



TOWN OF GEORGINA

BUILDING PERMIT GUIDE

DECKS AND PORCHES

ENCLOSED

1. SPECIFICATIONS AND REQUIREMENTS
2. PERMIT APPLICATION PROCESS CHECKLIST
3. SAMPLE SITE PLAN
4. WOOD DECK - CONSTRUCTION DETAILS
5. WOOD DECK - STAIR SECTION DETAILS
6. WOOD DECK - TABLES AND NOTES
7. WOOD DECK - GUARD DETAILS
8. CONCRETE PORCH AND COLD CELLAR

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

Decks and Porches

An un-enclosed ,unroofed deck under 24" above grade at all points, where the grade does not slope away in more than a 2:1 ratio, does not require a permit. Building permits are required for decks that are higher than 600mm (24") above adjacent ground level. Be advised that even though a building permit may not be required, required zoning setbacks still must be maintained and construction must comply with the Ontario Building Code.

Decks are subject to Zoning By-laws with respect to setback requirements. It is advisable for owners or their agent to check with the Building and Zoning Division before deciding on the overall size and or location of the deck. You may require approval from Lake Simcoe Region Conservation Authority. A site alteration permit (lot grading) is not required for construction of decks or porches built on posts, sonotubes or deck blocks, provided the grading is not altered.

Porches

An unenclosed porch or partially or completely covered with a roof, requires a building permit.

Guards

Guards are required where the walking surface is more than 600mm (24") above grade and must be constructed in accordance with Supplementary Standard SB-7 to the Ontario Building Code. Other guard designs are required to be submitted with manufactures specifications. If guards are provided where the walking surface is less than 600mm (24") the construction must still comply with Ontario Building Code.

Required Inspection:

- a) Deck footing: Before pouring concrete for foundations
- b) Structural framing inspection (If underside of deck is less than 3'0" above ground, call for framing inspection **before** deck boards are installed)
- c) Deck final inspection: **After** the deck is completed
- d) Additional inspections as directed by building inspector

When applying for a building permit we require:

- Application for a Permit to Construct or Demolish
- Schedule 1 – Designer Information
- Permit fee - \$300 Flat fee (Grater than 10m² ,each)
- (2) Copies of site plan showing the location of deck/porch with setbacks to all lot lines
- (2) Copies of all construction drawings drawn to scale and dimensioned
- Letter of Authorization (If applicable)
- Permit application process checklist
- Lake Simcoe Region Conservation Authority approval (If property is in a regulated area)
- Site alteration permit may be required from Engineering Division

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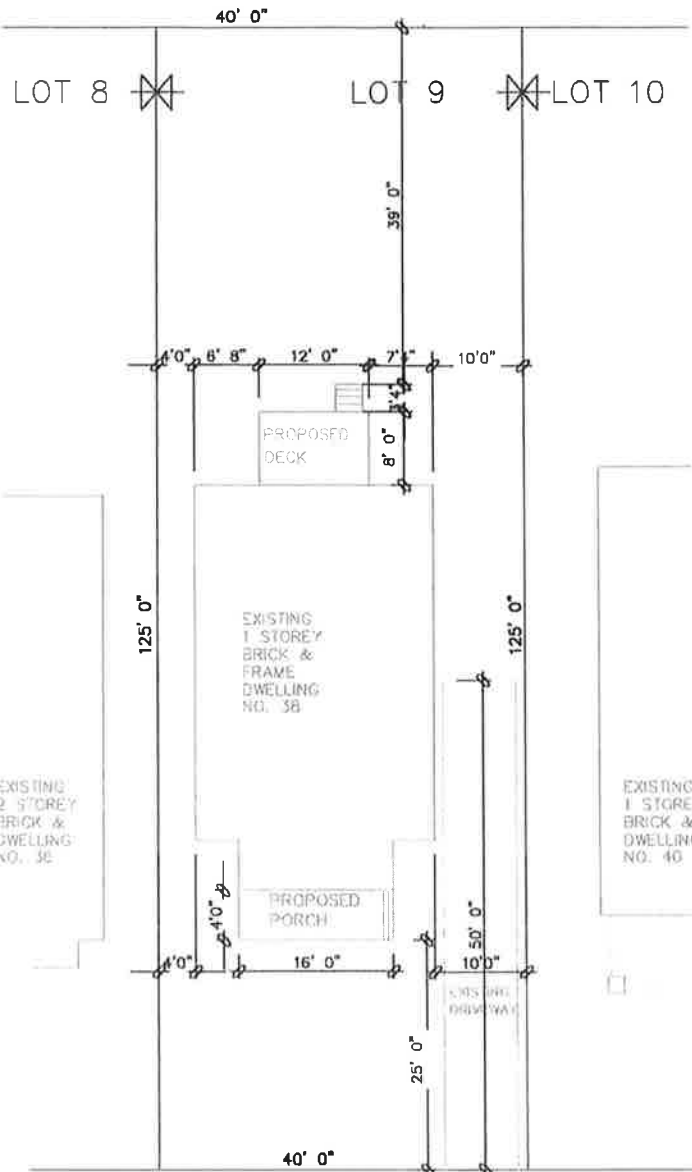
TOWN OF
GEORGINA

