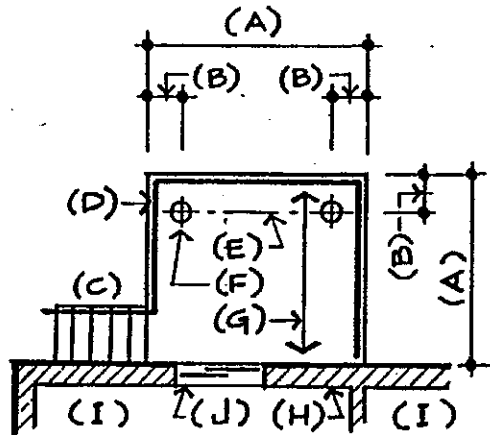


DRAWING REQUIREMENTS

A Deck Plan Drawing is required. Minimum requirements are as follows:



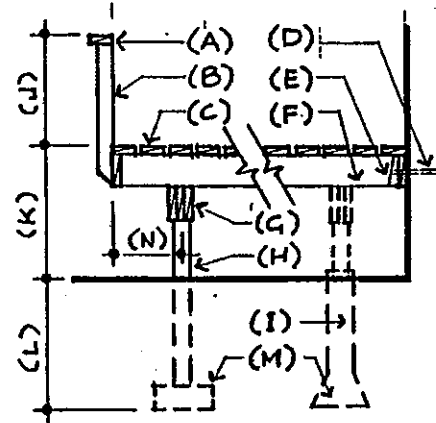
DECK PLAN
SCALE: 1/4" = 1'-0" (MINIMUM)

Indicate the following:

- Deck width & length
- Post & Beam location
- Stair location
- Railing location
- Beam Size & Type
- Post Size & Type
- Joist Size, Spacing & Direction
- Existing building wall
- Adjacent room use
- New door location and size in existing wall (where applicable) - Indicate Lintel Size

DRAWING REQUIREMENTS

A Deck Cross Section Drawing is required. Minimum requirements are as follows:



DECK CROSS-SECTION
SCALE 1/2" = 1'-0" (MINIMUM)

Indicate the following:

- Handrail size & type
- Baluster size, type & spacing
- Deck surface (type & size)
- Anchorage to house (if applicable)
- Joist Attachment (i.e. hangers)
- Joist Size, Spacing & Direction
- Beam Size & Type
- Post Size & Type
- Post & Beam support if deck not attached to house
- Railing height
- Deck height (above grade)
- Post Depth (in ground)
- Pad type & size, or flared conc. Sono tube (if applicable)
- Joist Overhang



INSPECTIONS

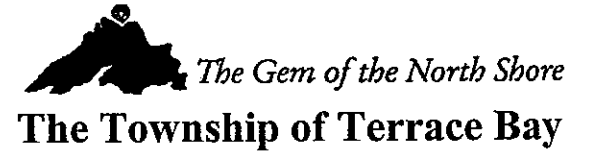
- ⊙ Once a permit has been issued and construction commences, inspections will be required.
- ⊙ Inspections will, in most cases, be limited to a single "structural" inspection.
- ⊙ For this inspection to occur, the deck must be complete. (i.e. guardrails, balustrade, stairs, deck and structure)
- ⊙ **Inspections do not happen automatically.** It is your responsibility to arrange an inspection at least 48 hours in advance by calling the following number:

(807) 825-3315

You can call the township office and leave a message. Appointment times must be confirmed with a Building Inspector.

FOR MORE INFORMATION

The Township of Terrace Bay
Township Office
12 Simcoe Plaza
P.O. Box 40
Terrace Bay, Ontario
P0T 2W0
Telephone: (807) 825-3315
Fax: (807) 825-9576
Office Hours:
Monday - Friday
10.00 a.m. - 5:00 p.m.



A Guide To: Residential Decks

*(Single & Multi Level Decks
on a Single Family Dwelling)*

This pamphlet has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. Users are advised to contact the Township Office and reference the Ontario Building Code and the Township of Terrace Bay Zoning By-law, for assistance and information.

