGING COVERED OVER  
POURED CONCRETE FOOTING

38x89 WOOD STRAPPING @ 400 O.C.  
RSI 2.11 INSULATION W/ 0.15mm POLY  
VAPOUR/BARRIER W/  
MOISTURE BARRIER TO HEIGHT  
OF EXTERIOR GRADE BETWEEN  
FOUNDATION WALL & WOOD FRAMING  
(INTERIOR FINISH IS OPTIONAL)

(POURED CONCRETE WALLS  
TO HAVE TIE HOLES FILLED  
WITH CEMENT MORTAR  
OR DAMPPROOFING)

BLOCK SIZE	MAX. HEIGHT FROM SLAB TO GRADE
190	1200mm
240	1800mm
290	2200mm

DRAINAGE LAYER  
- MINIMUM 19mm MINERAL FIBRE  
INSULATION W/ A DENSITY OF  
NOT LESS THAN 57kg/M<sup>3</sup>, OR  
- MINIMUM 100mm OF FREE DRAINING  
GRANULAR MATERIAL, OR  
- A B.M.E.C. APPROVED  
DRAINAGE LAYER MATERIAL

BASEMENT SLAB  
75mm POURED CONC. SLAB  
15 MPa W/ 0.15mm POLY  
25 MPa WITHOUT POLY  
100mm CRUSHED STONE

POLY DAMPPROOFING  
MEMBRANE UNDER  
BOTTOM PLATE

INSUL. MAY BE TERMINATED  
380mm ABOVE FLOOR

ACOUSTIC  
SEALANT

450x130 DEEP POURED  
CONC. FTG. (TYPICAL)  
FOOTING TO BEAR ON  
UNDISTURBED SOIL

100mm DIA. KEEPING TILE W/  
150mm CRUSHED STONE COVER

MAX. TOTAL MASONRY HEIGHT 2500mm

FRAME WALL CONSTRUCTION  
FINISH AS PER ELEVATIONS  
SHEATHING PAPER, LAYERS  
TO OVERLAP EACH OTHER  
RSI 1.41 INSULATING SHEATHING  
38x89 WOOD STUDS @ 400 O.C.  
RSI 2.11 BATT INSULATION IN  
CONTINUOUS CONTACT W/  
SHEATHING & CONTINUOUS  
VAPOUR/AIR BARRIER  
DOUBLE PLATE @ TOP  
SOLE PLATE @ BOTTOM  
INTERIOR WALL FINISH

WOOD SILL PLATE FASTENED TO  
FOUNDATION WALL W/ MINIMUM  
12.7mm DIAMETER ANCHOR BOLTS  
EMBEDDED MIN. 100mm IN CONCRETE  
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CONTINUOUS AIR BARRIER BETWEEN  
PLATE & FOUNDATION WALL

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FLOOR FINISH  
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OR APPROVED EQUAL ON WOOD  
FLOOR JOISTS BRIDGED W/  
CONTINUOUS 19x64 STRAPPING  
OR 38x38 CROSS BRIDGING OR  
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ACOUSTIC  
SEALANT

CONTINUOUS HEADER JOIST W/  
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VAPOUR/BARRIER W/  
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BLOCK SIZE	MAX. HEIGHT FROM SLAB TO GRADE
190	1200mm
240	1800mm
290	2200mm

ACOUSTIC  
SEALANT

BRICK VENEER WALL  
90mm FACE BRICK  
25mm AIR SPACE  
0.76mm THICK x22mm WIDE  
GALVANIZED METAL TIES  
INSTALLED W/ GALVANIZED  
SPIRAL NAILS OR SCREWS  
400mm O.C. HORIZONTAL  
600mm O.C. VERTICAL  
SHEATHING PAPER W/ LAYERS  
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MINIMUM 150mm UP BEHIND  
SHEATHING PAPER  
PROVIDE WEEP HOLES  
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SLOPE GRADE AWAY  
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CONTINUOUS AIR BARRIER BETWEEN  
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SEALANT

ASPHALT SHINGLES ON MIN.  
9.5mm PLYWOOD SHEATHING  
38x38 FURLINS @ 400 O.C.  
PERPENDICULAR TO ROOF  
JOISTS (SEE PLANS) USE  
'H'-CLIPS IF 600mm O.C. SPACING

EAVE PROTECTION TO EXTEND  
FROM THE EDGE OF THE ROOF,  
900mm UP THE SLOPE BUT NOT LESS  
LESS THAN 300mm BEYOND THE INT.  
FACE OF THE EXTERIOR WALL