PERMIT APPLICATION PROCESS CHECKLIST

DECK and PORCH

REQ'D	REC'D	
		Detail Site Plan (showing all buildings, setback to lot lines of all existing and proposed buildings, lot dimensions, north indicator, civic and legal address, wells, septic, driveway location, watercourses, ponds or rivers, and street location). Highlight new construction. Site plan to match that submitted for lot grading and LSRCA approval
		Foundation(location of sono tubes indicating size and spacing ;beam size and direction; floor joist size, spacing and direction; stair location)
		Floor Plan View (size of deck, location and dimensions of stairs)
		Cross Sections(showing how deck is attached to dwelling; height from grade to top deck; whether existing dwelling is brick/siding) etc.
		Elevations(including height of deck; railing height)
		Roof details; check for rafter size/span/spacing; beam size and span; ceiling joist size/span/spacing(for porch)
		Guard details, check for rafter size/span/spacing, ceiling joist size/span/spacing (for porch)
		Septic approval if applicable (2 copies of site plan, green copy of application and white copy of fee breakdown)
		Schedule 1 – Designer Information
		Lot Grading approval from Engineering Department(waived if deck is built on piers and grading is not altered)
		Conservation Authority approval (If applicable)
		Letter of Authorization signed by the owner (If the applicant is not the owner)

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



SITE PLAN

SCALE 1/4"=1' 0"(NTS)

SKETCH OF SURVEY OF
LOT 9
REG.'D PLAN 4220
TOWN OF GEORGINA

ANYWHERE STREET

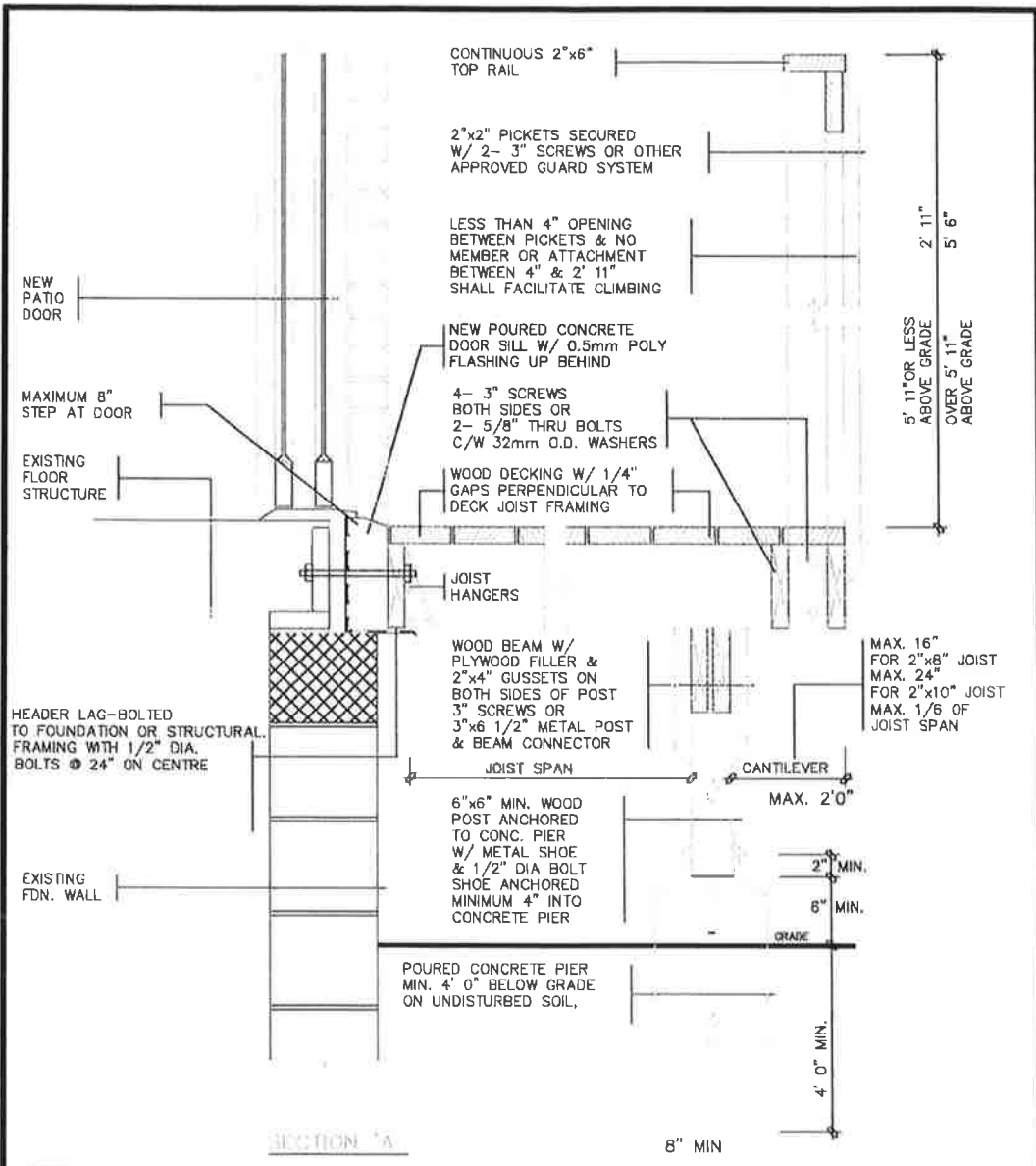
ZONING	LOT NO:	PLAN NO:	LOT AREA	LOT FRONTAGE	LOT DEPTH				
R1	LOT 9	4220	6247.68SQFT	40' 0"	125' 0"				
DESCRIPTION	EXISTING	ADDITION	TOTAL	% ALLOWED	%	SETBACKS	EXISTING	PROPOSED	
LOT COVERAGE	1190.59SQFT	-	-	19.0	-	FRONT YARD	25' 0"	25' 0"	
GROSS FLOOR AREA	1190.59SQFT	-	-	19.0	1874.30SQFT	30.0	REAR YARD	50' 4"	42' 4"
LANDSCAPED AREA	-	-	-	-	-	-	INTERIOR SIDE (east)	10' 0"	14' 0"
NO. OF STORIES HEIGHT.MAX.	1 STOREY 15' 0"	1 STOREY 15' 0"	1 STOREY 15' 0"	38' 0"	-	INTERIOR SIDE (west)	4' 0"	12' 0"	
WIDTH	26' 0"	28' 0"	28' 0"	-	-	EXTERIOR	-	-	
DEPTH	40' 0"	10' 0"	50' 0"	-	-	-	-	-	
PARKING	-	-	-	-	-	-	-	-	