**A Building Permit Is Required
Prior To Construction and
Inspection.**

Regulations and Permit Regulations

GENERAL REGULATIONS

- ⊗ **Deck:** Means a structure without a roof having a foundation to hold it erect, and attached to or abutting one or more walls of a building or constructed separate from a building, with or without direct access to the ground, the floor of which is greater than 0.6m above finished grade, and which is designed and intended for use as a sundeck, but shall not include a landing or a stair.
- ⊗ Building Permits are required for decks if the Deck surface is 0.6m (23") or more above finished grade level.
- ⊗ Decks attached to the dwelling must be provided with post supports extending a minimum of 1.37m (4'- 6") below grade.
- ⊗ Decks independent of the dwelling may be built with on-grade structural supports.
- ⊗ Required guardrail balustrades must be vertical, non-climbable, and have no openings exceeding 0.1m (4").
- ⊗ Minimum Guardrail Heights (based on deck height) are as follows:

Deck Height	Req'd Guardrail Height
Below 0.6m (23")	No Guardrail Required
Up to 1.8m (5'11")	0.9m (36") Guardrail
Above 1.8m (5'11")	1.37m (42") Guardrail

- ⊗ Built-in perimeter seating requires backrest heights and construction based on guardrail requirement. The guard height shall be measured from the seat surface.

ZONING REQUIREMENTS

Regulations	R1	RS/RE/RU
Max. Lot Coverage (a)	35%	--
Front Yd./Rear Yd. (b)	6m-9m (c) (20'-30')	10m (33')
Interior Side Yd. (no attached garage or carport)	One Side 1.5m (5') Other Side 3m (10')	3m (10')
Interior Side Yd. (with attached garage or carport)	One Side 1.5m (5') Other Side 1.5m (5')	3m (10')
Separation Distance (d)	3m (10')	3m (10')

Notes:

- (a) Decks 0.6m (23") or more in height are included in lot coverage calculations.
- (b) Both front and rear yards must be at least 6m (19'-10"), and a combined front and rear yard of 15m (49'-3") shall be maintained.
- (c) A deck may project into a required front or rear yard to a maximum distance of 1.5m (4'-11").
- (d) A minimum separation distance of 3m (9'-10") shall be maintained between a deck and an accessory building on the same property.

APPLICATION REQUIREMENTS

Provide the following:

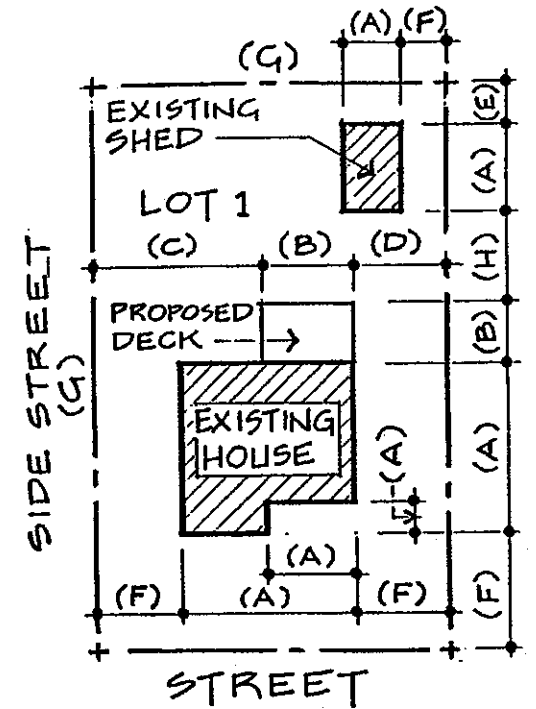
- ⊗ Completed Building Permit Application Form
- ⊗ Proof of Ownership (i.e. either a Property Deed or Tax Notice)
- ⊗ Current Site Plan or Survey, indicating current and proposed construction.
- ⊗ Two sets of working drawings, consisting of:
 - A Deck Plan, and
 - A Deck Section.
- ⊗ These are described in this brochure.
- ⊗ Other Approvals (where applicable)
- ⊗ Permit Fee (determined by Building Division staff, based on \$7 per \$1,000 of construction value. Minimum fee is \$25.)

PLEASE NOTE: The drawings must provide enough information to verify Zoning By-law and Building Code requirements are met.

Call Before You Dig!

Water	825-3315
Bell Telephone	1-800-465-6924
Cable Television	825-3305
Hydro	1-800-636-7107

SITE PLAN/SURVEY REQUIREMENTS



Metric Measurements Are Required. Imperial Measurements may be included.

Indicate the following:

- a) Existing Building (s) width, length & use
- b) Proposed Deck width, length & use
- c) Exterior Side Yard Dimensions (*street side*)
- d) Interior Side Yard Dimensions
- e) Rear Yard Dimensions
- f) Existing Building Yards (front & side yard dimensions)
- g) Property Dimensions
- h) Distance Between Buildings