ROOF VENTILATION  
1:150 OF THE INSULATED  
CEILING AREA  
UNIFORMLY DISTRIBUTED

EAVESTROUGH, RVL,  
FASCIA BOARD &  
VENTED SOFFIT  
FINISH AS PER  
ELEVATIONS

FRAME WALL CONSTRUCTION  
FINISH AS PER ELEVATIONS  
SHEATHING PAPER, LAYERS  
TO OVERLAP EACH OTHER  
EXTERIOR TYPE SHEATHING  
38x140 WOOD STUDS @ 400 O.C.  
RSI 3.34 BATT INSULATION IN  
CONTINUOUS CONTACT W/  
SHEATHING & CONTINUOUS  
VAPOUR BARRIER  
DOUBLE PLATE @ TOP  
SOLE PLATE @ BOTTOM  
INTERIOR WALL FINISH

MINIMUM 63mm  
CLEARANCE

MINIMUM 25mm  
CLEARANCE

CARRY MIN. RSI 2.11 INSULATION  
TO COVER INTERIOR FACE  
OF EXTERIOR WALL.

INTERIOR CEILING FINISH  
CONT. VAPOUR BARRIER  
W/ MIN. RSI 4.93 INSULATION  
25mm BELOW TOP OF ROOF JOIST

ASPHALT SHINGLES ON MIN.  
9.5mm PLYWOOD SHEATHING  
JOISTS (SEE PLANS) USE  
'H'-CLIPS IF 600mm O.C. SPACING

EAVE PROTECTION TO EXTEND  
FROM THE EDGE OF THE ROOF,  
900mm UP THE SLOPE BUT NOT LESS  
LESS THAN 300mm BEYOND THE INT.  
FACE OF THE EXTERIOR WALL