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

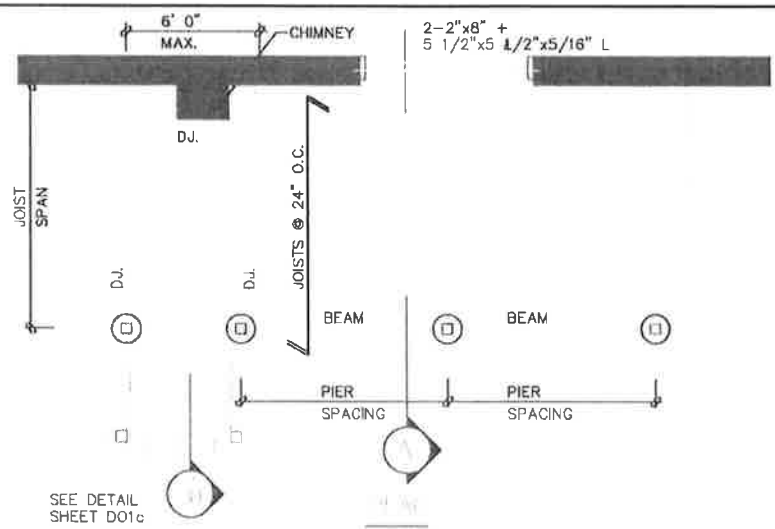
TOWN OF GEORGINA
STANDARD DETAIL
TACBOC

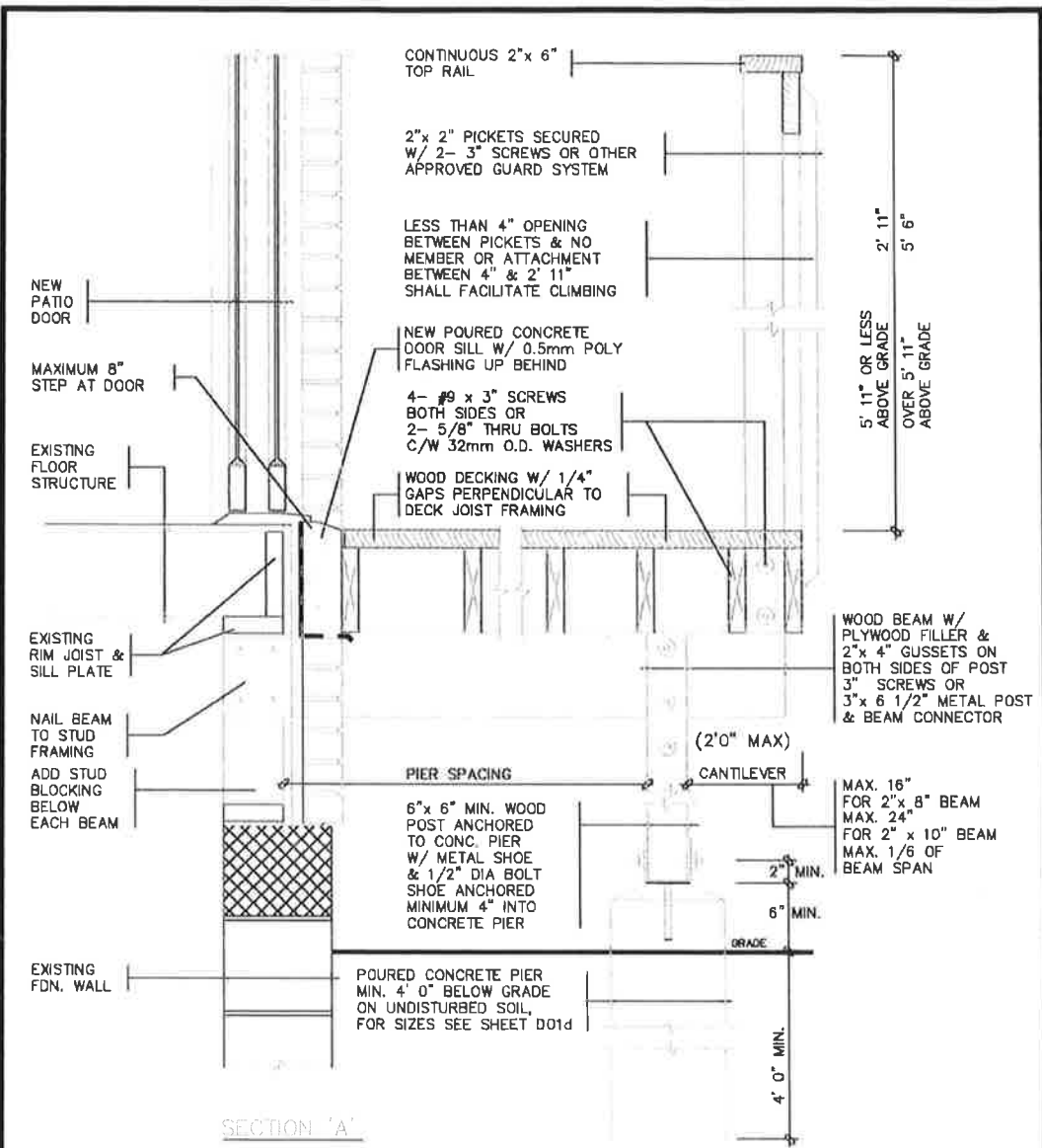
SAMPLE DRAWING
SITE PLAN

A 1

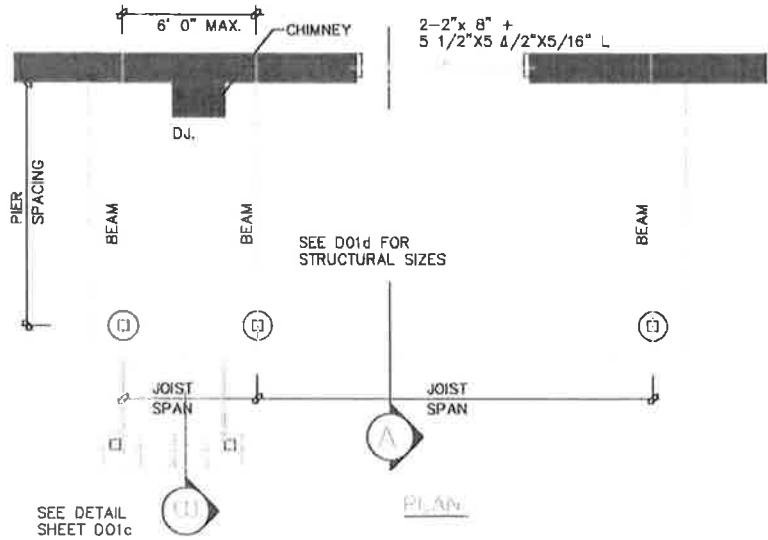


SECTION 'A'





SECTION 'A'

