

TOWNSHIP OF ESSA DECK PACKAGE

Property Address: _____

Deck Size: Width: _____ Length: _____ Material: _____

Deck Height: Ground to top of decking: _____

Decking: Size: _____

Guard: Height: _____ Material: _____

Type: 1. Cantilevered picket system (see page 4)
 2. Post and rail system (see page 5)
 3. Other, please specify: _____

Steel, aluminum, and glass railing systems must be designed in accordance with the structural requirements of Part 4 of OBC Div. B and an engineered design must be submitted. PVC or composite decking with guard system **must have Minister ruling or BMEC approval accompanied with CCMC report.** A copy of all approvals is required.

Joists: Size: _____ x _____ @ _____ on center Span: _____ Overhang: _____ (max. 2')

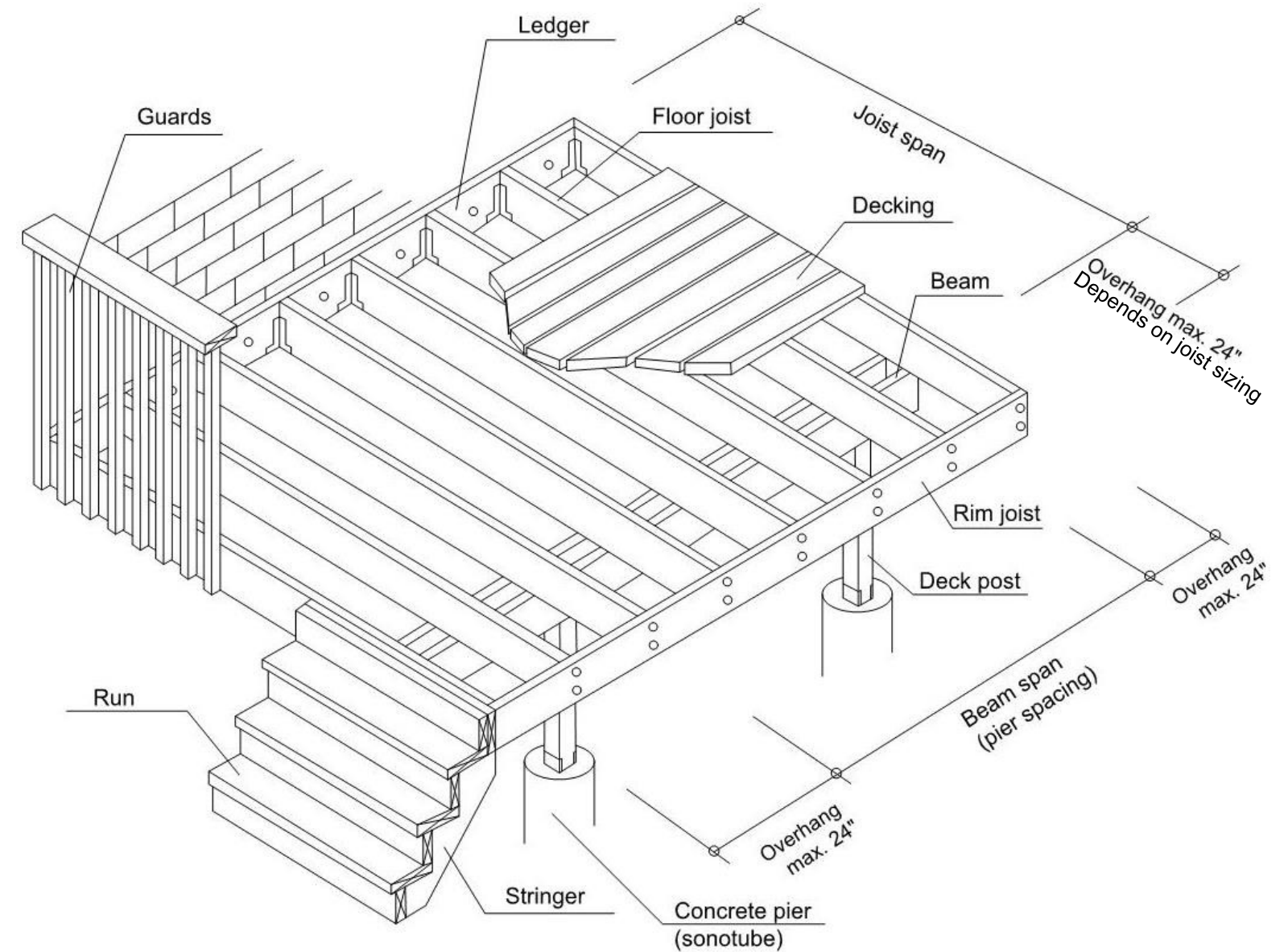
Beam: Size: _____ x _____ x _____ ply Span: _____ Overhang: _____ (max. 2')

Beam (if req.): Size: _____ x _____ x _____ ply Span: _____ Overhang: _____ (max. 2')

Post: Size: _____ (min. 6x6)

Footing: Sonotube: _____ diameter minimum 4' below grade
OR Deck Blocks (can only be used on detached deck with an area less than 592 ft²)
OR Helical Piers (requires P. Eng. Bearing report and installers installation report)

Deck Ledger (for attached decks):
 Ledger board size: _____ Lag bolt size: _____ (min. 1/2") Spacing: _____
 Lag bolt length: _____ (long enough to pass through the brick veneer and into wood)



- All works detailed on plans or not is subject to the field review of the building inspector.
- Footings/sonotubes must bear on undisturbed soil minimum 48" below grade.
- Deck foundation/sonotubes shall extend not less than 6" above grade.
- Decks NOT attached to the house, and not more than (24") high, may rest on an approved deck block foundation system on grade.
- Decks attached to the house cannot be supported on brick veneer: they shall be attached to the house framing structure.
- Provide lateral support (diagonal knee bracing) to deck posts when posts are more than 600mm (24") in height.
- Provide mid span solid blocking where joists span over (6'11").
- Deck requires a guard if it is (24") or greater in height.
- For decks more than (24") above grade and up to (5'11") above grade, the guard must be minimum (35") high with no climbable attachments and no openings greater than 4". For decks more than (5'11") above grade, the guard must conform to the above except that the minimum height is (42").
- Minimum 20 Gauge framing anchor to be used at post to rail connections.