ROOF VENTILATION  
1:150 OF THE INSULATED  
CEILING AREA  
UNIFORMLY DISTRIBUTED

MINIMUM 63mm  
CLEARANCE

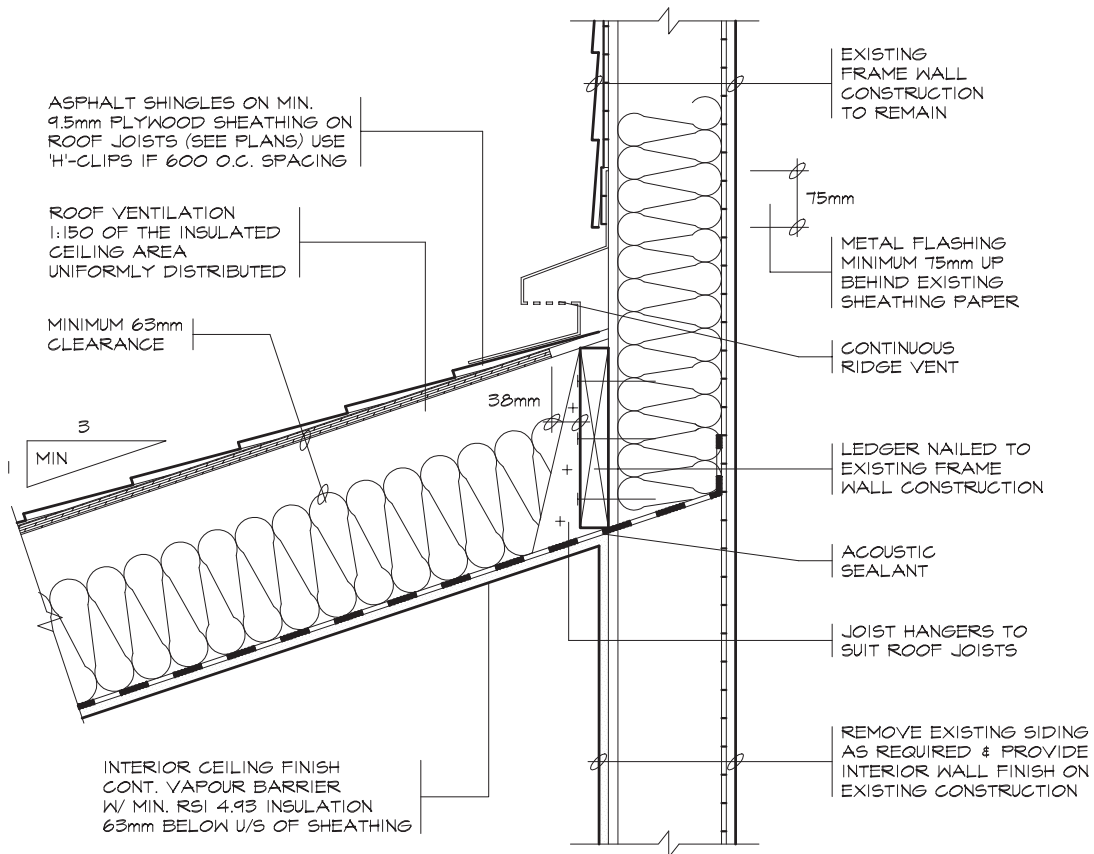
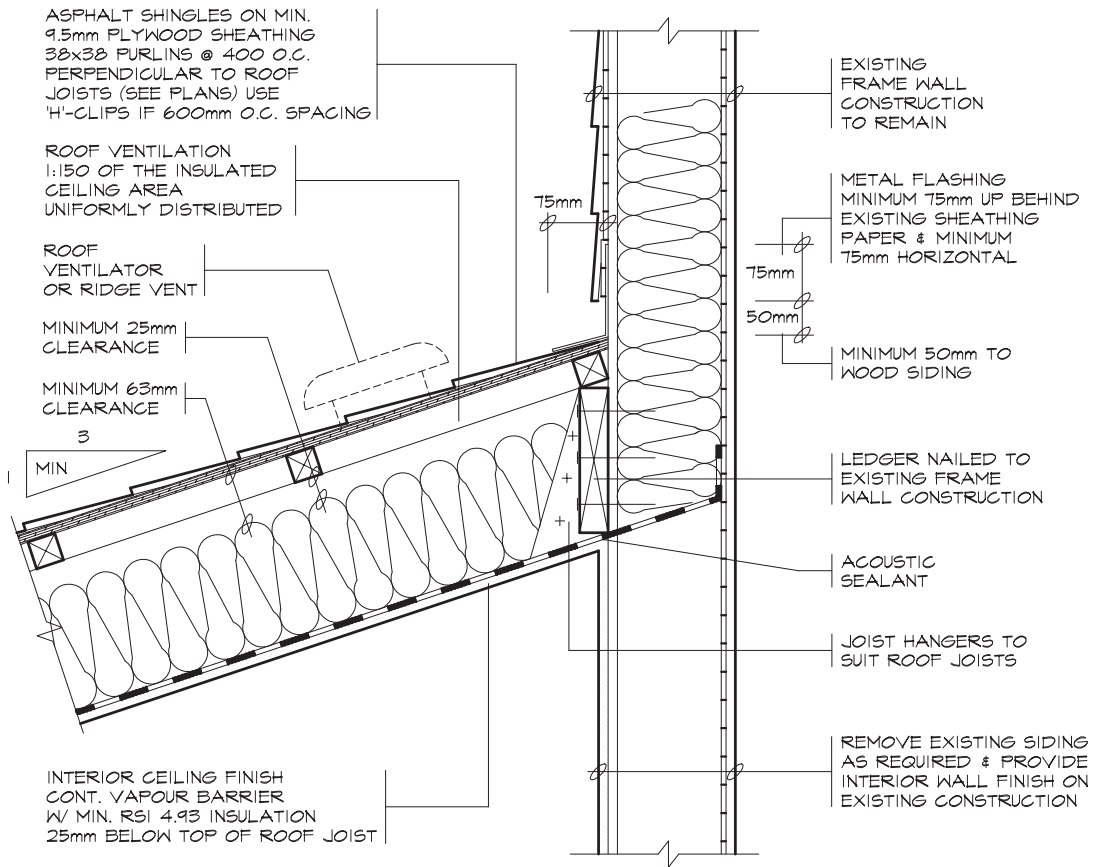
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TO COVER INTERIOR FACE  
OF EXTERIOR WALL.

EAVESTROUGH, RVL,  
FASCIA BOARD &  
VENTED SOFFIT  
FINISH AS PER  
ELEVATIONS

INTERIOR CEILING FINISH  
CONT. VAPOUR BARRIER  
W/ MIN. RSI 4.93 INSULATION  
63mm BELOW U/S OF SHEATHING

BRICK VENEER WALL  
90mm FACE BRICK  
25mm AIR SPACE  
0.76mm THICK x22mm WIDE  
GALVANIZED METAL TIES  
INSTALLED W/ GALVANIZED  
SPIRAL NAILS OR SCREWS  
400mm O.C. HORIZONTAL  
600mm O.C. VERTICAL  
SHEATHING PAPER W/ LAYERS  
TO OVERLAP EACH OTHER  
EXTERIOR TYPE SHEATHING  
38x140 WOOD STUDS @ 400 O.C.  
RSI 3.34 BATT INSULATION IN CONT.  
CONTACT W/ SHEATHING  
CONTINUOUS VAPOUR/AIR BARRIER  
DOUBLE PLATE @ TOP  
SOLE PLATE @ BOTTOM  
INTERIOR WALL FINISH





### Excavation and Backfill

- Excavation shall be undertaken in such a manner so as to prevent damage to existing structures, adjacent property and utilities
- The topsoil and vegetable matter in unexcavated areas under a building shall be removed. The bottom of excavations for foundations shall be free of all organic material
- If termites are known to exist, all stumps, roots and wood debris shall be removed to a minimum depth of 300mm in excavated areas under a building, and the clearance between untreated structural wood elements and the ground shall be no less than 450mm
- Backfill within 600mm of the foundation walls shall be free of deleterious debris and boulders over 250mm in diameter