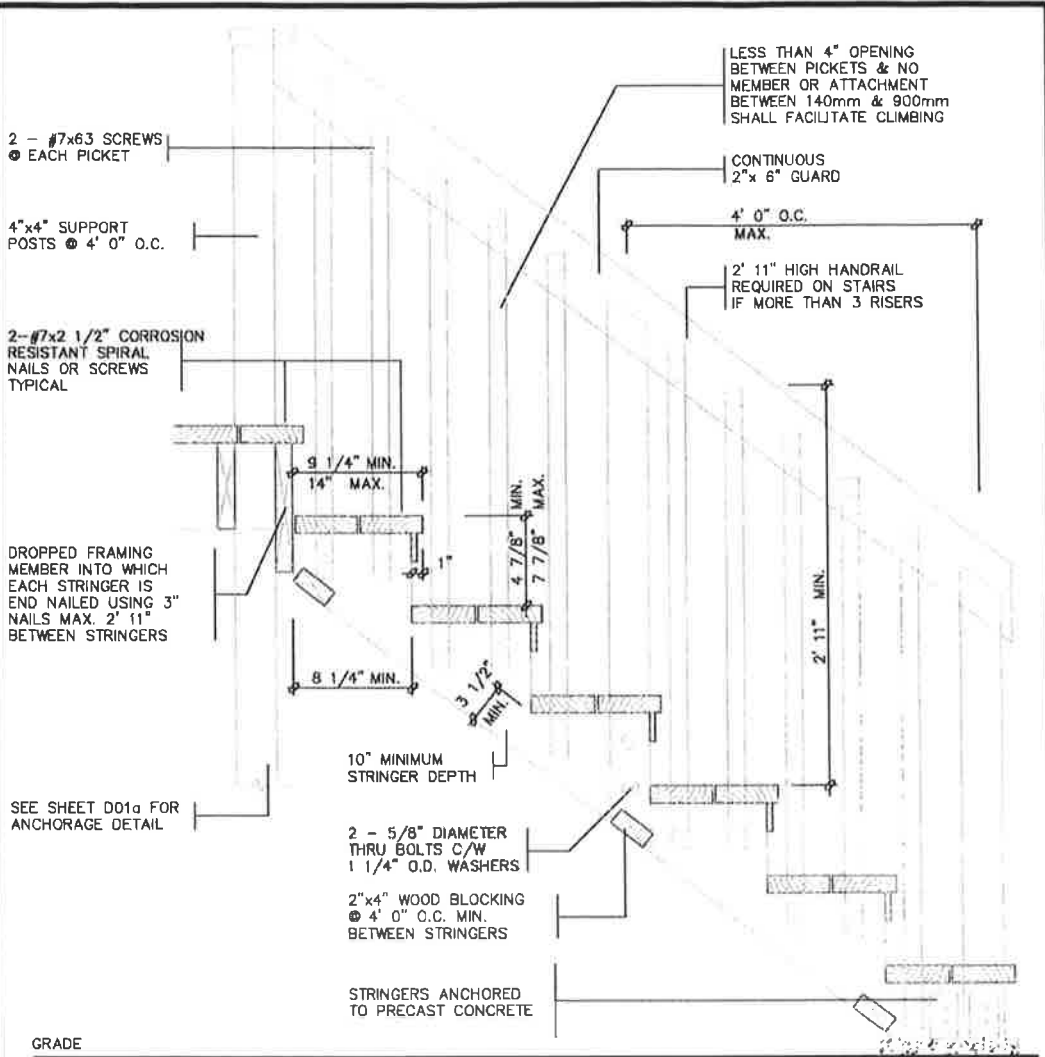


PLAN

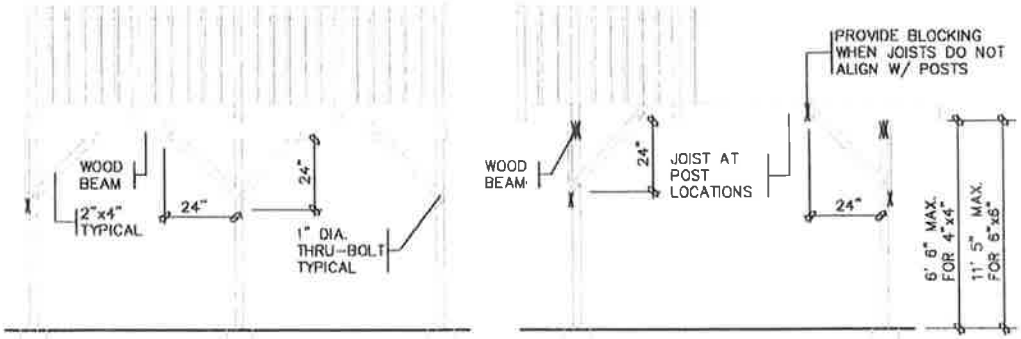
TOWN OF GEORGINA
 STANDARD DETAIL
 TACB0C

WOOD DECK
 FIXED TO BRICK VENEER & WOOD FRAMING
 PLAN & SECTION

D1b



SECTION 'B'



BRACING PARALLEL TO BEAM

BRACING PERPENDICULAR TO BEAM

FREE STANDING DECKS GREATER THAN 24" ABOVE GRADE SHALL RESIST LATERAL LOADING & MOVEMENT. ALL POSTS MUST BE BRACED WHERE THE SUPPORTED AREA EXCEEDS THOSE LISTED IN THE TABLE ON D01d

TOWN OF GEORGINA

STANDARD DETAIL
 TACB03

WOOD DECK
 CLAIR SECTION
 EXTERNAL SUPPORT FOR DECK BRACING SYSTEM

D1c

POSTS SUPPORTING PORCH WITH ROOF

POST SIZE	MAXIMUM HEIGHT SEE NOTE 7	SUPPORTED ROOF AREA (ft ²)
		ROOF SNOW LOAD (kpa)
6" X 6"	6' 6"	72.09
	8' 3"	49.17
	10' 0"	33.46
	11' 6"	23.24

POSTS SUPPORTING DECK ONLY (NO ROOF)

POST SIZE	MAXIMUM HEIGHT SEE NOTE 7	SUPPORTED DECK AREA (ft ²)
		SNOW LOAD (kpa)
4" X 4"	3' 3"	112.44
	5' 0"	61.22
	6' 6"	32.49
6" X 6"	6' 6"	141.27
	8' 3"	96.40
	10' 0"	65.63
	11' 6"	45.51

BEARING CAPACITY OF SOIL	JOIST SPAN	PIER SIZE				BEAM SIZE				JOIST SIZE
