



Office of the City Engineer  
Building Department  
944 James Street  
Woodstock, ON  
519-539-1291

## REQUIREMENTS FOR BUILDING A DECK

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### When is a building permit required for a deck?

- If the deck is **greater than 12"** off of the ground, and
- When structural renovations are made to an existing deck.

### What needs to be submitted with a building permit application?

- **A Site Plan of your property**
  - Showing the location of your deck drawn and dimensioned to your property lines.
- **Deck drawings**
  - Plan view showing locations of your posts, beams, joists, landing and stairs,
    - Note the dimensions of lumber (*see attached span tables for which size lumber you should be using*)
  - Side view to show the height of your deck and location of guards where needed

\*\* Reference the Deck Standard Practice Sheet for assistance\*\*

### Guards/Railings:

- Guards and railings are required at any point where your deck is **greater than 23 5/8"** off of the ground.
- Based on SB-7 in the Ontario Building Code, only the installation of wood guards/railings is permitted. If you are installing anything other than wooden guards/railings, you will need to provide a copy of the Pre-Engineered guard/railing details with your application.

### Where to apply for a building permit?

- Register and apply at Cloudpermit – <https://ca.cloudpermit.com/login>
- Office hours are from Monday to Friday, 8:30 a.m. – 4:30 p.m.

## Requirements for Building a Deck

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### Cost of a building permit:

- View website for current fees – [www.cityofwoodstock.ca](http://www.cityofwoodstock.ca)

### Application turn-around time:

- Once a complete application is submitted, there is a turn-around time of approximately 10 business days before your building permit is issued.

### Required building inspections for a deck:

- **Excavation/Footing inspection**
  - Once you have dug your footing holes **AND BEFORE** concrete has been poured.
- **Framing Inspection**
  - Once framing is complete (post, beams, joists etc.).
- **Final Inspection**
  - When guards and railings are complete.



# THE CITY OF WOODSTOCK

## BUILDING DEPARTMENT

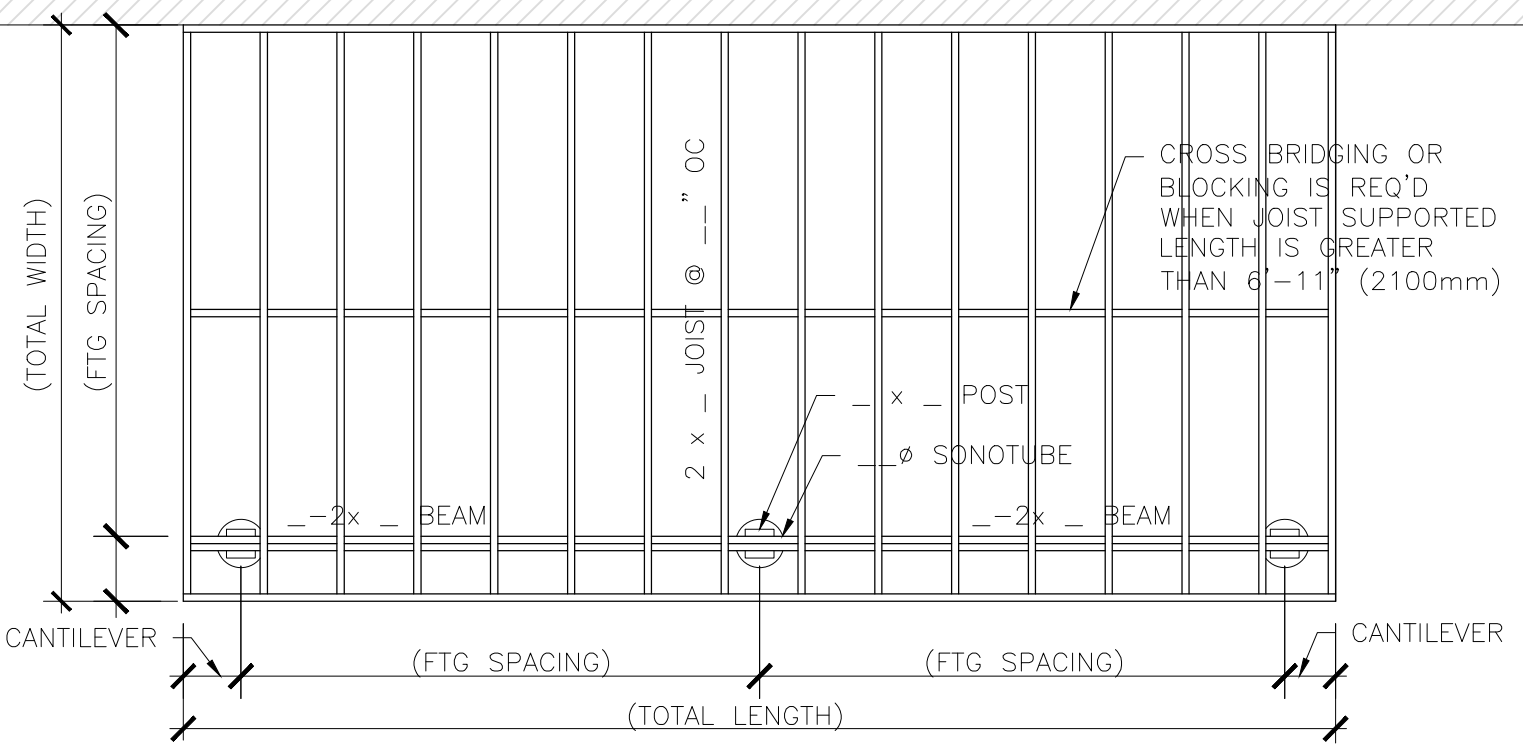
DATE ISSUED:  
JAN 2013

### RESIDENTIAL DECK FRAMING

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EXISTING HOUSE



2-PLY WOODEN BEAMS			
SUPPORTED LENGTH	2X8	2X10	2X12
4'-0"	11'-7"	14'-10"	17'-4"
6'-0"	9'-10"	12'-1"	14'-0"
8'-0"	8'-7"	10'-6"	12'-3"
10'-0"	7'-8"	9'-4"	10'-8"
3-PLY WOODEN BEAMS			
8'-0"	10'-8"	13'-0"	15'-1"
10'-0"	9'-6"	11'-8"	13'-6"