- Provide solid blocking between joists at guard rail posts where guard is parallel to joist direction
- Guards shall meet requirements set out in Div. B Subsection 9.8.8 and/ or SB-7 of the Supplemental Standards of 2012 OBC
- Stairs with more than 3 risers shall have a handrail
- Wood stair stringers shall be a minimum size of 2x10 and the space between stringers shall not be more than 2'11"
- You shall respect the lot grading of your lot and those that surround it

Note: If the property is located within the regulated area of Conservation Authority (NVCA), the applicant shall obtain an approval or exemption letter from the authority

Designer Qualification: The homeowner of a house is allowed to design their own deck without being qualified under the OBC. **However, the design prepared should still be in sufficient detail to demonstrate that the project will comply with the technical requirements of OBC.**

Joists		Pier Size		
Joist Span	Joist Size	Pier Spacing		
		6'	8'	10'
10'	2x8	10" dia.	10" dia.	12" dia.
12'	2x10	10" dia.	12" dia.	12" dia.

Joists		Beam Size				
Joist span	Joist size	Pier Spacing				
		6'	8'		10'	
10'	2x8	2/2x8	2/2x10	3/2x8	2/2x12	3/2x10
12'	2x10	2/2x8	2/2x10	3/2x8	2/2x12	3/2x10

TABLE SIZES ARE ACCORDING TO 16" ON CENTER JOISTS



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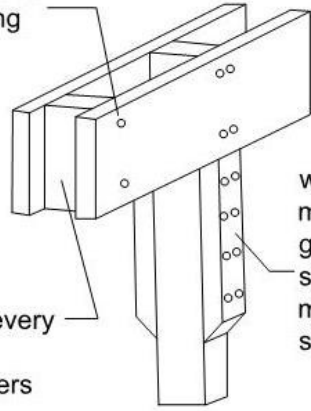
Page 1

TYPICAL CONSTRUCTION DETAILS

- Please indicate below which **Beam to Post Junction** detail you will be using by checking within the corresponding box

BEAM FASTENED TO SIDE OF POST

2 rows of 3" nails on both sides at every blocking

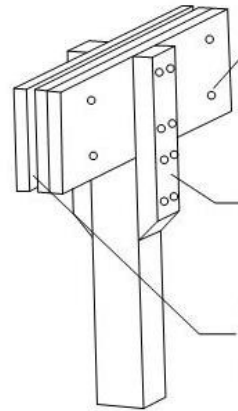


wood beam with min. 2x4x20" high gussets on both sides of post with minimum 8 - 3" screws or nails

provide solid 2x (beam size) every 18" on center between members

BEAM SITTING ON TOP OF POST

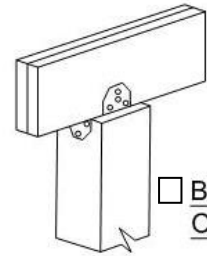
2 rows of 4" nails at 18" on center along length of beam each side



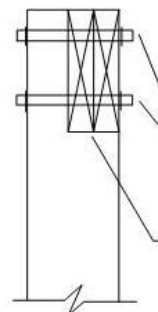
wood beam with min. 2x4x20" high gussets on both sides of post with minimum 8 - 3" screws or nails