		PIER SPACING				PIER SPACING				
		4'0"	6'0"	8'0"	10'0"	4'0"	6'0"	8'0"	10'0"	
75 kpa	6'0"	8" ϕ	10" ϕ	10" ϕ	14" ϕ	2/2"x6"	2/2"x6"	2/2"x6"	2/2"x10"	2"x6"
	8'0"	10" ϕ	12" ϕ	12" ϕ	16" ϕ	2/2"x6"	2/2"x8"	2/2"x10"	2/2"x11 1/4"	2"x6"
	10'0"	12" ϕ	14" ϕ	16" ϕ	18" ϕ	2/2"x6"	2/2"x8"	2/2"x10"	2/2"x11 1/4"	2"x8"
	12'0"	12" ϕ	14" ϕ	16" ϕ	18" ϕ	2/2"x6"	2/2"x8"	2/2"x10"	2/2"x11 1/4"	2"x10"

GENERAL NOTES

- SITE PLAN OR SURVEY IS REQUIRED SHOWING ALL LOT LINES & DIMENSIONS SIZE & LOCATIONS OF ALL EXISTING BUILDINGS LOCATION & SIZE OF DECK
- LUMBER NO 2 SPF OR BETTER WOOD POST MIN 6" X 6" (SOLID) USE CORROSION RESISTANT SPIRAL NAILS OR SCREWS
- DECK IS NOT PERMITTED TO BE SUPPORTED ON BRICK VENEER
- CONCRETE PIERS SHALL BEAR ON UNDISTURBED SOIL THE BEARING CAPACITY OF THE SOIL SHALL BE DETERMINED PRIOR TO CONSTRUCTION
- PROVIDE A HANDRAIL 2' 11" HIGH ON STAIRS IF MORE THAN THREE RISERS
- FOR SUPPORTED AREAS WHICH EXCEED THOSE LISTED IN THESE TABLES THE POST SHALL BE BRACED AS SHOWN ON D16
- MAXIMUM HEIGHT REFERS TO THE HEIGHT OF THE POST FROM THE TOP OF THE PIER TO THE DECK SURFACE