### Dampproofing and Drainage

- In normal soil conditions, the exterior surfaces of foundation walls enclosing basements and crawl spaces shall be dampproofed. Where hydrostatic pressure occurs, a waterproofing system is required
- Masonry foundation walls shall be parged with 6mm of mortar covered over the footing prior to dampproofing
- 100mm dia. foundation drains shall be laid on level, undisturbed ground adjacent to the footings at or below the top of the basement slab or crawl space floor, and shall be covered with 150mm of crushed stone. Foundation drains shall drain to a storm sewer, drainage ditch, dry well or sump
- Window wells shall be drained to the footing level or to a ditch or sump pump.
- Downspouts not directly connected to a storm sewer shall have extensions to carry water away from the building, and provisions shall be made to prevent soil erosion
- Concrete slabs in attached garages shall be sloped to drain to the exterior
- The building site shall be graded so that surface, sump and roof drainage will not accumulate at or near the building and will not adversely affect adjacent properties

### Footings

- minimum 15MPa poured concrete
- minimum 1200mm below finished grade
- Footings shall be founded on natural undisturbed soil, rock or compacted granular fill with minimum bearing capacity of 75kPa  
100kPa for ICF

### Footing Size

Floors Supported	Supporting Ext. Wall	Supporting Int. Wall	Column Area
1	250mm	200mm	0.40m <sup>2</sup>
2	350mm	350mm	0.75m <sup>2</sup>
3	450mm	500mm	1.00m <sup>2</sup>

- Increase exterior footing width by 65mm for each storey of brick veneer supported, by 130mm for each storey of masonry and by 150mm for ICF
- Increase interior footing width by 100mm for each storey of masonry above footing, and by 100mm for each 2700mm of wall height above 5500mm
- The projection of an unreinforced footing beyond the wall supported shall not be greater than its thickness

### Step Footings

- 600mm max. rise  
600mm min. run

### Foundation Walls

- To be poured concrete, unit masonry, ICF or preserved wood (see drawings for type and thickness)
- Dampproofing shall be a heavy coat of bituminous material.
- Foundation wall to extend minimum 150mm above finished grade.
- A drainage layer is required on the outside of a foundation wall where the interior insulation extends more than 900mm below exterior grade. A drainage layer shall consist of
  - Min. 19mm mineral fibre insulation with min. Density of 57 kg/m<sup>3</sup>
  - Min. 100mm of free drainage granular material, or
  - An approved system which provides equivalent performance
- Foundation walls shall be braced or have the floor joists installed before backfilling

### Concrete Floor Slabs

- Garage, carport and exterior slabs and exterior steps shall be 32MPa concrete with 5-8% air entrainment
- Basement slab 25MPa concrete, minimum 75mm thick, placed on a minimum 100mm of coarse, clean, granular material
- All fill other than coarse clean material placed beneath concrete slabs shall be compacted to provide uniform support

### Masonry Walls

- Where constructed of 90mm brick, wall shall be bonded with a header course every 600mm o/c vertically and horizontally and 900mm o/c for block or tile.
- Provide 50mm solid masonry, concrete filled top course or continuous 38x89 wood plate under all roof and floor framing members
- Provide 190mm solid masonry under beams and columns
- Masonry wall to be tied to each tier of joists with 40mm x 4.76mm corrosion resistant steel straps, keyed minimum 100mm into masonry. When joists are parallel to wall, ties are to extend across at least 3 joists @ 2000mm o.c.
- Inside of wall to be parged and covered with No. 15 breather-type asphalt paper
- For reduced foundation walls to allow a brick facing while maintaining lateral support, tie minimum 90mm brick to minimum 90mm back-up block with corrosion resistant ties at least 17.8mm<sup>2</sup> in cross sectional area, spaced 200mm vertically and 900mm horizontally, with joints completely filled with mortar
- Masonry over openings shall be supported on corrosion resistant or prime painted steel lintels with a minimum of 150mm end bearing

### Masonry Veneer

- Minimum 70mm thick if joints are not raked and 90mm thick if joints are raked
- Minimum 25mm air space to sheathing
- Provide weep holes @ 800mm o.c. at the bottom of the cavity and over doors and windows
- Direct drainage through weep holes with 0.5mm poly flashing extending minimum 150mm up behind the sheathing paper
- Veneer ties minimum 0.76mm thick x 22mm wide corrosion resistant straps spaced @ 500mm vertically and 600mm horizontally
- Fasten ties with corrosion resistant 3.18mm diameter screws or spiral nails which penetrate at least 30mm into studs