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Deck / Porch Guide

This information package is intended to help you, the homeowner/contractor, to better understand the procedures in obtaining a building permit and other approvals which may be required. Also provided in this package is a list of required inspections.

We strongly urge you to read all of this information carefully and keep it handy for future reference. If you should have any questions, please contact the appropriate department.

We wish to emphasize that the Chief Building Official enforces the Ontario Building Code. Questions concerning Zoning or land use By-Laws should be directed to the Planning & Development Department. Issues respecting property drainage and lot grading may be registered on title to the property.

Please note that this package is intended to outline the procedures for obtaining a building permit for the construction of a deck or porch within the scope of Part 9 of the Ontario Building Code.

Part A**Application For A Building Permit**

To apply for a building permit, the following must be submitted.

Plans and Specifications

Two complete sets of drawings and specifications (including site plan) are required. After examination for conformance to the Ontario Building Code, one set of plans will be returned to the applicant and **MUST** be kept on site at all times (*inspections will not be conducted without them*). The second set will be retained by the Building Department. Construction must be in accordance with the plans. If any changes are required, revised drawings **MUST** be submitted to the Building Department for review.

Part B**Required Drawings and Specifications****Site Plan**

- ☐ Dimensions of the lot
- ☐ Location of all existing buildings, decks and other structures
- ☐ Location and dimension of proposed deck or porch
- ☐ Distance of all setbacks (front, rear & sides for the deck or porch)
- ☐ Location of all easements
- ☐ Grading and drainage
- ☐ Walkways, driveways
- ☐ Legal description of lot
- ☐ Street name
- ☐ Location of septic field and tank (if applicable)

Foundation Plans

If the deck or porch is constructed with a full foundation (4'-6' below grade), showing the following:

- ☐ Size and location of both strip and column footings
- ☐ Size and location of foundation wall
- ☐ Thickness and strength of concrete for poured foundation
- ☐ Thickness of concrete block (if used for foundation)

Cross Section

- ☐ Showing the construction of the following assemblies:
- ☐ Roof
- ☐ Exterior wall (brick or siding and insulation, if any)
- ☐ Interior wall
- ☐ Foundation wall (including insulation, if any)
- ☐ Size of footing
- ☐ Size of sill plate and anchor bolt size and spacing
- ☐ Soffit and fascia treatment

- ☐ Finish grade location
- ☐ Floor to ceiling heights
- ☐ Roof pitch

Part C

Owner's Responsibilities (Inspections)
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The Building Permit card **MUST** be posted so it can be seen from a public right-of-way. The Owner of the property is responsible to notify the Building Department at 613-345-7480 at least **48 hours** in advance of the stages of construction for the necessary inspections.

The following **MUST** be completed before any inspection, and a copy of the reviewed plans **MUST** be on site, otherwise the inspection will not be carried out.

- ☐ Completion of excavation and forming of the piers
- ☐ Completion of piers prior to backfill
- ☐ Completion of deck floor framing (*for areas that may be concealed prior to final inspection*)
- ☐ Completion of deck including guards

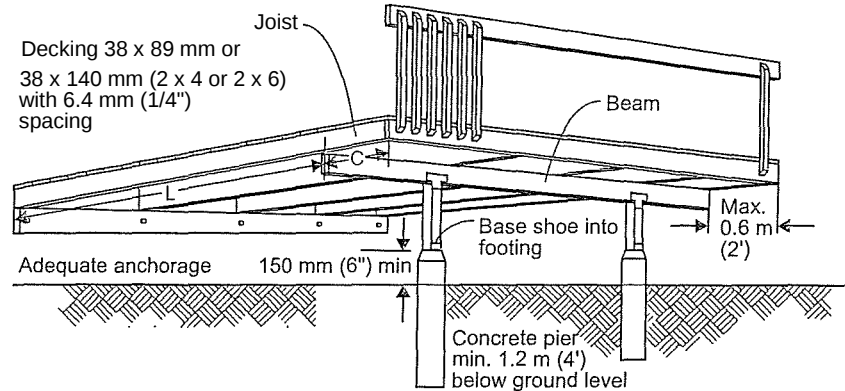
Decks

Decks are a common outdoor extension of the main dwelling. As such, decks must be designed and constructed to safely support imposed loads. All general requirements for wood frame construction also apply to wooden decks, however, the Housing Code does not address decks specifically.