continuous spacing material between members

BEAM SITTING ON NOTCHED POST

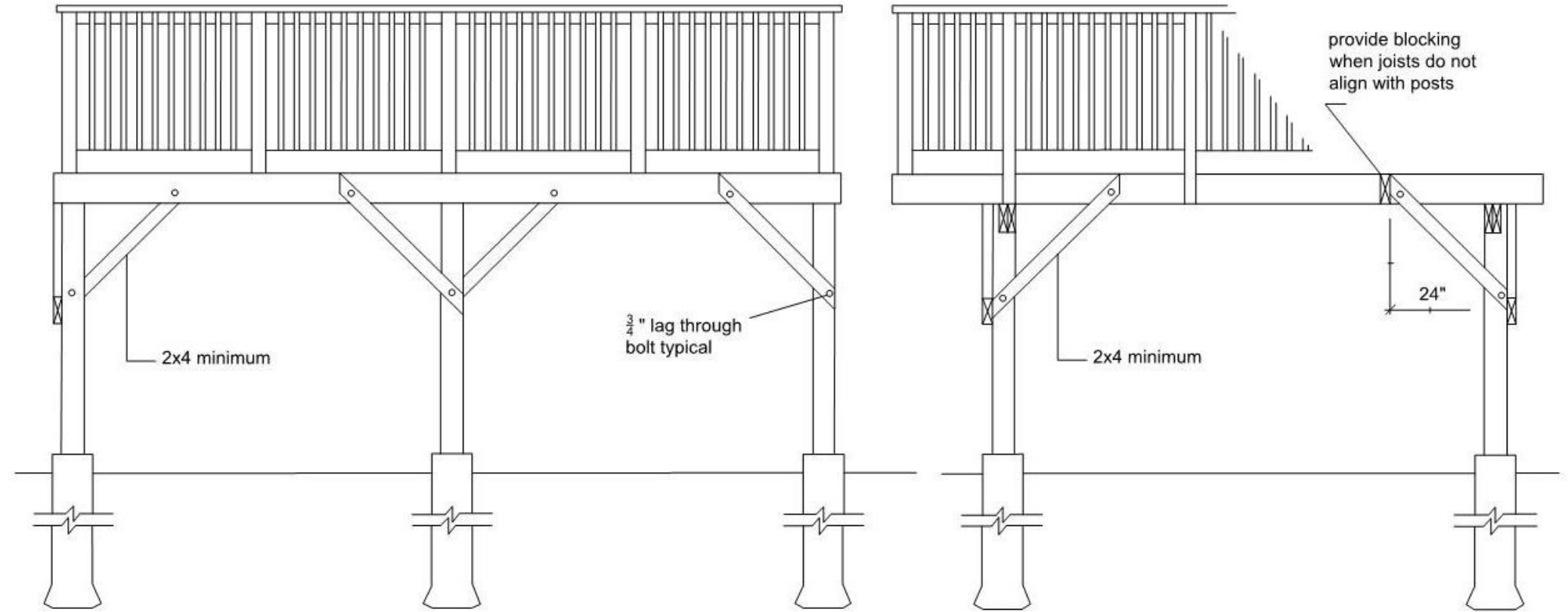


BEAM SITTING ON POST CAP

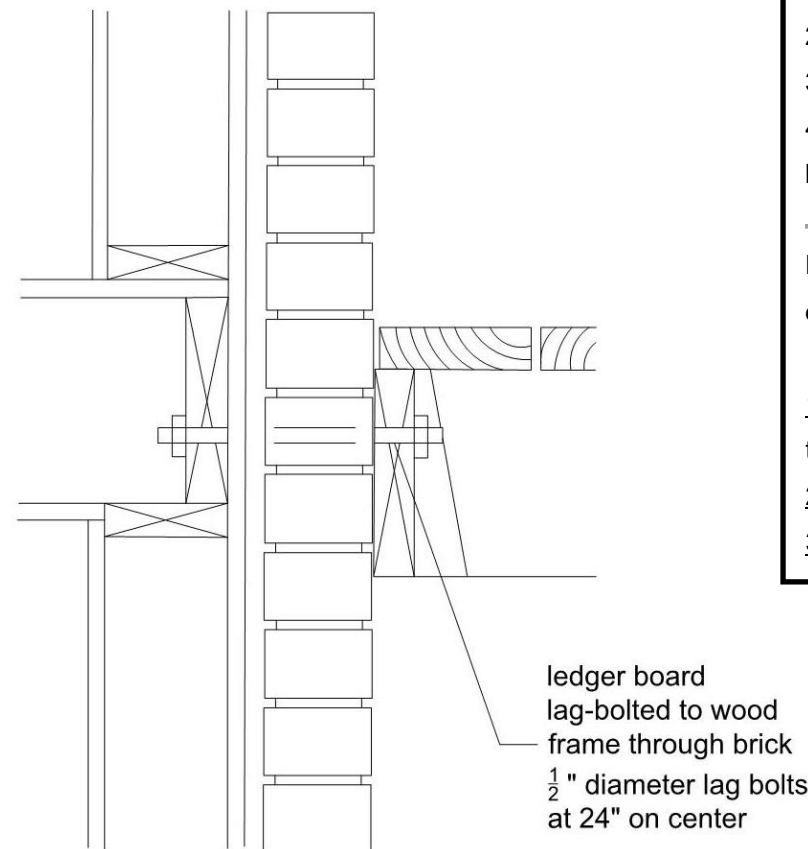


(2) 1/2" through bolts with washers
beam must bear fully on notch

LATERAL BRACING DETAIL



WALL CONNECTION THROUGH BRICK DETAIL



Construction Notes:

1. Decks must be attached to house foundation or structural framing (**not brick veneer**) with minimum 1/2" lag bolts at maximum 24" on center
2. All fasteners shall be resistant to corrosion (galvanized)
3. No member or attachment between the height of 4" and 2'11" on the guard shall facilitate climbing
4. **All lumber shall be decay resistant** No. 2 (spruce, pine, fir) or better and all end cuts of pressure treated lumber shall be treated to prevent decay

Mandatory Inspections – Once the permit is obtained all work must be inspected at key stages of construction to ensure that construction is in accordance with the permit drawings and complies with the Ontario Building Code:

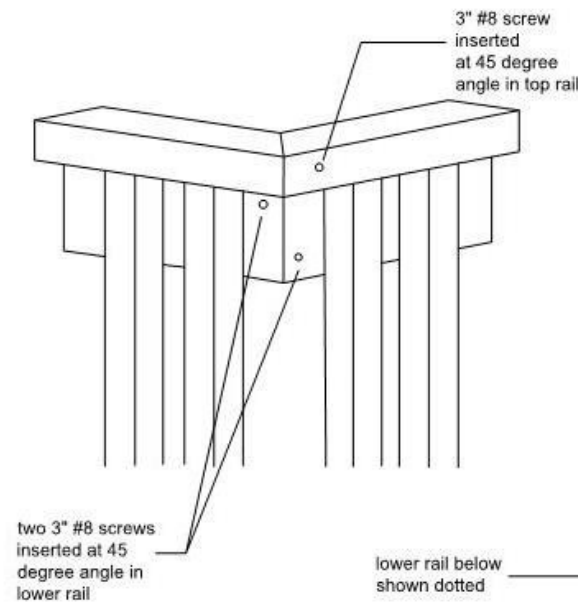
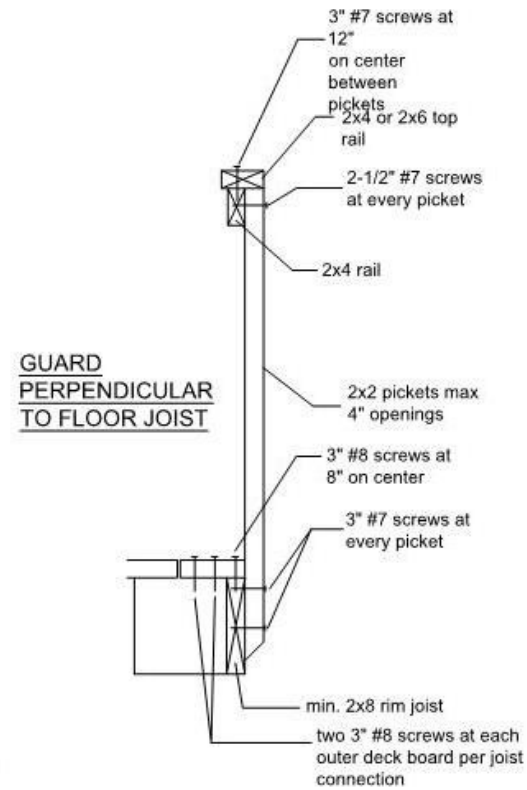
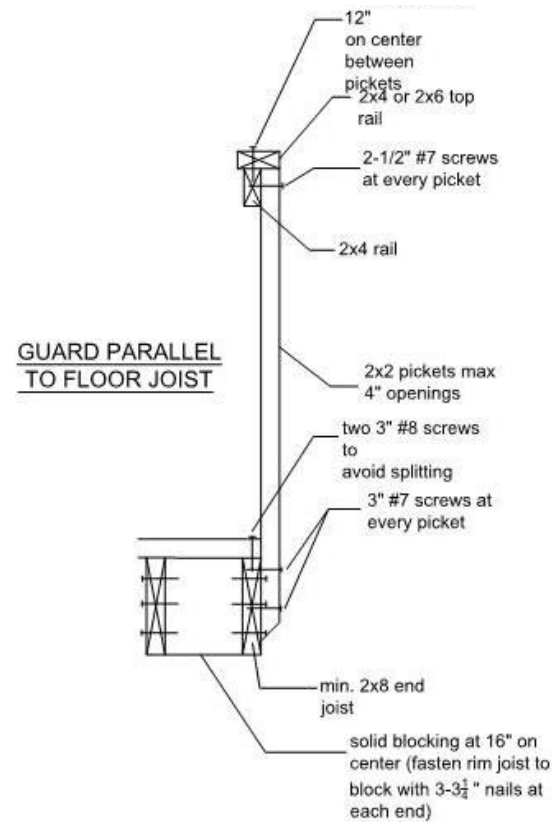
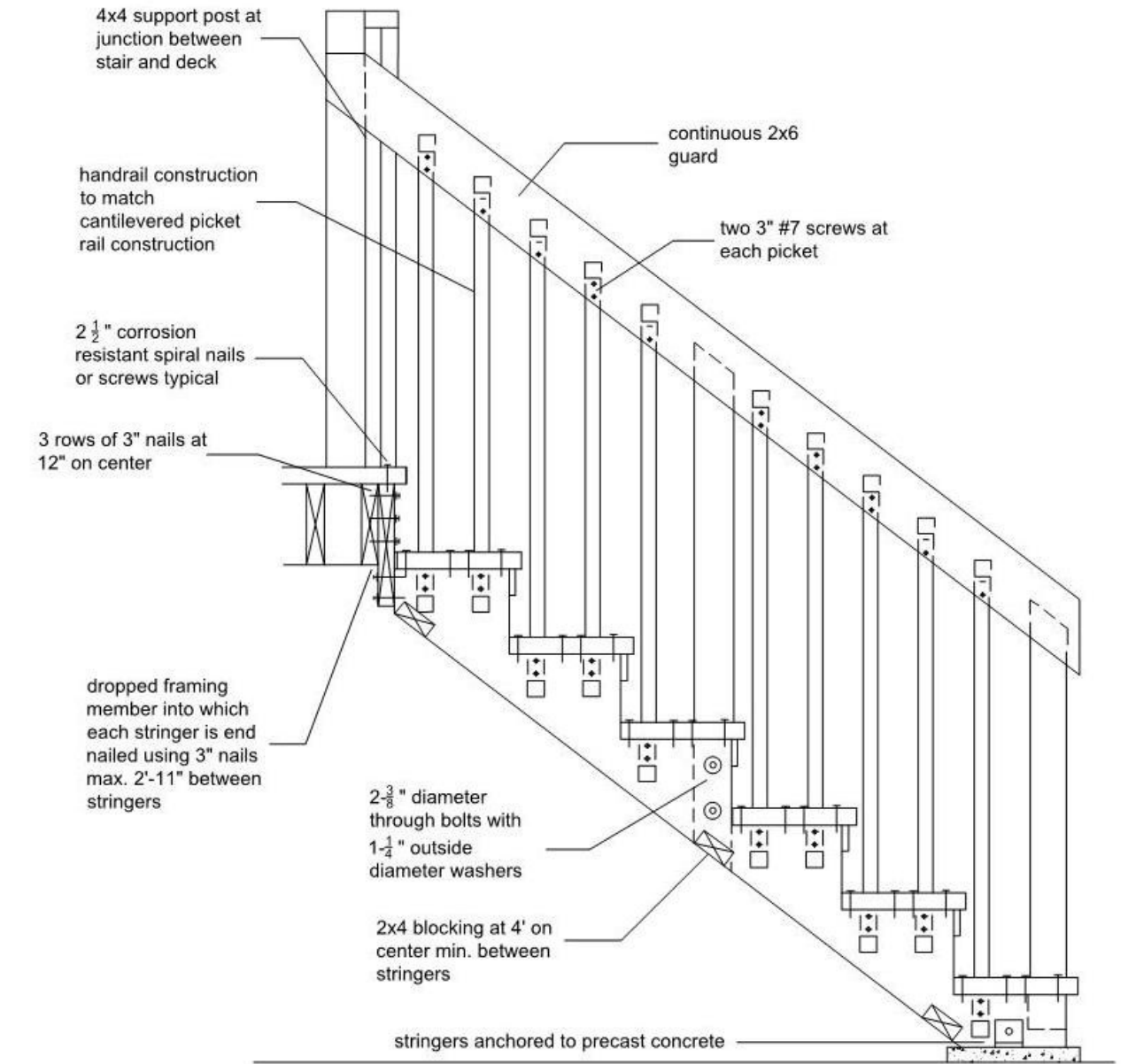
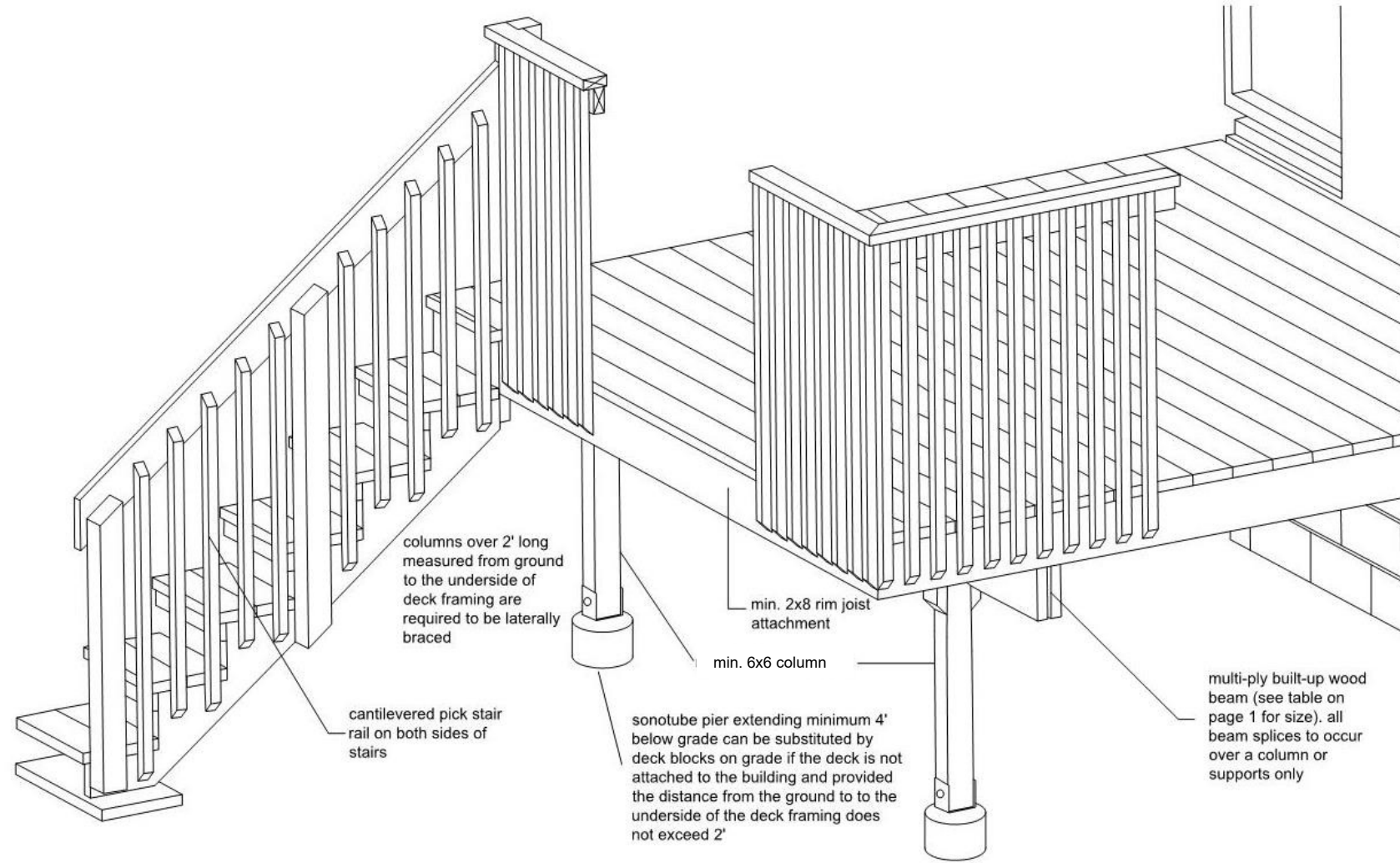
1. **Footing Inspection (Before Pouring Concrete)**: holes are inspected to verify the depth, diameter, and spacing of the piers prior to placement of concrete
2. **Framing Inspection**: completion of framing components including the connection to the house
3. **Final Inspection**: required at the time of completion of deck flooring, guards, and stairs



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WOOD PICKET SYSTEM DETAILS



Cantilevered Picket Notes:

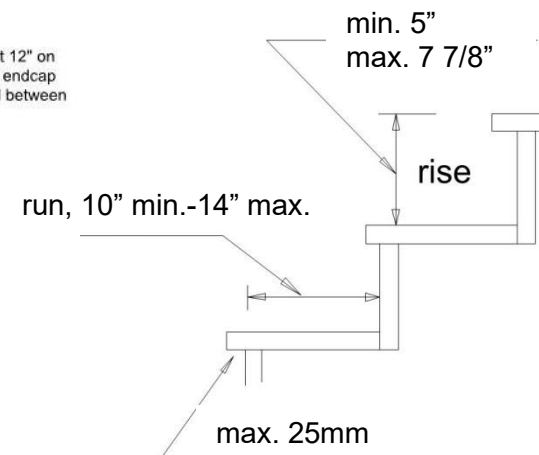
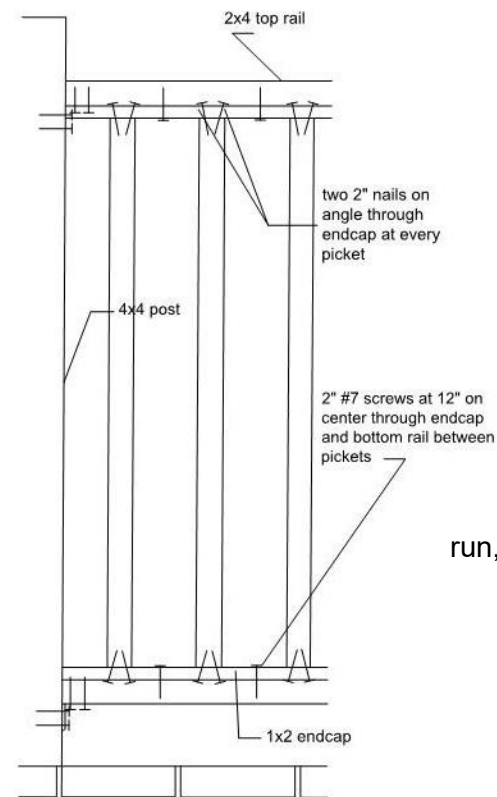
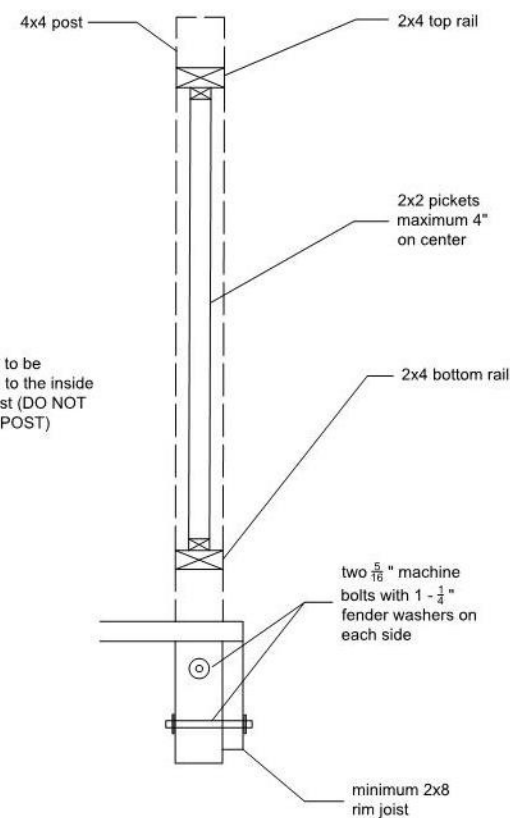
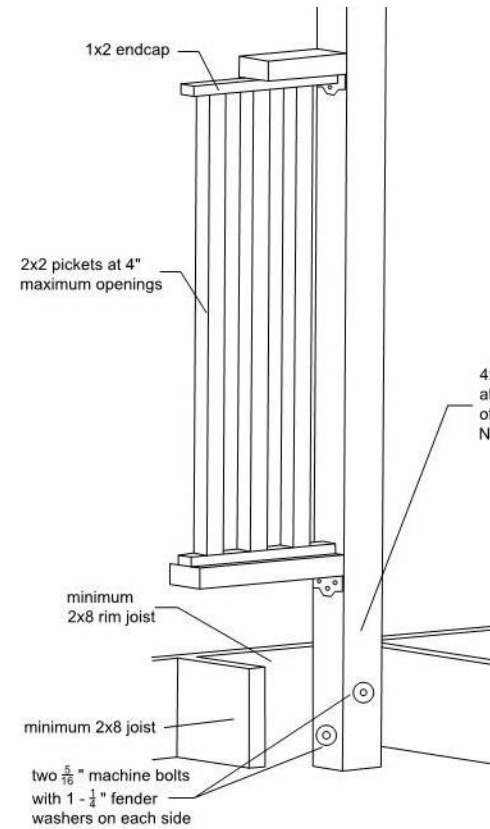
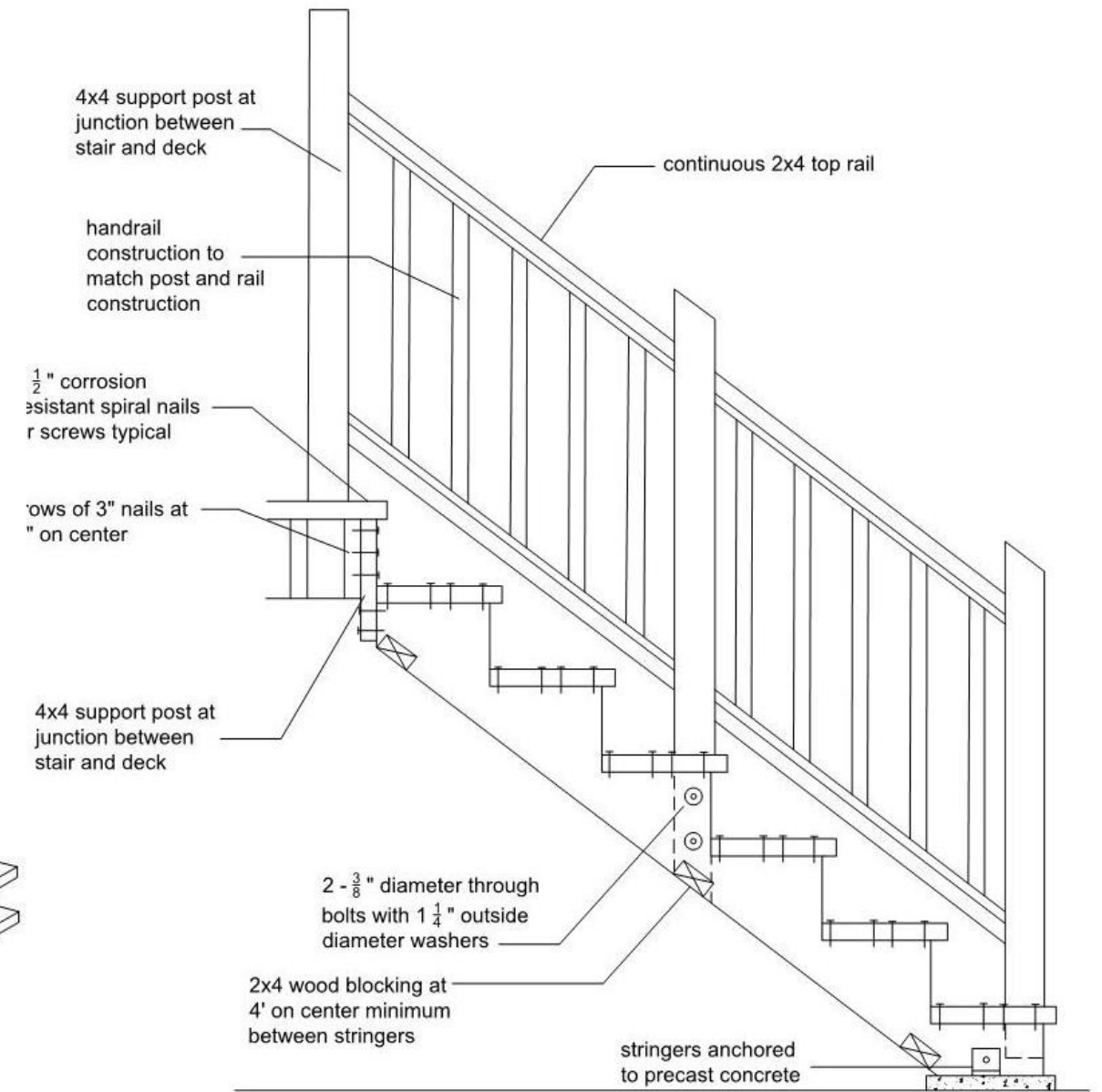
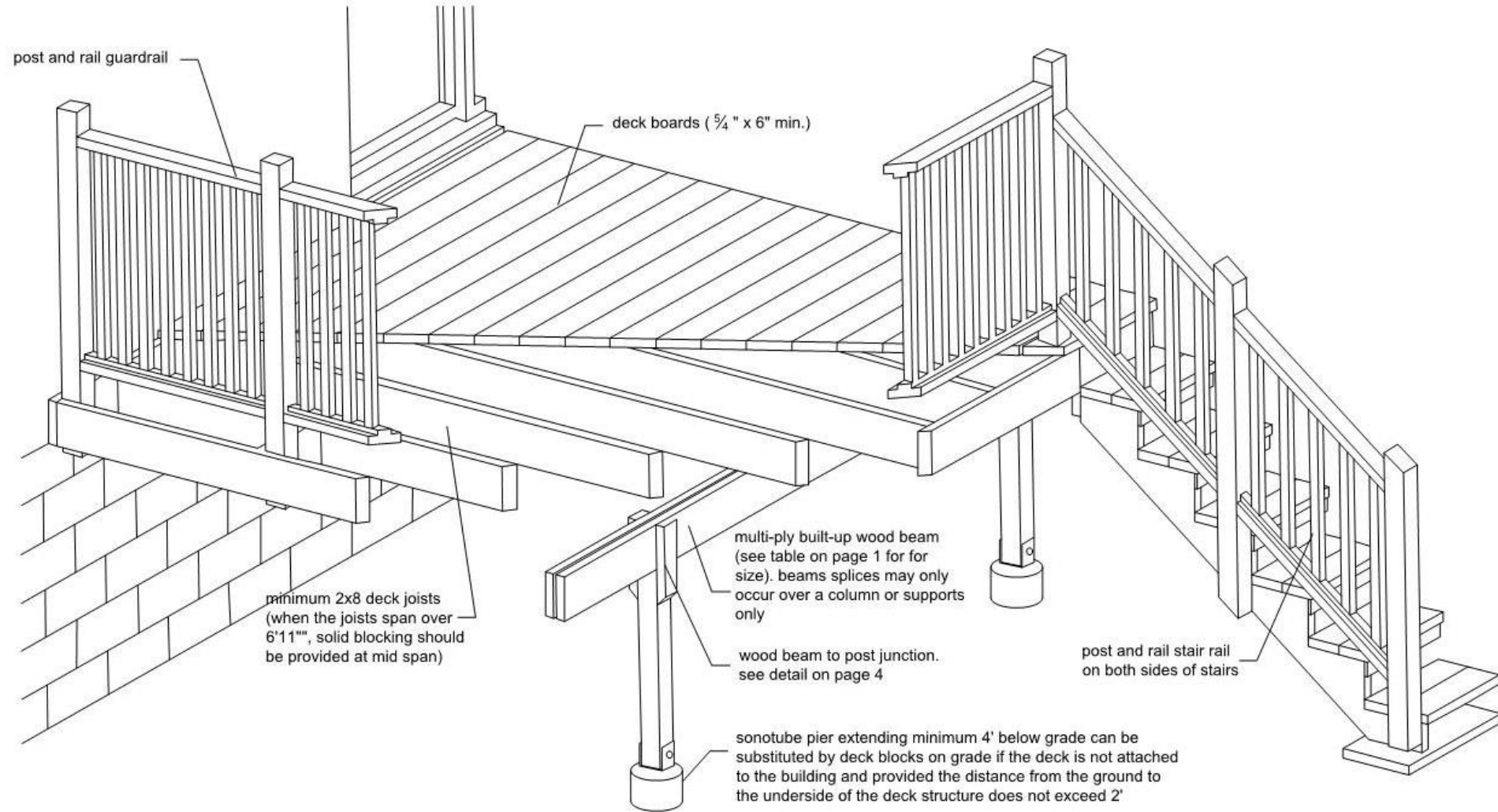
1. Provide a minimum of 10 pickets beyond the return if end restraint of the guard is provided by this return detail only. Otherwise a post is required (see post attachment detail on page 4).
2. Pre-drill pilot holes in pickets to avoid splitting