BEAM SIZING TABLE			
SUPPORTED JOIST LENGTH (FT)	LIVE LOAD 2.5 kPa		
	PIER SPACING (ft)		
	8' 6"	9' 10"	13' 0"
5' 0"	2/2"x 6"	3/2"x 8"	3/2"x 10"
8' 6"	2/2"x 8"	2/2"x 10"	3/2"x 12"
8' 3"	2/2"x 8"	3/2"x 10"	3/2"x 12"
9' 10"	2/2"x 8"	3/2"x 10"	4/2"x 12"
11' 5"	2/2"x 8"	3/2"x 10"	4/2"x 12"
13' 0"	2/2"x 8"	3/2"x 12"	N/A

JOIST SIZING TABLE			
JOIST SPAN (ft)	LIVE LOAD 2.5 kPa		
	JOIST SPACING (in)		
	12"	16"	24"
6' 6"	32"x 6"	2"x 6"	2"x 6"
8' 3"	2"x 6"	2"x 6"	38x184
9' 10"	2"x 8"	2"x 8"	2"x 10"
11' 5"	2"x 8"	2"x 10"	2"x 10"
13' 0"	2"x 10"	2"x 10"	2"x 12"
N/A	N/A	N/A	N/A

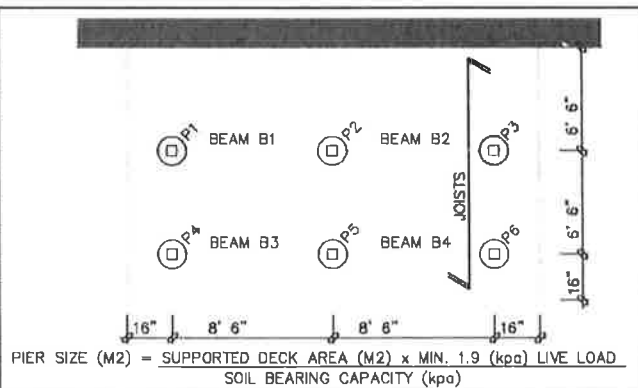
FOOTING SIZES	
SOIL BEARING CAPACITIES (kPa)	
SOIL TYPE	BEARING PRESSURE (kPa)
SOFT CLAY	40
LOOSE SAND OR GRAVEL	50
FIRM CLAY	75
DENSE OR COMPACT SILT	100
STIFF CLAY	150
DENSE COMPACT SAND OR GRAVEL	150
M.S.	200
CLAY SHALE	300
YOUNG ROCK	500

PIER SIZES	
DIAMETER IN	FT ²
8"	0.322
10"	0.538
12"	0.860
14"	1.076
16"	1.398
20"	2.152
24"	3.228

POST SIZING TABLE		
POST SIZE IN	MAXIMUM HEIGHT FT	MAX. SUPPORTED DECK AREA (FT ²)
		LIVE LOAD (kPa)
4"x 4"	2.5	93.72
	3' 3"	51.21
	5' 0"	27.22
6"x 6"	6' 6"	118.14
	2.5	80.48
	3.0	54.87
	3.5	38.09

Note: If this is to support a roofed porch, use approp. tables

PIERS	SUPPORTED DECK AREA
P1	6.56 x 5.576 = 36.58 ft ²
P2	6.56 x 8.528 = 55.95 ft ²
P3	6.56 x 5.576 = 36.58 ft ²
P4	4.59 x 5.576 = 25.82 ft ²
P5	4.59 x 8.528 = 38.74 ft ²
P6	4.59 x 5.576 = 25.82 ft ²
BEAMS	SUPPORTED JOIST LENGTH
B1	6' 6"
B2	6' 6"
B3	4' 6"
B4	4' 6"
BEAM SPAN = 8' 6"	
JOIST SPAN = 6' 6"	



GENERAL NOTES

- A MINIMUM LIVE LOAD OF 1.9 (kPa) SHALL BE APPLIED IN ALL LOCATIONS.
- THE PRESCRIBED SNOW LOAD FOR 225 SELECTED ONTARIO LOCATIONS IS INDICATED IN COLUMN 12 OF TABLE 1.2 IN SUPPLEMENTARY GUIDELINE SB-1 OF THE ONTARIO BUILDING CODE. THE SNOW LOAD SHALL BE APPLIED AS THE MINIMUM LIVE LOAD WHERE IT IS GREATER THAN 1.9 (kPa)
- A SITE PLAN OR SURVEY IS REQUIRED SHOWING ALL LOT LINES & DIMENSIONS, SIZE & LOCATION OF ALL EXISTING BUILDINGS & DECKS.
- LUMBER NO. 2 SPF OR BETTER WOOD POSTS MIN. 6"x 6" (SOLID). USE CORROSION RESISTANT SPIRAL NAILS OR SCREWS.
- A DECK IS NOT PERMITTED TO BE SUPPORTED ON BRICK VENEER.
- CANTILEVERED JOISTS AND BEAMS ARE LIMITED TO 1/6 THE MEMBERS LENGTH.
- CONCRETE PIERS SHALL BEAR ON UNDISTURBED SOIL THE BEARING CAPACITY OF THE SOIL SHALL BE DETERMINED PRIOR TO CONSTRUCTION.
- MAXIMUM HEIGHT REFERS TO THE HEIGHT OF THE POST FROM THE TOP OF THE PIER TO THE DECK SURFACE.
- BEAMS WITH MORE THAN 2 MEMBERS MUST BE SUPPORTED BY 8"x 8" POSTS.
- THE ALLOWABLE SOIL BEARING PRESSURE SHALL BE REDUCED BY 50% WHILE THE WATER IS AT OR NEAR THE BOTTOM OF THE FOOTING EXCAVATION.
- CONTACT YOUR LOCAL BUILDING DEPARTMENT FOR FURTHER INFORMATION ABOUT LOCAL SOIL BEARING CAPACITIES.
- JOISTS SPANNING MORE THAN 6' 10" ARE TO HAVE BRIDGING AT LEAST EVERY 6' 10" O.C..