Decks attached to dwellings must be designed to withstand movement or to prevent damage to the dwelling should movement occur. Stairs, railings, and guards must comply with applicable Code requirements. Consideration should also be given to the durability of the deck materials, finishes, nails and other fasteners when exposed to the weather.

Some suggested guidelines for wooden decks are presented below showing commonly acceptable practices. It is recommended to include construction details of decks in drawings submitted for building permits especially where they are attached to the main dwelling.

Refer to Supplementary Guideline 7 for specific requirements for the construction of guards.



Pier size [mm (in)]				
Pier spacing $l/2 + C$	1.2 m (4')	1.8 m (6')	2.4 m (8')	3 m (10')
1.2 m (4')	200 (8)	250 (10)	250 (10)	305 (12)
1.8 m (6')	250 (10)	305 (12)	305 (12)	355 (14)
2.4 m (8')	250 (10)	305 (12)	355 (14)	-
3 m (10')	305 (12)	355 (14)	-	-

Beam size [mm (in)]				
Pier spacing Joist size @ 400 mm (16\") o.c.	1.2 m (4')	1.8 m (6')	2.4 m (8')	3 m (10')
38 x 140 mm (2 x 6)	2-[38 x 140 (2 x 6)]	2-[38 x 140 (2 x 6)]	2-[38 x 140 (2 x 6)]	2-[38 x 190 (2 x 8)]
38 x 190 mm (2 x 8)	2-[38 x 140 (2 x 6)]	2-[38 x 140 (2 x 6)]	2-[38 x 190 (2 x 8)]	2-[38 x 190 (2 x 8)]
38 x 240 mm (2 x 10)	2-[38 x 140 (2 x 6)]	2-[38 x 190 (2 x 8)]	2-[38 x 240 (2 x 10)]	2-[38 x 305 (2 x 12)]
38 x 305 mm (2 x 12)	2-[38 x 140 (2 x 6)]	2-[38 x 240 (2 x 10)]	2-[38 x 305 (2 x 12)]	-

Note: Joist size and spacing limits the allowable span, L , in the figure above.

GUARDS

BUILDING CODE REFERENCES

DIVISION B

9.8.8.1,	Required Guards
9.8.8.2,	Loads on Guards
9.8.8.3,	Height of Guards
9.8.8.4,	Guards for Floors and Ramps in Garages
9.8.8.5,	Openings in Guards
9.8.8.6,	Design to Prevent Climbing
9.8.8.7,	Glass in Guards

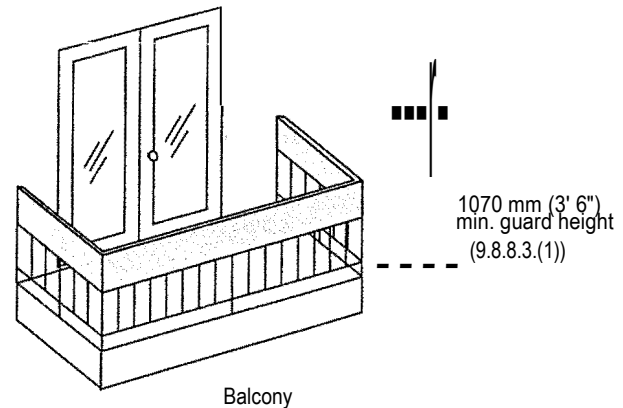
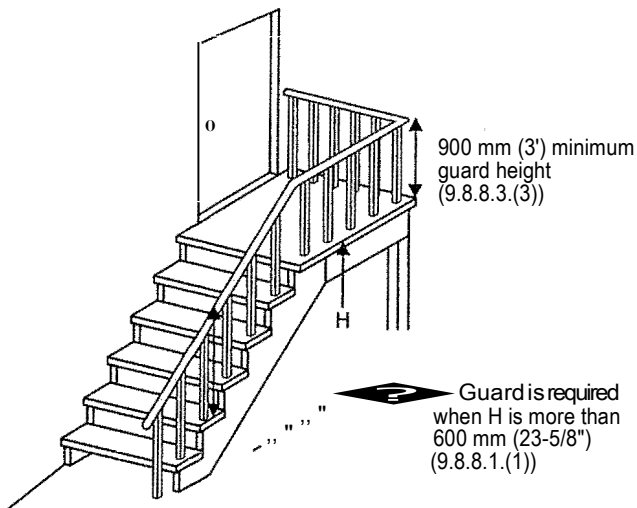
Guards are intended to reduce accidental falls from differences in elevation between adjacent floor levels or the exterior ground. Generally, guards are required for stairs, ramps, landings, balconies, porches, decks, mezzanine galleries and raised walkways unless stated otherwise. In many cases, handrails are incorporated into guards where both are required.

Guards should be designed to not facilitate climbing by minimizing horizontal hand grips and toeholds. Figures 5.15 to 5.18 illustrate the major Code requirements for guards.

Every exterior flight of steps and ramps, landing, porch, balcony, mezzanine, gallery, and raised walkway to which access is provided for other than maintenance purposes shall be protected by guards on all open sides. (9.8.8.1.)

HEIGHT ABOVE GROUND IS NOT MORE THAN 1.8 m (5' 11")

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When an interior stair has more than two risers, the sides of the stair and the landing or floor level around the stair well shall be enclosed by walls or be protected by guards (9.8.8.1.(3))

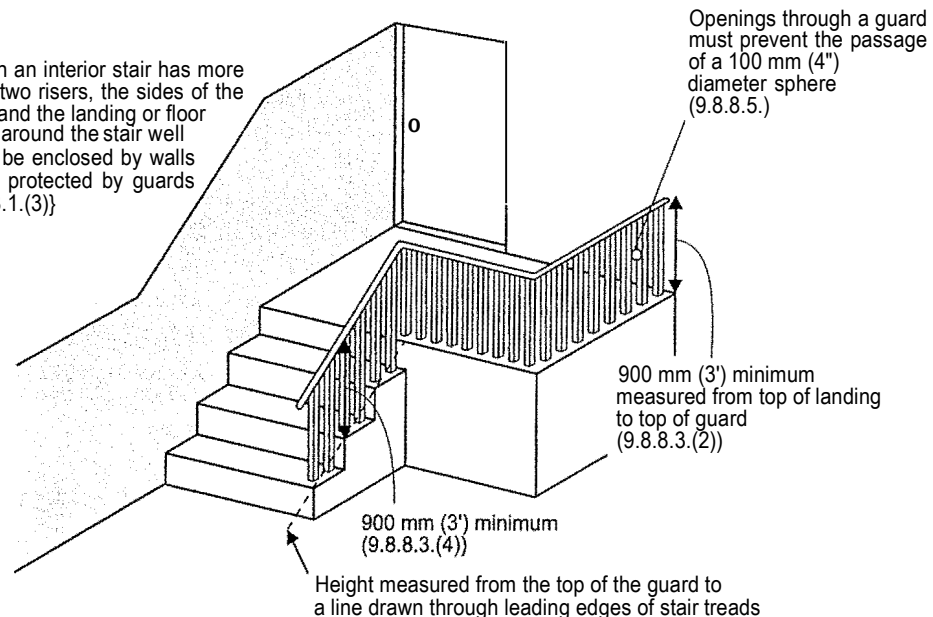


Figure 5.15
Required Guards

(9.8.8.)

Handrail required
when more than
3 risers
(9.8.7.1.)

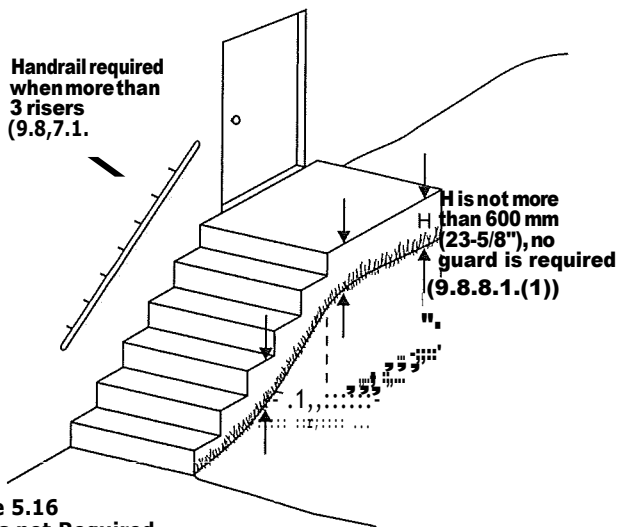


Figure 5.16
Guards not Required

Height above adjacent ground level or walking surface	Guard Requirement
600 mm (23-5/8") or less	Not Required 9.8.8.1.(1)
1800 mm (5' 11") or less (See Figure 5.15)	Required 900 mm (2' 11") min. guard height 9.8.8.3.(2)
exterior more than 1800 mm (5' 11") (See Figure 5.14)	Required 1070 mm (3' 6") min. guard height 9.8.8.3.(3)

Figure 5.17
Minimum Guard Requirements

