

## DECKS

The Ontario Building Code Act requires a permit to be issued prior to starting construction, if the deck is attached to the house or the deck exceeds 10m<sup>2</sup> (108ft<sup>2</sup>) in area or is greater than 2 ft above ground level. Building permit applications can be obtained from the Building Services Department. All applications are subject to zoning and planning approvals with required setbacks from property lines, structures and septic systems.

With the submission of a Building Permit Application we will require:

1. A copy of a survey/site plan showing:
  - a. Lot lines including dimensions.
  - b. Location of proposed deck dimensioned to all other buildings and lot lines, structures and septic systems and
  - c. the municipal address.
  
2. One copy of the deck construction drawings. The drawings must have sufficient detail so that someone, following the drawings, could build the deck. The following shall be provided
  - a. Foundation Plan detailing:
    - I. Footing size and location
    - II. Size, span, and direction, of beams, floor joist and decking.
    - III. Dimensions of all components.
  - b. Elevations to show:
    - I. The general appearance of the deck.
  - c. Cross Section detailing:
    - II. Footing depth and construction.
    - III. Height of deck walking surface above grade
    - IV. Height of guard above walking surface.
    - V. Step details.
    - VI. Deck construction.
    - VII. Guard construction.
    - VIII. Details, such as deck to house connection
  
3. Once copy of manufacture's installation instructions for proprietary products and materials if applicable.
  
4. We accept payment for permit by cash, debit or cheque.

### Most Common Inspection Deficiencies

- Notching of railing posts.
- Use of improper, split or undersized pickets in guards.
- Splicing of beams not over supports.
- Use of unauthorized material or systems.
- Unauthorized changes from permit drawings.

### Stairs:

Every exterior stair with more than 3 risers is required to have a handrail on one side.

If there is a difference in elevation that exceeds 600mm (24 in) a guard is also required. Height of guard must be no less than 900mm. Every flight of stairs shall have uniform rise and run with a maximum tolerance of 6mm (1/4 in).

The height of a handrail must be not less than 865mm and not more than 965mm

### Required Inspections:

1. Excavation/Footing – For piers and pads prior to backfill, our inspector will confirm that the foundation system is constructed as per the Ontario Building Code and approved plans.
2. Framing - Required at completion of structural framing and guards prior to installation of decking.
3. Final - Required at completion of the deck framing, stairs and guards.

Any proposed changes from the approved plans must be approved by a Building Inspector prior to construction.

***Failure to have the required inspections performed may result in you having to uncover and expose the work for inspection, Orders issued, etc.***

For More information contact  
The Township of Rideau Lakes  
Development Services Department  
800-928-2250 or at  
[www.twprideaulakes.on.ca](http://www.twprideaulakes.on.ca)

## Qualifications:

The owner of a house is allowed to prepare and take responsibility for the design of a deck attached to a house without having to be qualified under the Ontario Building Code. However, the owner must still prepare plans and specifications in sufficient detail to demonstrate the project will comply with all technical requirements of the Ontario Building Code. Any persons other than the owner who prepare plans and specifications and take responsibility for the design of an attached deck or a detached deck (for a house) greater than 50m<sup>2</sup> (538ft<sup>2</sup>) must possess the required technical qualifications prescribed under the Ontario Building Code but need not be a registered designer (for which they would have required liability insurance).

## Deck Blocks:

Deck blocks can only be used where:

1. The deck is not attached to the house.
2. The deck is less than 55m<sup>2</sup> (592 ft<sup>2</sup>).
3. The distance from the finished ground to the under side of the floor joists is not more than 600mm (23 5/8 in) at any point.

## Wood Columns:

1. The minimum size of wood columns shall not be less than 140 mm X 140mm (6"X6") unless calculations are provided from a qualified person confirming that a lesser size is adequate, and
2. Columns greater than 600mm (23 5/8 in) in length shall be laterally supported by cross-bracing.

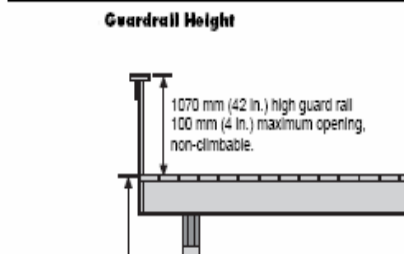
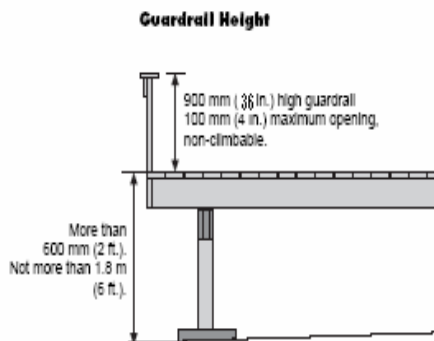
## Guards:

If the deck is more than 600mm (23 5/8 in) off the ground, a minimum 900mm (35 1/2in) high guard must be placed around the deck.

If the deck exceeds 1800mm (5ft 11 in) above the ground, a 1070mm (42 in) high guard must be installed.

All openings in the guards must not exceed 100mm (4 in). If a bench is incorporated into the guard the required guard height is measured above the bench surface (P.Eng may be required). Guards must comply with SB-7 or be engineered or have BMEC authorization.

NOTE: All stairs greater than 3 risers require a guard on both sides 900mm minimum height above the toe of each stair



## Proprietary Products and

### Materials:

Not all products or materials sold are approved for use in Ontario. PVC or composite decking and guard systems must have a Building Materials Evaluation Commission (BMEC) authorization to be used in Ontario. Steel, aluminum and glass railing systems must be designed in accordance with structural requirements of Part 4 (Division B) of the Ontario Building Code (OBC).

All applications proposing the use of materials or system not specifically allowed for under Part 9 (Division B) of the OBC, must submit the applicable manufacturer's installation manual and engineering data and/or BMEC approval with the application. Please check into these items before purchasing or planning to use any of these products.