TOWN OF GEORGINA
STANDARD DETAIL
TACBOC

WOOD DECK
STRUCTURAL SIZING TABLE



Building Division

Deck Details

Guard, Post, Beam, Footing and Ledger Board

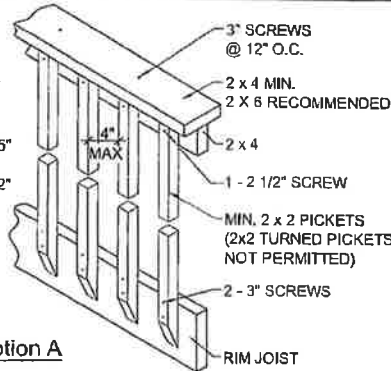
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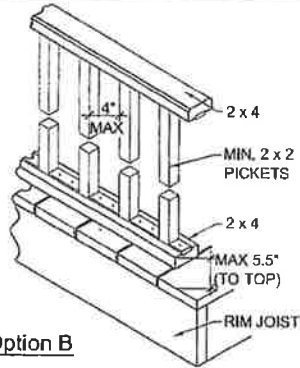
Drawing No.

D 1g

MIN. GUARD HEIGHT WITH DECKS:
 - 5'-11" OR LESS ABOVE GROUND = 35"
 - MORE THAN 5'-11" ABOVE GROUND = 42"



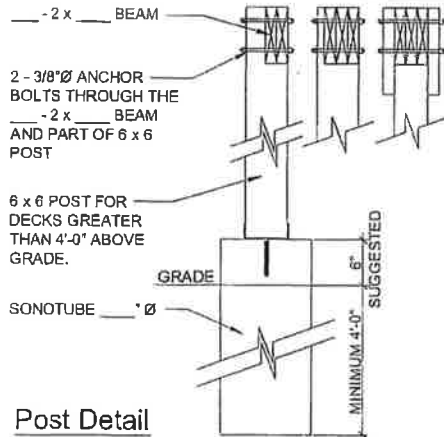
Option A



Option B

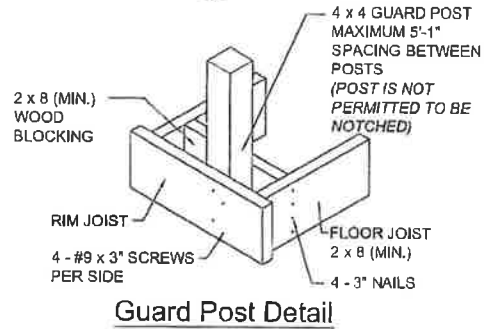
NOTE: ANYTHING OTHER THAN A WOOD GUARD/RAILING, PLEASE SUBMIT A COPY OF THE PRE-ENGINEERED GAIRD/RAILING DETAILS WITH YOUR BUILDING APPLICATION.

Guard Details

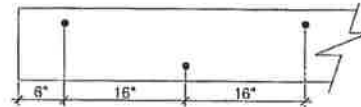


Post Detail

**SOLID BLOCKING REQUIRED FOR BEAMS @ 18" O.C.
 **ADDITIONAL LATERAL BRACING MAY BE REQUIRED. CONFIRM WITH BUILDING INSPECTOR @ FRAMING INSPECTION.