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POST AND RAIL SYSTEM DETAILS



Typical Stair Construction Details:

1. Provide a guardrail when the deck floor height is 24" or more above the finished grade. See "9" within the notes on page 1 for height of the guardrail.
2. When guardrail is not required, provide a handrail 34"-42" high on stairs if more than three steps.
3. All steps to equal rise and run between landings.

Minimum rise = 125mm vertically, Maximum rise = 280mm vertically
Minimum tread = 280mm horizontally, Maximum tread = no limit horizontally

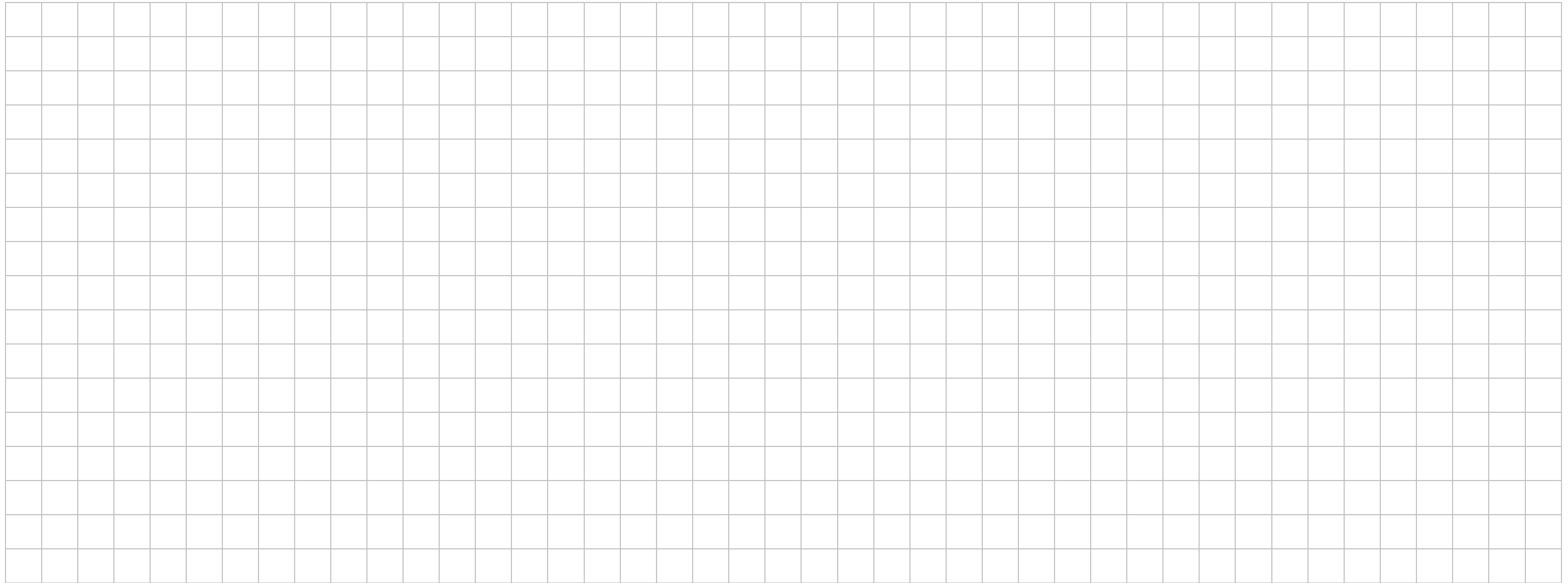


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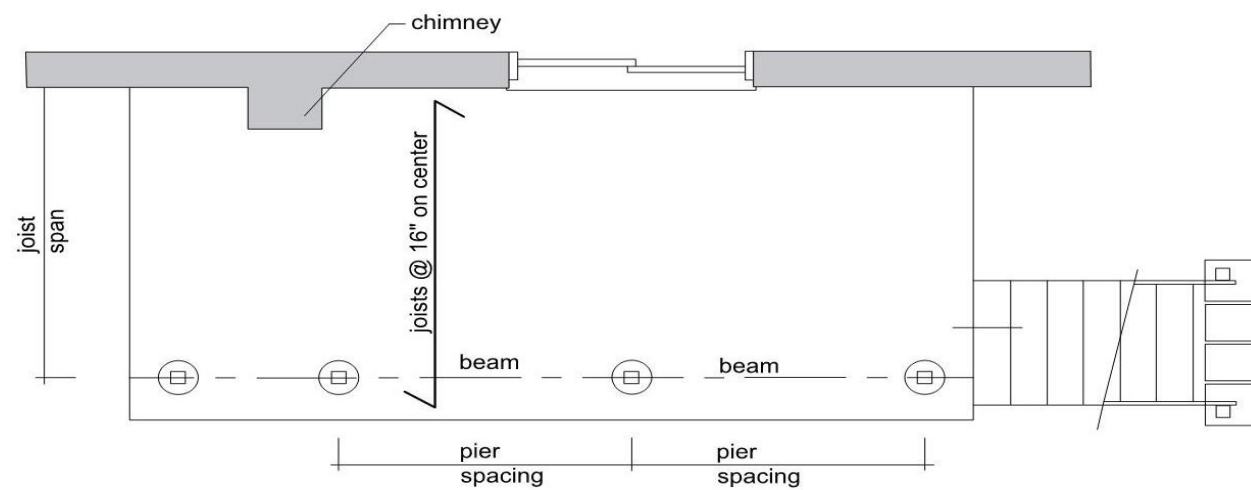
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DECK PLAN DRAWING



EXAMPLE PLAN



Draw your floor plan. Use the information within the package to draw the floor plan of the deck. Include the following:

- Shape of Deck,
- Joists,
- Footings,
- Beams,
- Location of stair.



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