#### TYPE OF LUMBER

- CEDAR
- PRESSURE TREATED
- OTHER \_\_\_\_\_

MAXIMUM FLOOR JOIST SPANS		
JOIST SIZE	MAX SPAN	MAX CANTILEVER
2x8 @ 12" OC	12'-6"	1'-4"
2x8 @ 16" OC	11'-9"	1'-4"
2x8 @ 24" OC	10'-9"	1'-4"
2x10 @ 12" OC	14'-7"	2'-0"
2x10 @ 16" OC	13'-8"	2'-0"
2x10 @ 24" OC	12'-10"	2'-0"
2x12 @ 12" OC	16'-5"	2'-0"
2x12 @ 16" OC	15'-5"	2'-0"
2x12 @ 24" OC	14'-6"	2'-0"

#### NOTES:

- SUPPORTED JOIST LENGTH IS HALF THE SPAN OF THE JOISTS, PLUS THE CANTILEVER
- 6x6 COLUMNS MUST BE USED IF DECK IS MORE THAN 5'-11" OFF THE GROUND
- JOISTS MUST EXTEND AWAY FROM THE CANTILEVER 6 TIMES THE LENGTH OF THE CANTILEVER



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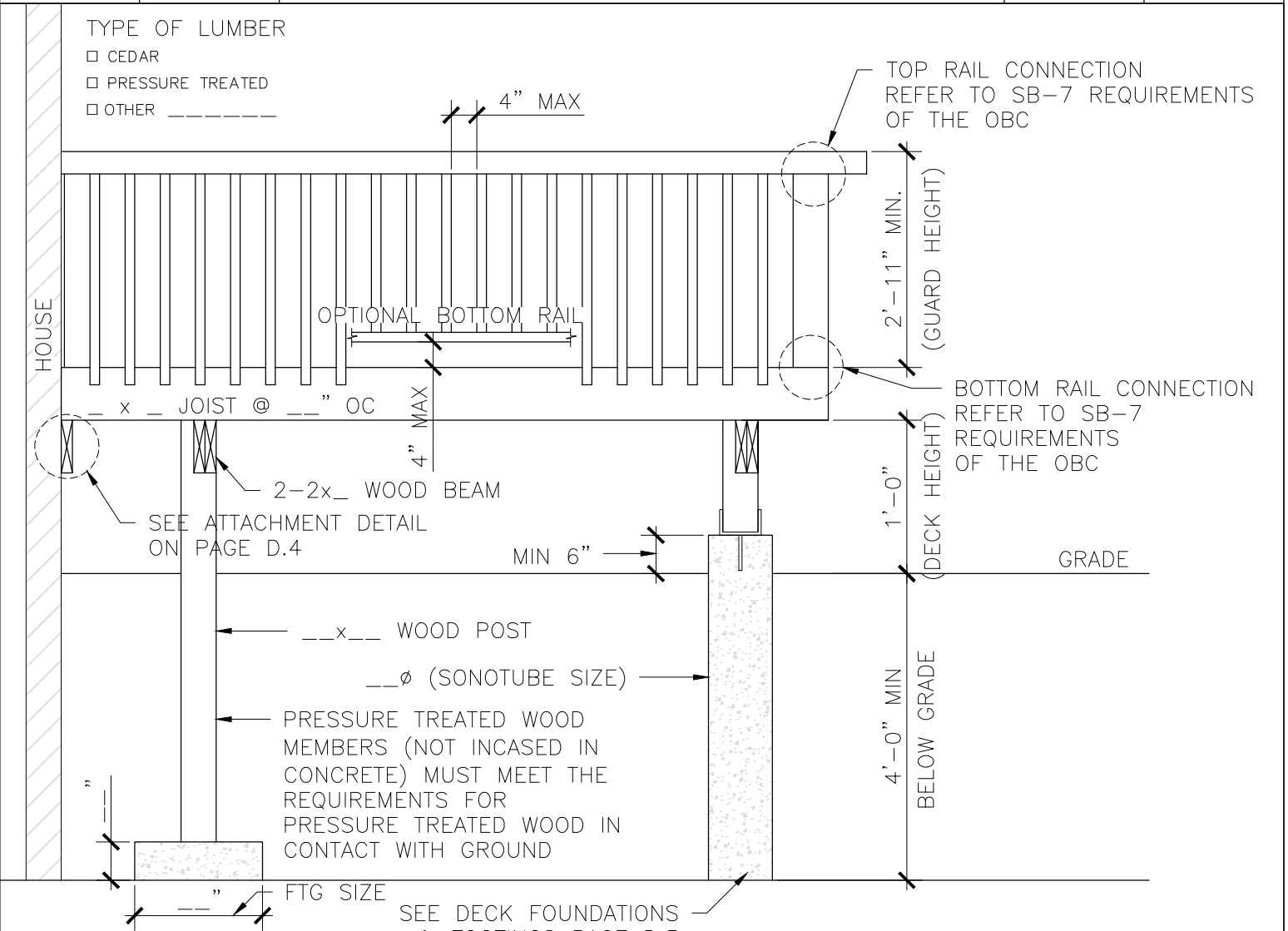
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### RESIDENTIAL DECK FRAMING

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### NOTES:

- 6x6 WOOD POSTS MUST BE USED IF DECK IS MORE THAN 5'-11" OFF THE GROUND

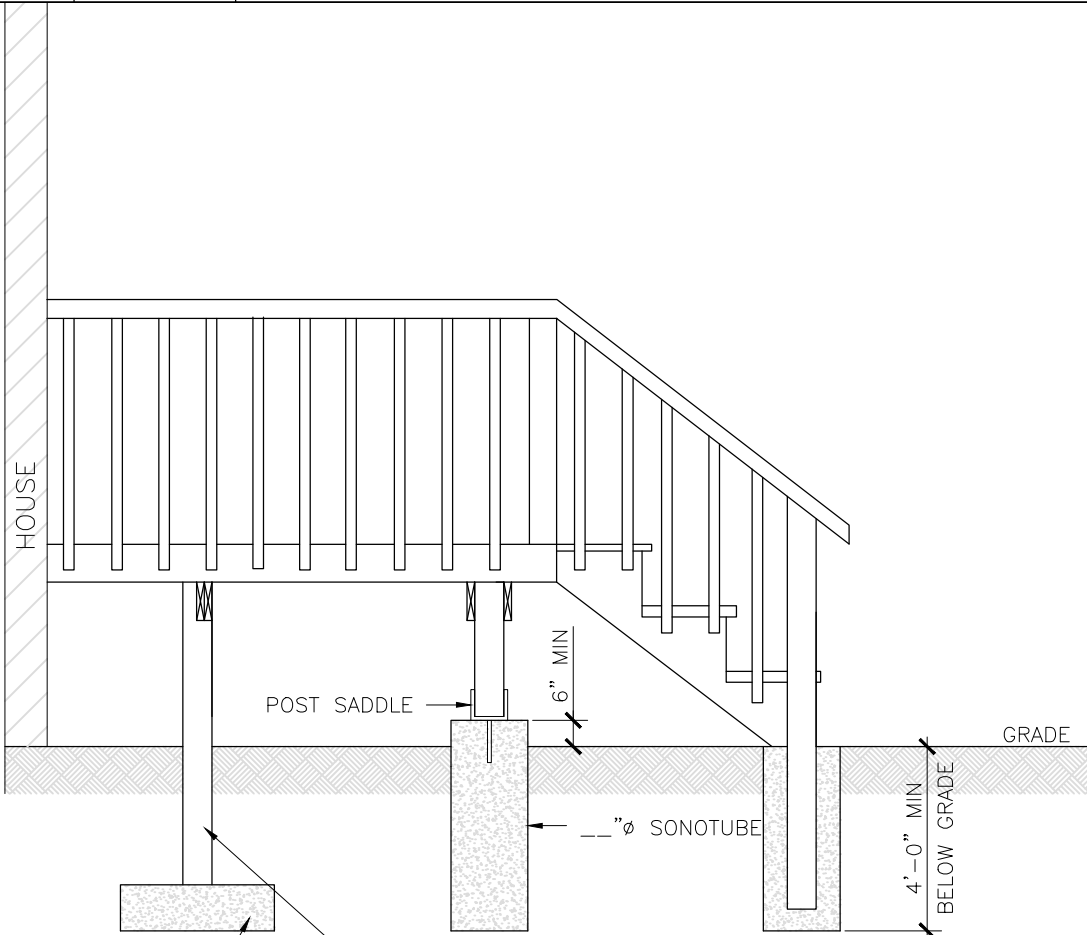
GUARD REQUIREMENTS- OBC REFERENCE 9.8.8.

- GUARD IS REQUIRED WHEN THE DIFFERENCE IN ELEVATIONS IS GREATER THAN 23-5/8" (600mm)

- ALL GUARDS SHALL BE NOT LESS THAN 3'-6" (1070mm) HIGH EXCEPT, WHERE THE WALKING SURFACE SERVED BY THE GUARD IS NOT MORE THAN 5'-11" (1800mm) ABOVE THE FINISHED GRADE LEVEL, THE THE GUARD SHALL BE NOT LESS THAN 2'-11" (900mm) HIGH

- IF GLASS IS TO BE USED IN GUARDS IT MUST BE SAFETY GLASS OF THE LAMINATED OR TEMPERED TYPE AND MUST CONFORM TO CAN/CGSB-12.1M "TEMPERED OR LAMINATED SAFETY GLASS" OR, WIRED GLASS CONFORMING TO CAN/CGSB-12.11-M "WIRED SAFETY GLASS"

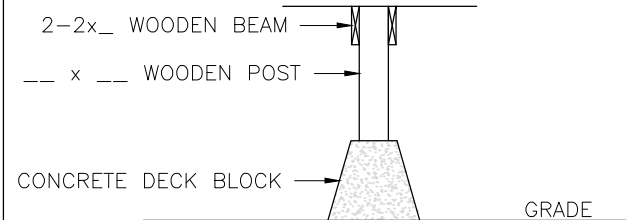
- NO HORIZONTAL MEMBERS BETWEEN 5-1/2" (140mm) AND 2'-11" (900mm) ABOVE THE TOP OF DECK TO FACILITATE CLIMBING



--- x --- WOODEN POST  
@ ---"OC ON CONC FTG.  
--- x ---" OR,  
-----" DIA.

PRESSURE TREATED WOOD MEMBERS (NOT ENCASED IN CONCRETE) MUST MEET REQUIREMENTS FOR PRESSURE TREATED WOOD IN CONTACT WITH GROUND

MIN FTG SIZES		
SUPPORTED AREA SQ.M (SQ.FT)	MIN. DIA. mm (in)	MIN. THICKNESS mm (in)
2.4 (26)	200 (8")	100 (4")
3.7 (40)	250 (10")	100 (4")
5.4 (58)	300 (12")	100 (4")
7.4 (80)	350 (14")	127 (5")
9.7 (104)	400 (16")	150 (6")



### NOTE:

OBC REFERENCE 9.12.2.2.(7)

DECK BLOCKS CAN BE USED AS FOOTINGS IF:

- THE DECK IS NOT ATTACHED TO THE HOUSE
- THE DECK IS NOT MORE THAN 55sq.m.(592sq.ft)
- NOT MORE THAN ONE STOREY IN BUILDING HEIGHT
- THE DECK DOES NOT SUPPORT A ROOF
- WHERE THE DISTANCE FROM THE FINISHED GRADE TO THE UNDERSIDE OF THE JOISTS ARE NOT MORE THAN 24in (600mm)



# THE CITY OF WOODSTOCK

## BUILDING DEPARTMENT

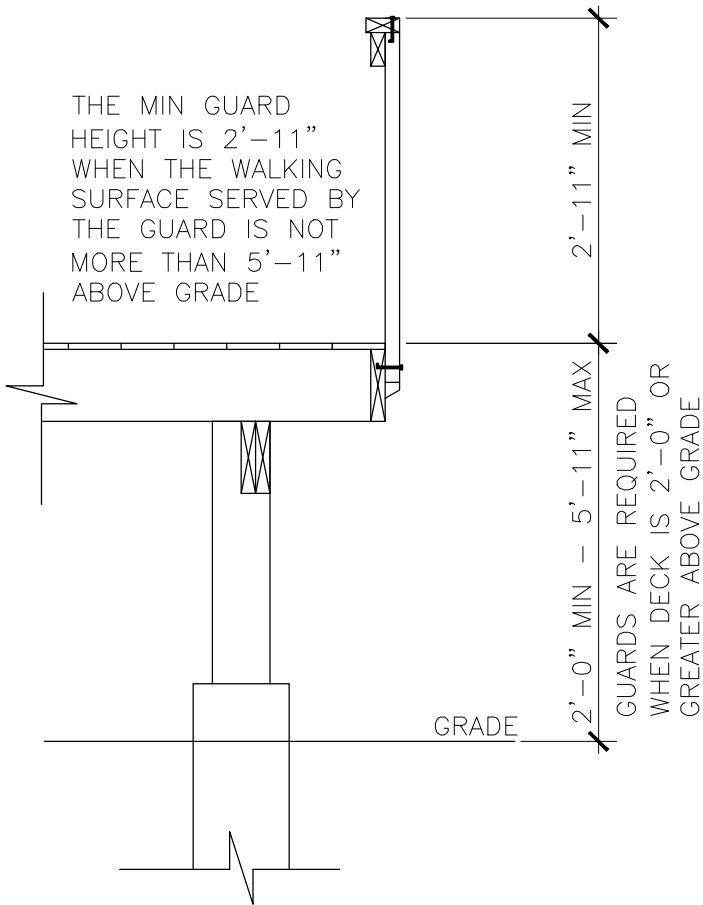
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### REQUIRED GUARD HEIGHTS

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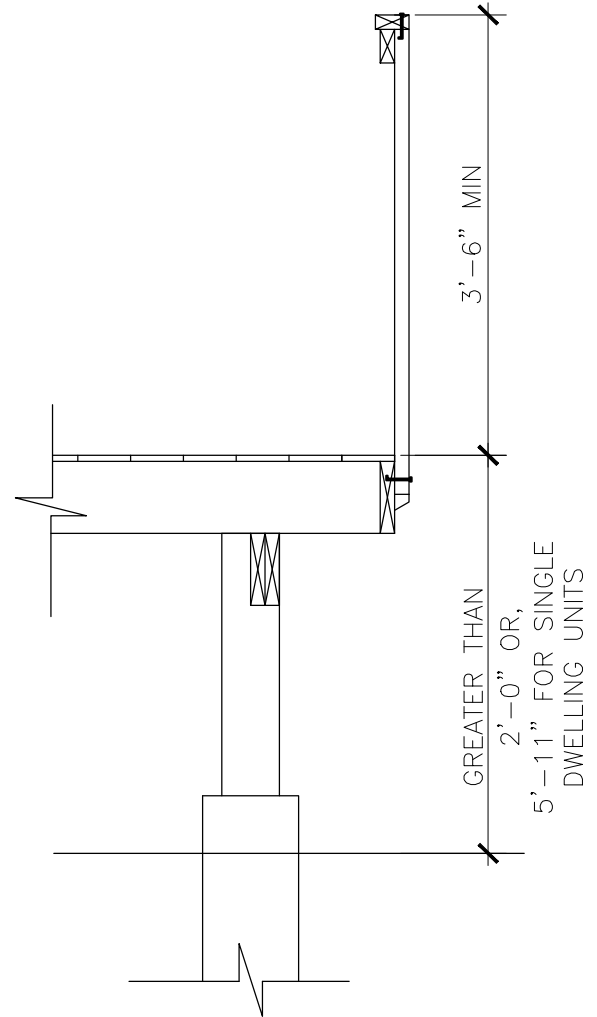
TYPE OF GUARDS SHOWN IN EXAMPLE IS A CANTILEVERED PICKET – TO SEE DETAILS ON CONNECTIONS REFER TO SB-7 (DETAILS ED)



### SERVING A SINGLE DWELLING UNIT

**NOTE:**

NO CLIMBABLE ELEMENTS PERMITTED IN GUARDS BETWEEN 5-1/2" (140mm) & 2'-11" (900mm)



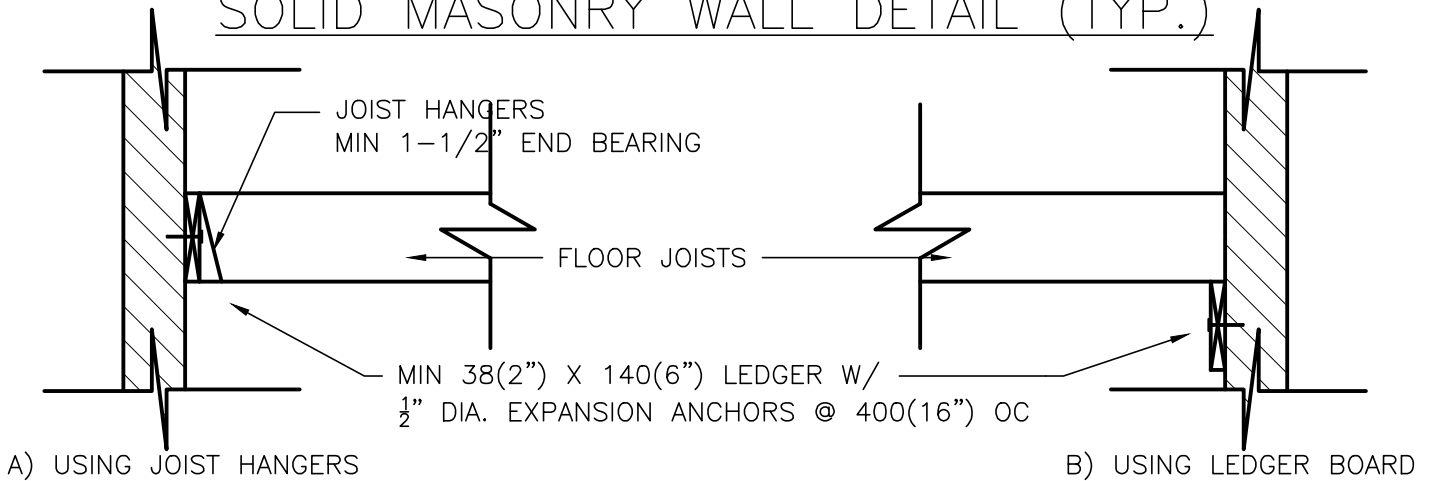
**NOTE:**

WHEN SERVING A SINGLE DWELLING UNIT IF THE WALKING SURFACING IS GREATER THAN 5'-11" FROM GRADE THEN THE MIN GUARD HEIGHT IS 3'-6" FROM WALKING SURFACE

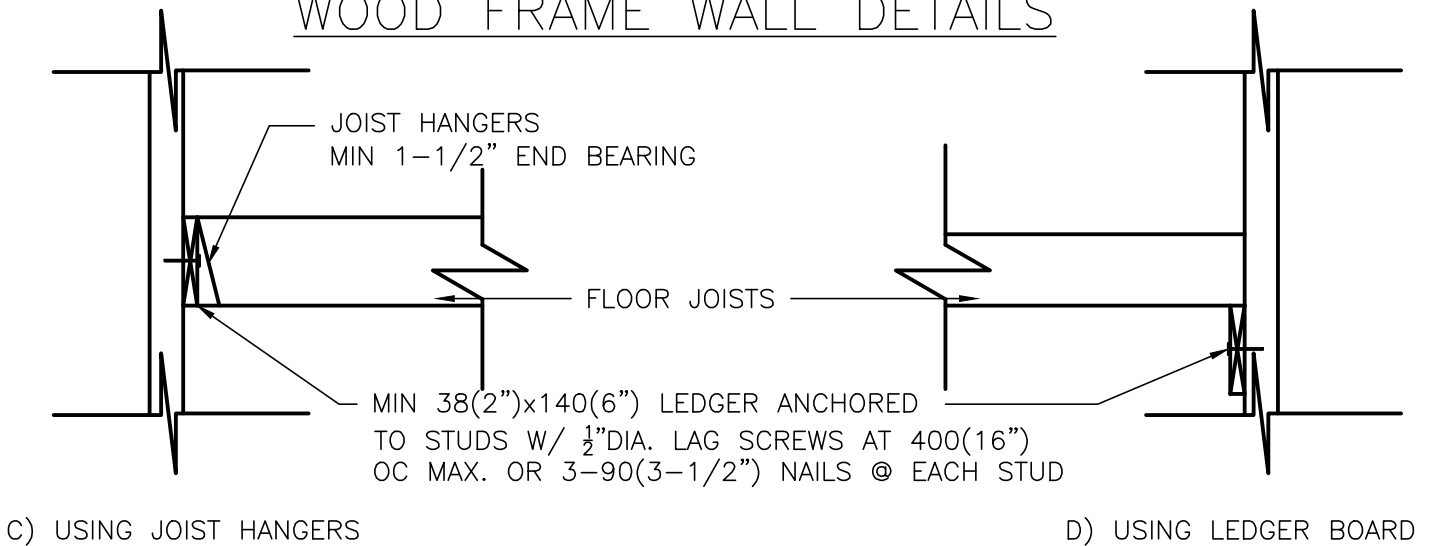
WHEN SERVING ANY OTHER TYPE OCCUPANCY IF THE WALKING SURFACE IS 2'-0" FROM GRADE THEN THE MIN GUARD HEIGHT IS 3'-6" FROM WALKING SURFACE

NO CLIMBABLE ELEMENTS PERMITTED IN GUARDS BETWEEN 5-1/2" (140mm) & 2'-11" (900mm) FOR BOTH SINGLE FAMILY DEWELLINGS & PART 3 BUILDINGS

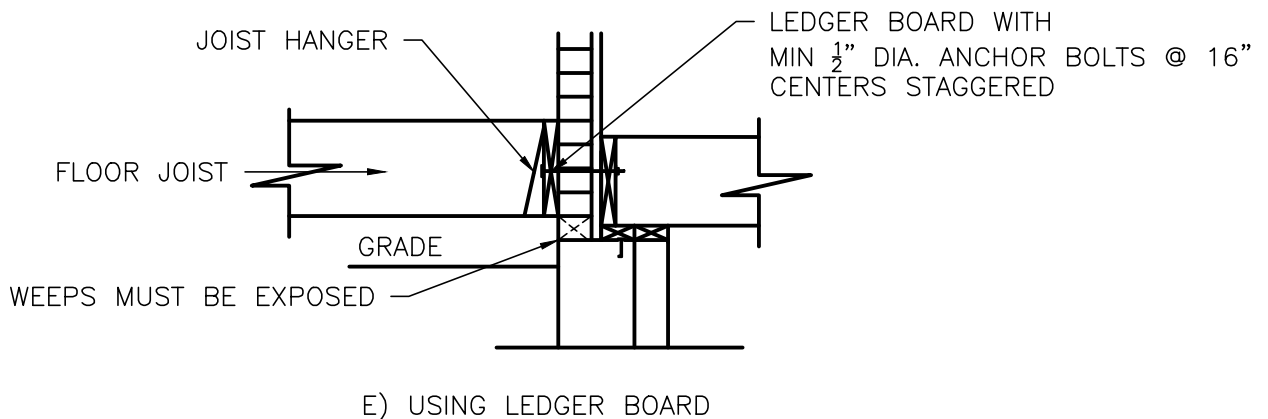
### SOLID MASONRY WALL DETAIL (TYP.)

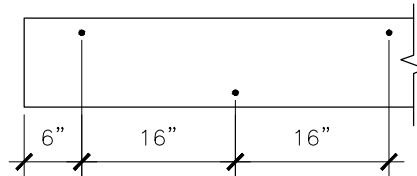


### WOOD FRAME WALL DETAILS



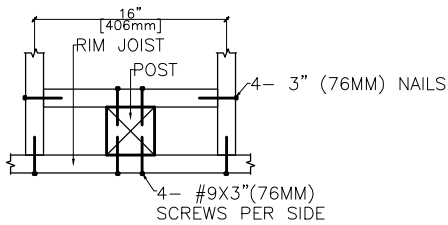
### BRICK VENEER WALL DETAILS



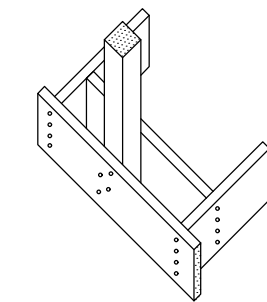


### LEDGER BOARD DETAIL

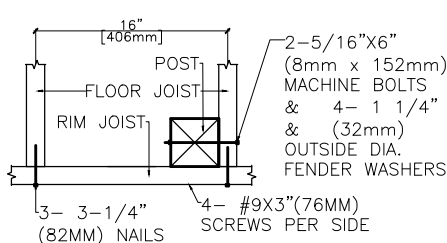
MINIMUM  $\frac{1}{2}$ "  $\phi$  ANCHOR BOLTS @ 16" CENTERS STAGGERED. ANCHOR BOLTS MUST BE INTO WOOD FRAMING OR FOUNDATION WALL. DO NOT SECURE INTO BRICK VENEER ALONE.



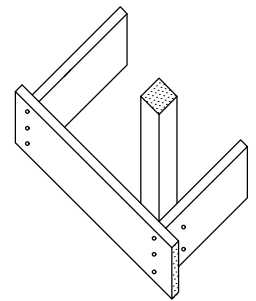
PLAN



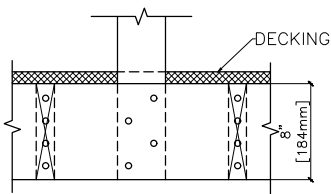
AXONOMETRIC



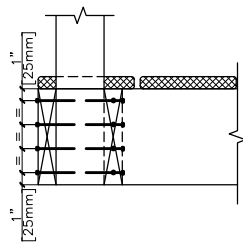
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AXONOMETRIC

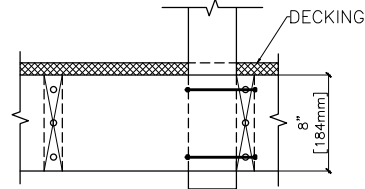


FRONT ELEVATION

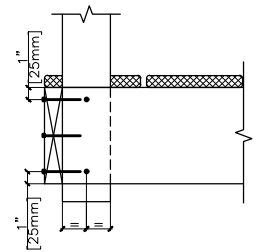


SIDE ELEVATION

EXTERIOR CONNECTION:  
POST SCREWED TO RIM JOIST



FRONT ELEVATION



SIDE ELEVATION

EXTERIOR CONNECTION:  
POST BOLTED TO FLOOR JOIST 8MM ( $\frac{5}{16}$ ") BOLTS

**Notes:**

1. DECKING IS OMITTED FROM THE PLAN VIEW & AXONOMETRIC VIEW FOR CLARITY
2. FASTEN 25MM X 140MM (1" X 6" NOMINAL) OUTER DECK BOARD TO RIM JOIST WITH 63MM (2 1/2") NAILS AT 300MM (12")
3. FASTEN 25MM X 140MM (1" X 6" NOMINAL) OUTER DECK BOARD TO FLOOR JOIST WITH 1-63MM (2 1/2") NAIL AT EACH JOIST
4. THE POST MAY BE POSITIONED ANYWHERE BETWEEN JOISTS
5. #9 SCREWS MAY BE REPLACED BY #8 SCREWS IF THE MAXIMUM SPACING BETWEEN POSTS IS NOT MORE THAN 1.20M (3'-11")

**Notes:**

1. DECKING IS OMITTED FROM THE PLAN VIEW & AXONOMETRIC VIEW FOR CLARITY
2. 38MM (1 1/2") POST PROJECTION IS NOT REQUIRED WHERE THE MAXIMUM SPACING BETWEEN POSTS DOES NOT EXCEED 1.2M (3'-11")
3. JOISTS MAY BE SPACED AT 610MM (24") O.C. OR 406MM (16") O.C.
4. WHERE FLOOR JOISTS ARE SPACED AT 610MM (24") O.C., DECKING SHALL HAVE A MINIMUM THICKNESS OF 38MM (1 1/2") AND SHALL BE FASTENED TO THE FLOOR WITH 2-76MM (3") NAILS



# THE CITY OF WOODSTOCK

## BUILDING DEPARTMENT

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### RESIDENTIAL EXTERIOR STAIR CLOSED STRINGER

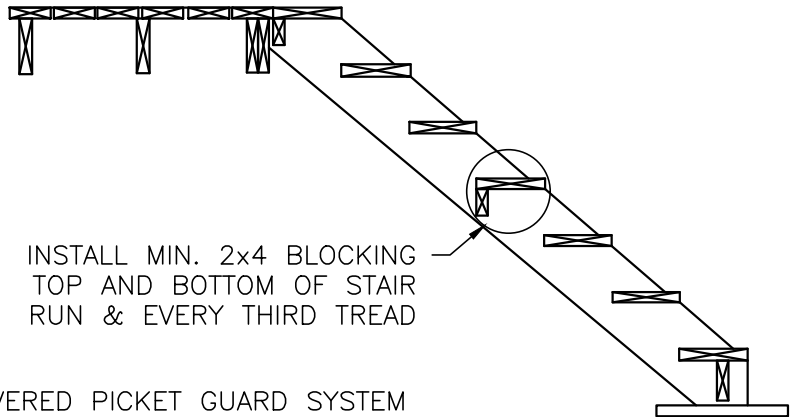
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MAX STAIR HEIGHT 3.7m

TREAD THICKNESS

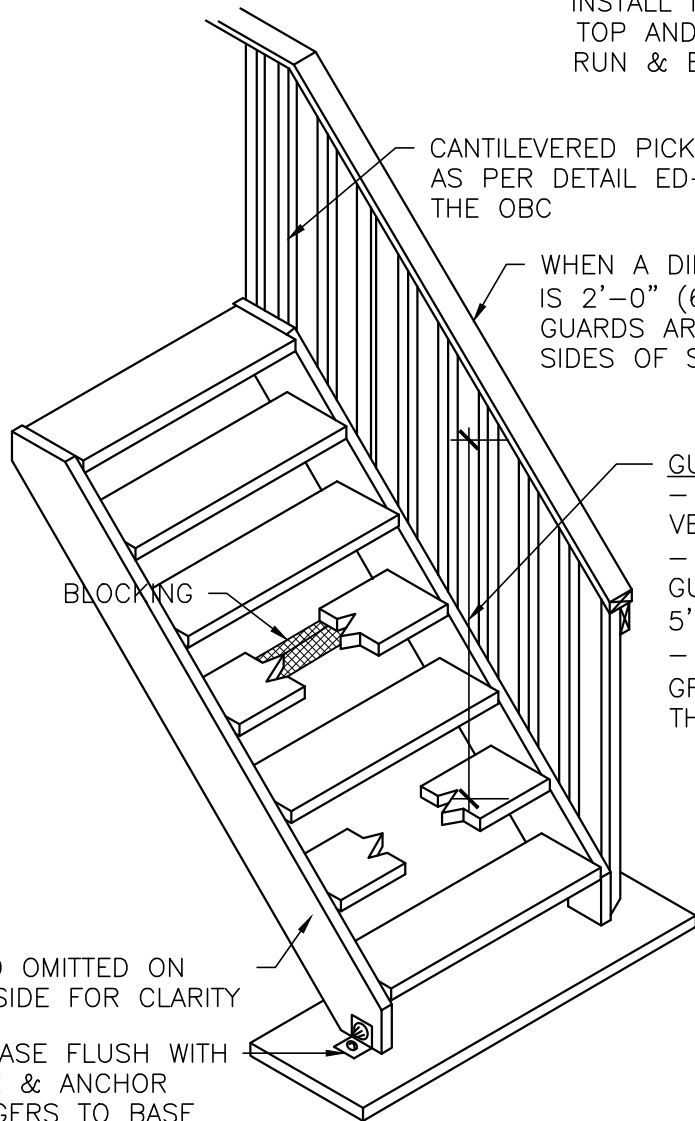
- MIN 1" ACTUAL THICKNESS
- MIN 1-1/2" ACTUAL THICKNESS WHERE SPAN BETWEEN STRINGERS EXCEEDS 2'-6"



INSTALL MIN. 2x4 BLOCKING TOP AND BOTTOM OF STAIR RUN & EVERY THIRD TREAD

STAIR RISE & RUN REQUIREMENTS		
	MINIMUM	MAXIMUM
RISE	125 (4-7/8")	200 (7-7/8")
RUN	255 (10")	355 (14")
TREAD	255 (10")	380 (15")

- ABOVE DIMENSIONS ARE NOTED FOR PRIVATE STAIRS ONLY
- MUST MAINTAIN UNIFORM RISE & RUN THROUGHOUT ENTIRE FLIGHT OF STAIRS



CANTILEVERED PICKET GUARD SYSTEM AS PER DETAIL ED-1 OF SB-7 IN THE OBC

WHEN A DIFFERENCE OF ELEVATION IS 2'-0" (600mm) OR GREATER GUARDS ARE REQUIRED ON BOTH SIDES OF STAIRS

GUARD HEIGHT FOR STAIRS  
 - GUARD HEIGHT IS MEASURED VERTICALLY FROM NOSINGS  
 - MIN HEIGHT 2'-11" WHEN GUARD IS NOT MORE THAN 5'-11" OFF THE GROUND  
 - MIN HEIGHT 3'-6" WHEN GREATER THAN 5'-11" OFF THE GROUND

NOTE:

- NO CLIMBABLE ELEMENTS PERMITTED IN GUARDS BETWEEN 5-1/2" (140mm) & 2'-11" (900mm) GUARDS

GUARD OMITTED ON THIS SIDE FOR CLARITY

SET BASE FLUSH WITH GRADE & ANCHOR STRINGERS TO BASE



# THE CITY OF WOODSTOCK

## BUILDING DEPARTMENT

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### RESIDENTIAL EXTERIOR STAIR OPEN STRINGER

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STAIR RISE & RUN REQUIREMENTS		
	MINIMUM	MAXIMUM
RISE	125 (4-7/8")	200 (7-7/8")
RUN	255 (10")	355 (14")
TREAD	255 (10")	380 (15")

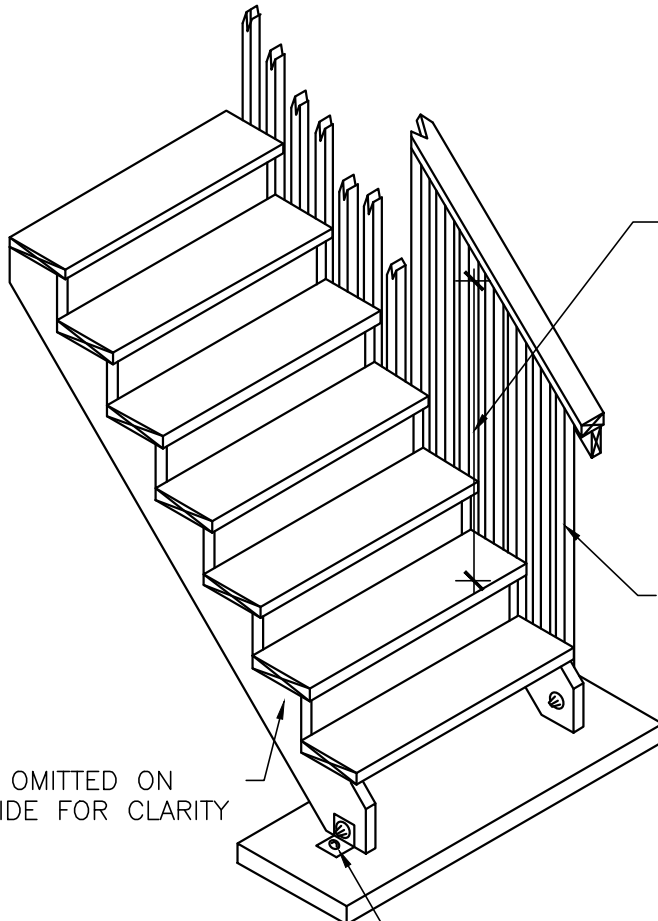
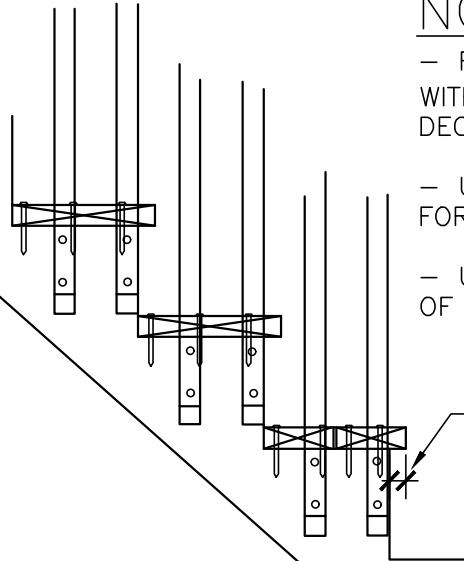
- ABOVE DIMENSIONS ARE NOTED FOR PRIVATE STAIRS ONLY
- MUST MAINTAIN UNIFORM RISE & RUN THROUGHOUT ENTIRE FLIGHT OF STAIRS

#### TREAD THICKNESS

- MIN 1" ACTUAL THICKNESS
- MIN 1-1/2" ACTUAL THICKNESS WHERE SPAN BETWEEN STRINGERS EXCEEDS 2'-6"

#### NOTE:

- FASTEN TREADS TO STRINGERS WITH 3 1/2" NAILS OR MIN 3" #8 DECK SCREWS
- USE 3 FASTENERS EACH END FOR SINGLE MEMBER TREADS
- USE 2 FASTENERS EACH END OF DOUBLE MEMBER TREAD



#### GUARD HEIGHT FOR STAIRS

- GUARD HEIGHT IS MEASURED VERTICALLY FROM NOSINGS
- MIN HEIGHT 2'-11" WHEN GUARD IS NOT MORE THAN 5'-11" OFF THE GROUND
- MIN HEIGHT 3'-6" WHEN GREATER THAN 5'-11" OFF THE GROUND

CANTILEVERED PICKET GUARD SYSTEM AS PER DETAIL ED-1 OF SB-7 IN THE OBC

#### NOTE:

- STRINGERS MUST BE SUPPORTED & SECURED AT TOP AND BOTTOM