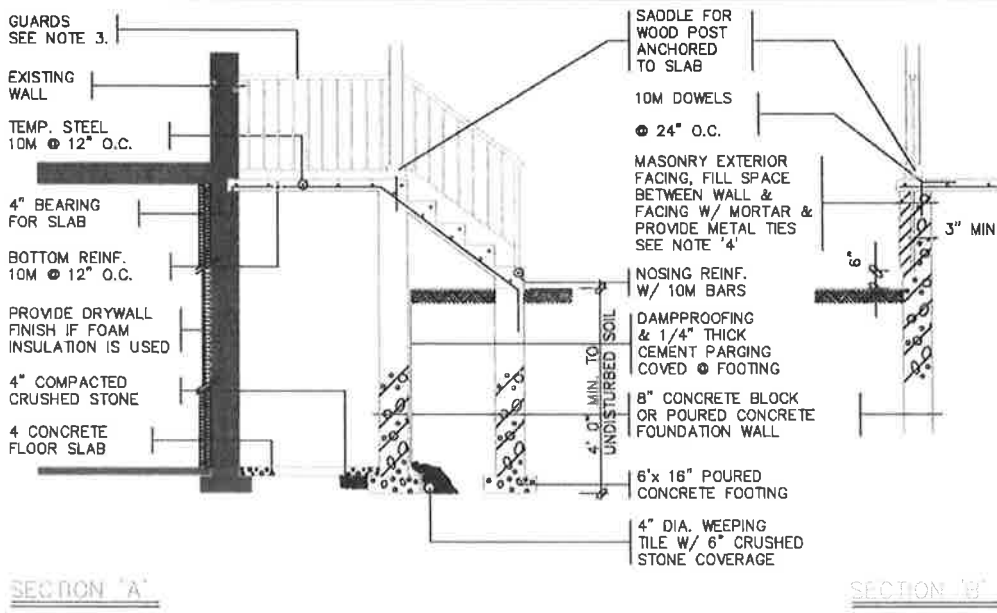
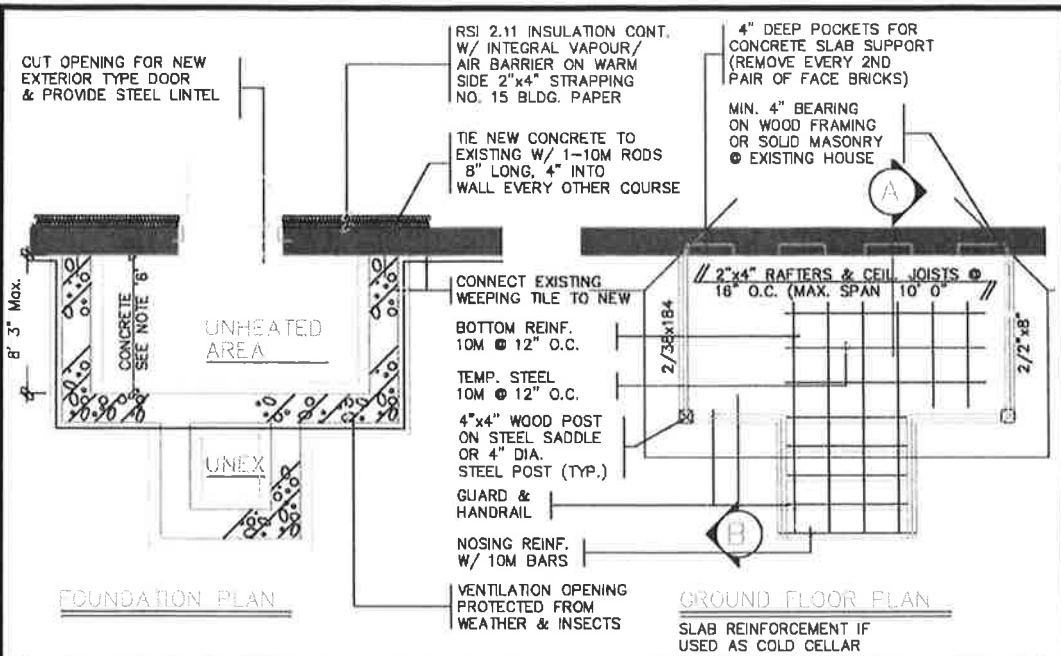


Guard Post Detail



MINIMUM 3/8"Ø ANCHOR BOLTS @ 16" CENTERS STAGGERED. ANCHOR BOLTS MUST BE INTO WOOD FRAMING OR FOUNDATION WALL. DO NOT SECURE INTO BRICK VENEER ALONE.

Ledger Board Detail



GENERAL NOTES

1. EXTERIOR STAIRS
 7 7/8" RISE MAXIMUM
 8 1/4" RUN MAXIMUM
 9 1/4" TREAD MINIMUM
 STEPS ARE TO BE UNIFORM THROUGHOUT FLIGHT
2. HANDRAILS
 ARE REQUIRED WHERE STEPS HAVE MORE THAN 3 RISERS. HANDRAIL HEIGHT 31" - 38"
3. GUARDS
 ARE REQUIRED AROUND CONCRETE SLAB IF MORE THAN 2'0" ABOVE GRADE & ON BOTH SIDES OF STAIRS
 MINIMUM 31" HIGH FOR STAIRS
 MINIMUM 35" HIGH FOR PORCHES UP TO 5' 11" ABOVE GRADE.
 MINIMUM 42" HIGH FOR GREATER HTS. MAXIMUM 4" BETWEEN PICKETS AND NO MEMBER DESIGNED TO FACILITATE CLIMBING BETWEEN 6" & 35"
4. MASONRY TIES
 WHEN BRICK FACING IS USED ABOVE GROUND LEVEL, PROVIDE 3/16" DIA CORROSION RESISTANT METAL TIES @ 36" HORIZ. & 8" VERTICAL
5. FOUNDATION WALLS
 THICKNESS OF UNREINFORCED FOUNDATION WALLS LATERALLY SUPPORTED AT THE TOP ARE DEPENDANT UPON HEIGHT OF FINISH GRADE ABOVE BASEMENT FLOOR
 UNIT MASONRY THICKNESS 8" - MAX. HEIGHT 3' 11"
 UNIT MASONRY THICKNESS 10" - MAX. HEIGHT 5' 11"
 UNIT MASONRY THICKNESS 12" - MAX. HEIGHT 7' 3"
6. CONCRETE
 MINIMUM CONCRETE STRENGTH SHALL BE 32Mpa W/ 5%-8% AIR ENTRAINMENT
 CONCRETE SLAB THICKNESS 5"
 PROVIDE MIN. 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS