



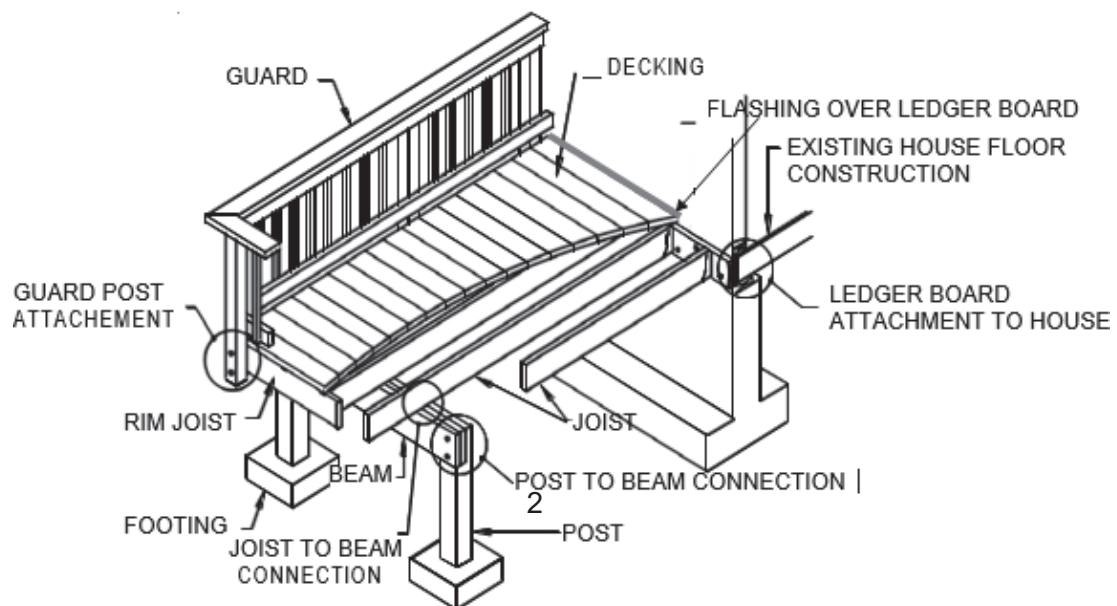
TOWN OF WASAGA BEACH

30 Lewis Street, Wasaga Beach
Ontario, Canada L9Z 1A1

Tel (705) 429-1120
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Deck Package





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General Notes

Do I need a Building Permit for my deck?

A building permit is required if:

- The deck is attached to the dwelling unit
- Serves an exit
- Exceeds 10 m² (108 ft²) in area.

Please reach out to the **Planning Department** for your properties zoning requirements.

How should I submit?

WE'VE GONE DIGITAL!

Registered users with the Town of Wasaga Beach Cityview Portal can now submit building applications pay for a building permit and request inspections. To access the portal or create an account, access the link below!

<https://cityview.wasagabeach.com/Portal/Account/Logon>

Homeowners may use the provided documents and construction notes in this package to assist with the completion of their construction drawings, provided the deck is:

1. Unenclosed
2. No hot tubs, or roofs structures are supported by the deck



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Submission Requirements

1. Building Permit Application Form
2. Schedule 1 Designer Form
3. Site Plan – Indicating all setbacks
4. Construction Drawings or the completed Wasaga Beach Deck Package
5. Agent Authorization form (required if the property owner is not submitting the application)
6. Permit Fee of \$155.00

Mandatory Inspections

1. Footing
2. Framing
3. Building Final

Package Steps

1. Site Plan
2. Footings
3. Deck Supports
4. Lintel / Beam Size
5. Joists
6. Ledger Board Attachment
7. Stairs / Stringers
8. Hand Rails and Guards
9. Construction Notes



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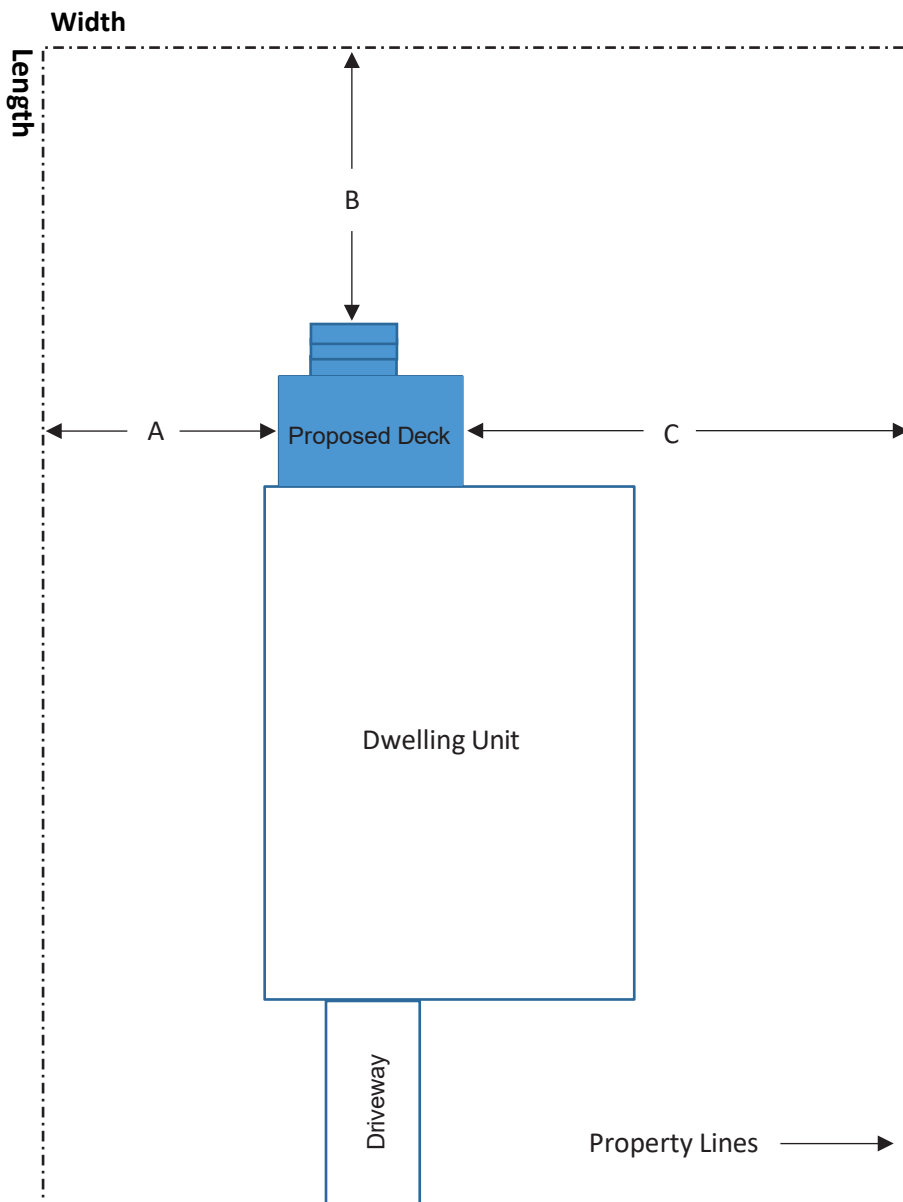
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Step 1. Site Plan

Street Address _____



Proposed Deck Size

Deck Height from Grade

Dwelling Size (In ft²)

Provide Setback Dimensions

A- _____

B - _____

C - _____

Provide Accessory Structure Sizes

Lot Coverage %

Lot Area

Provide Septic Setbacks if Applicable

Septic Bed

Septic Tank

Existing Deck size if Applicable



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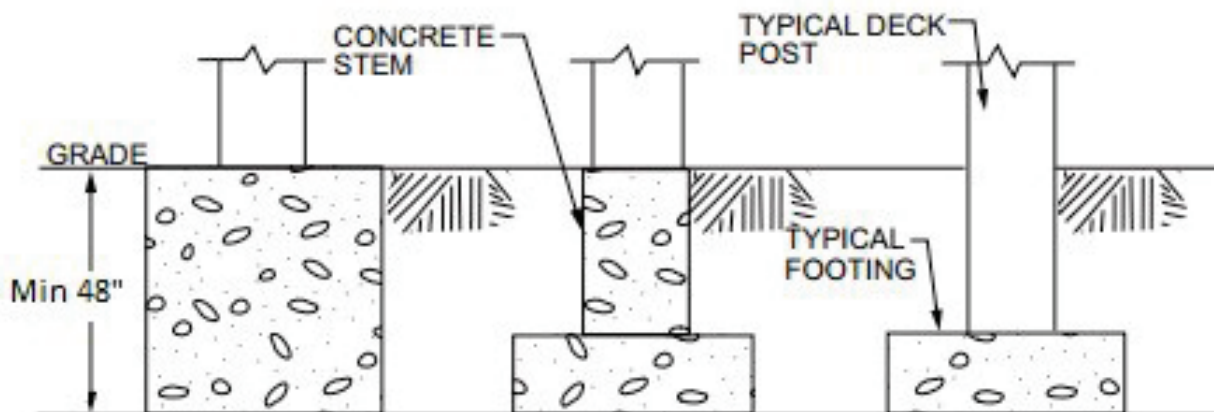
Step 2. Footings

- All footings shall bear on undisturbed soil at a minimum of 48" below grade
- Footings may be deeper if soil conditions are not satisfactory at 48"
- Concrete piers shall be 6" above finished grade

Table 1: Minimum Pier / Sono Tube Sizes (Diameter in Inches)

Joist Span	Pier Spacing / Sono Tube Spacing				
	6'-0"	8'-0"	10'-0"	12'-0"	14'-0"
6'-0"	8"	8"	10"	10"	-
8'-0"	8"	10"	10"	12"	-
10'-0"	10"	10"	12"	12"	-
12'-0"	10"	12"	12"	-	-
14'-0"	12"	12"	-	-	-

Shaded Areas require a Minimum 28" x 28" footing or "Big Foot" Footing System





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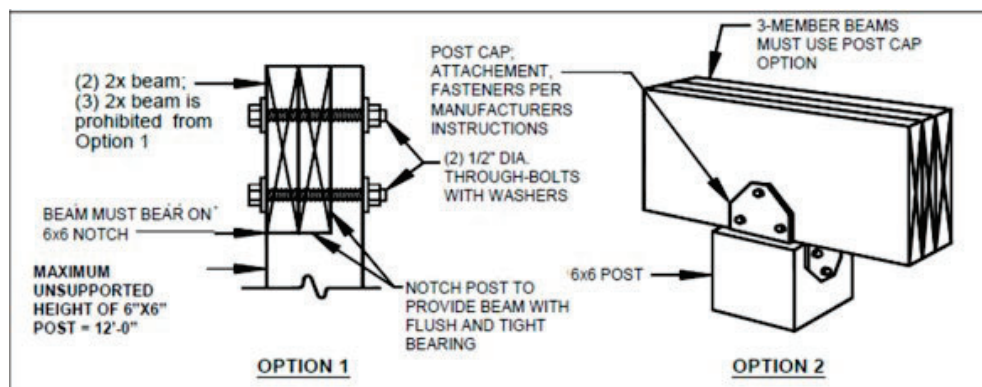
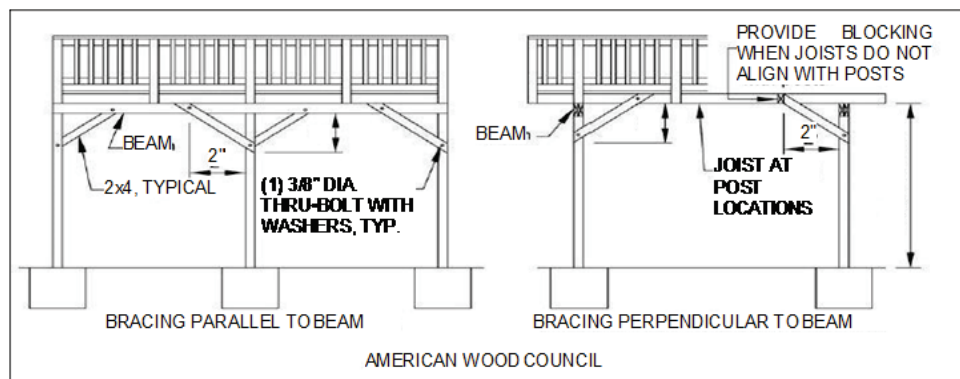
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Step 3. Deck Supports

- All deck supports shall be a minimum of 6" x 6" posts
- Maximum unsupported height of 10'-0" measured from the top of the footings to the underside of the beam
- Deck beam to deck post shall be connected together by either a post cap or by a notched post to accommodate all plied of the deck beam and bolted together
- Lateral bracing of all deck support posts shall be provided for decks that exceed 24" above grade





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Step 4. Lintel / Beams

- Beam span length is measured between the centerlines of two adjacent posts and does not include the beam overhangs.
- Beams may overhang past the centre of the post up to one-fourth of the actual beam span. $10'-0" \times .25 = 2'-6"$ maximum overhang.

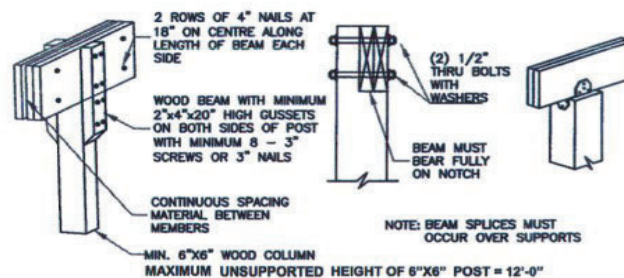
Table 2: Lintel / Beam Size

Joist	Pier Spacing				
Span	6'-0"	8'-0"	10'-0"	12'-0"	14'-0"
6'-0"	2/2x8	2/2x8	3/2x8	3/2x10	4/2x12 or 3/2x10
8'-0"	2/2x8	2/2x8	3/2x8	3/2x10	3/2x12 or 3/2x10
10'-0"	2/2x8	3/2x8	3/2x8	3/2x10	3/2x12 or 4/2x10
12'-0"	3/2x8	3/2x8	3/2x10 or 4/2x8	3/2x10	3/2x12 or 4/2x10
14'-0"	3/2x8	3/2x10	3/2x10 or 4/2x8	3/2x12 or 4/2x10	3/2x12 or 4/2x10

OPTION B
BEAM SITTING
ON TOP OF POST

OPTION C
BEAM SITTING
ON NOTCHED POST

OPTION D
BEAM SITTING
ON POST CAP





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Step 5. Joists

- Joist span length is measured from the ledger board to the centerline of the supporting beam or between the centerlines of the supporting beams at each end
- Where joists are greater than 6'-11" (2.1 m) cross bridging or solid blocking shall be provided at mid span.
- Cantilever dimension shall never exceed 1/4 of the actual joist span.
 $10'-0" \times .25 = 2'-6"$ maximum overhang.

Table 3: Floor Joist Length

Joist Size	Spacing	Max. Span	Max. Cantilever
2 x 8	@ 12" O.C	12'-6"	20"
	@ 16" O.C	11'-9"	16"
	@ 24" O.C	11'-0"	14"
2 x 10	@ 12" O.C	14'-6"	28"
	@ 16" O.C	13'-8"	24"
	@ 24" O.C	12'-10"	20"
2 x 12	@ 12" O.C	16'-5"	28"
	@ 16" O.C	15'-6"	24"
	@ 24" O.C	14'-6"	20"



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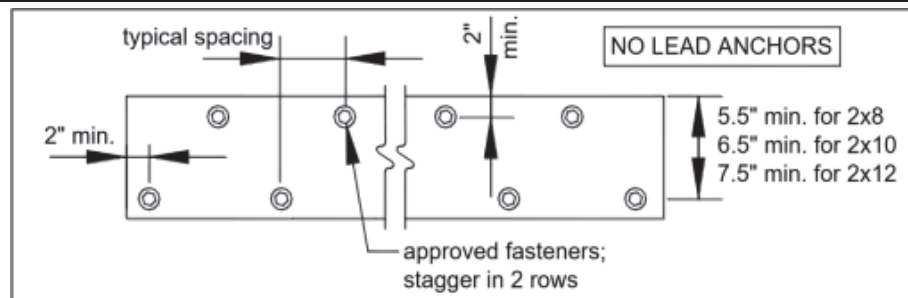
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Step 6. Ledger Board Attachment

- Minimum 2 x 8 ledger board is required
- Ledger boards shall not be nailed to the house - it must be lagged screwed or bolted to the structure of the house.
- Connectors shall be embedded at least 4" (100mm) into solid concrete, concrete filled masonry, or suitable structural lumber.
- Refer to the table below for lag bolt attachment

Table 4: Lag Bolt Spacing

Lag Bolt Size	Joist Span			
	Up to 6'-0"	8'-0"	10'-0"	12'-0"
1/2" (12.7mm)	32" o/c	16" o/c	16" o/c	12" o/c
Equivalent 16" o/c Joist Spacing	Every Other Joist Space	Every Joist Space	Every Joist Space	Each Joist Space with Two Every Other Space
3/8" (9.5mm)	24" o/c	12" o/c	12" o/c	8" o/c
Equivalent 16" o/c Joist Spacing	Two Every Third Joist Space	Each Joist Space with Every Other Space	Each Joist Space with Two Every Other Space	Two Each Joist Space Three Every Other Space





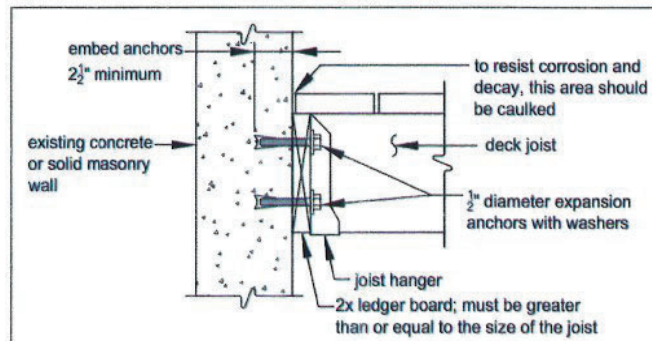
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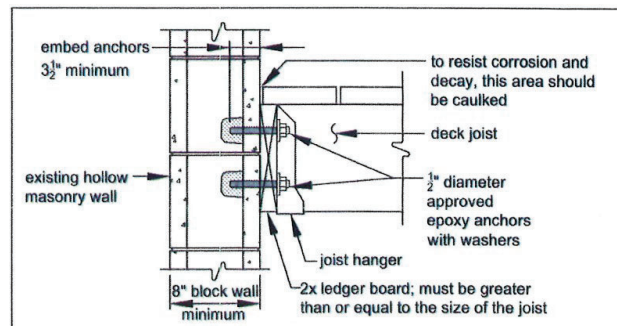
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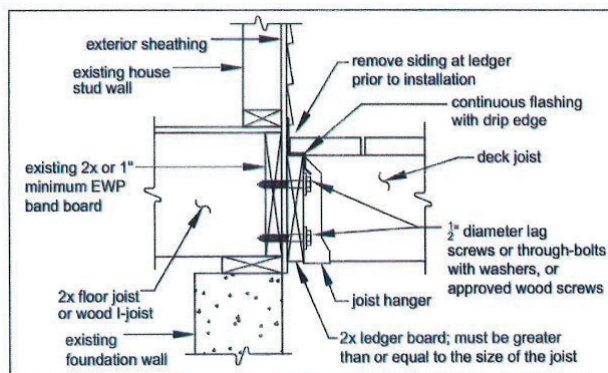
Ledger Board Connection to Concrete or Solid Masonry



Ledger Board Connection to Concrete Block



Ledger Board Connection to Sill Plate





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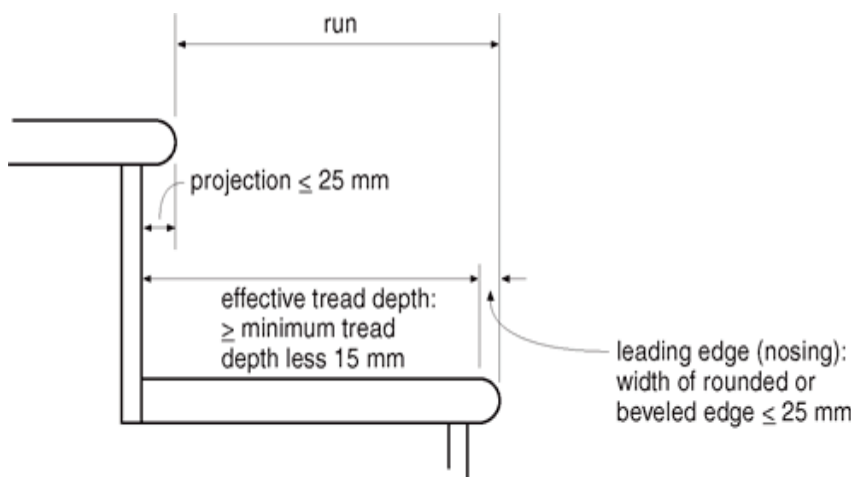
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Step 7. Stairs / Stringers

- A minimum width of 2'-10" between stringers
- Stair Rise - Minimum: 125mm (4 7/8") Maximum: 200mm (7 7/8")
- Stair Run - Minimum: 255mm (10") Maximum: 355mm (14")
- Depth of rectangular treads shall not be less than its run or 15mm less than its minimum run and not more than its run + 25mm
- Where the vertical height of stairs exceeds 12' a landing is required
- Landing widths shall be equal to the total width(s) of the stairway(s) served
- Stair Stringer - Minimum 2x10, 2x12 preferred or best practice

Table 5: Stair Dimensions for Rise, Run, and Treads

	Run	Rise	Tread
Minimum	10"	4-7/8"	9-3/8"
Maximum	14"	7-7/8"	10"





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Step 8. Hand Rails and Guards

- Handrails are required to be installed on every stair with more than 3 risers
- Provide a guard on both sides of stair where the stair exceeds 6 risers
- Height of guard for a deck between 24" and 5'-11" above grade is 36"
- Height of guard for a deck more than 5'-11" above grade is 42"
- Maximum 4" openings between pickets
- Guards shall be designed so that no member, attachment, or opening shall facilitate climbing

Please reference Supplementary Standard SB-7 - Volume 2 of the Ontario Building Code for acceptable designs for guards:

Post and Rail System

To construct the Post and Rail System according to SB-7, follow these steps:

1. Select a Top Rail/Bottom Rail connection (Details EA-1 to EA-5)
2. Select a Post to Floor system (Details EB-1 to EB-6)
3. Select a Picket connection (Details EC-1 to EC-4)

Cantilevered Picket System

To construct the Cantilever System according to SB-7, follow these steps:

1. Select a connection detail (Details ED-1, ED-2 or ED-5 for SPF). (Details ED-3 or ED-4 for Cedar)



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Step 9. Construction Notes

1. All fasteners shall be resistant to corrosion.
2. All lumber shall be decay resistant. All cut ends of preservative treated lumber shall be treated to prevent decay.
3. Minimum height of guard for a deck between 24" and 5'11" above grade: 36 inches.
4. Minimum height of guard for a deck more than 5'11" above grade: 42 inches
5. Maximum 4" opening between pickets and no member or attachment between 5 1/2" and 36" shall facilitate climbing.
6. Composite decking is required to have BMEC or CCMC approvals.
7. Pre-engineered guard system (what you would purchase from lumber store) are required to have Ontario Engineering and design specifications are to be submitted.
8. Any guard assembly that is site manufactured, such as wood/glass guards is required to be engineered and design specifications are to be submitted.
9. A privacy wall/fence boards is permitted if constructed as a guard and should be discussed with Building Inspector prior to proceeding.
10. All work whether detailed on plans or not is subject to the final approval of the Building Inspector and shall meet current Ontario Building Code.
11. Footings/piers shall bear on undisturbed soil, minimum 48" below grade, and minimum 6" above grade.
12. Deck blocks shall bear on stone base on native soils (top soil and organics removed) Deck posts shall be centrally located on footings/piers.
13. All framing connections shall be nailed in accordance with OBC 9.23.3.4. Only deck boards can be secured with either nails or screws. Guards must be fastened in accordance with SB-7. Nails, screws, lag bolts and machine bolts shall not cause splitting of wood elements. All nails shall be common spiral.
14. All framing to comply with 9.23.



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Step 10. Construction Drawings

Below is a number of, but not limited to, requirements that will need to be shown on your submitted construction drawings. For additional information please use the Ontario Building Code for all construction requirements.

1. Overall deck size. If an addition is being added to a deck, please indicate the size of the existing deck and the proposed addition.
2. Overall deck height from finished grade.
3. Joist size, direction, span, spacing, and wood type.
4. Beam size, span, direction, and wood type.
5. Footing type, size, spacing, and depth.
6. Ledger board size, attachment style, lag bolt size and spacing.
7. Deck Supports: post size, height, lateral support.
8. Post attachment to footing.
9. Stair location, stringer size, and supports if needed.
10. Hand rail / Guard type and attachment to comply with SB7 or manufactured specifications are to be submitted.

If an extension to an existing deck is being proposed, please indicate the existing size and all construction information from the existing deck on the submitted construction drawings.

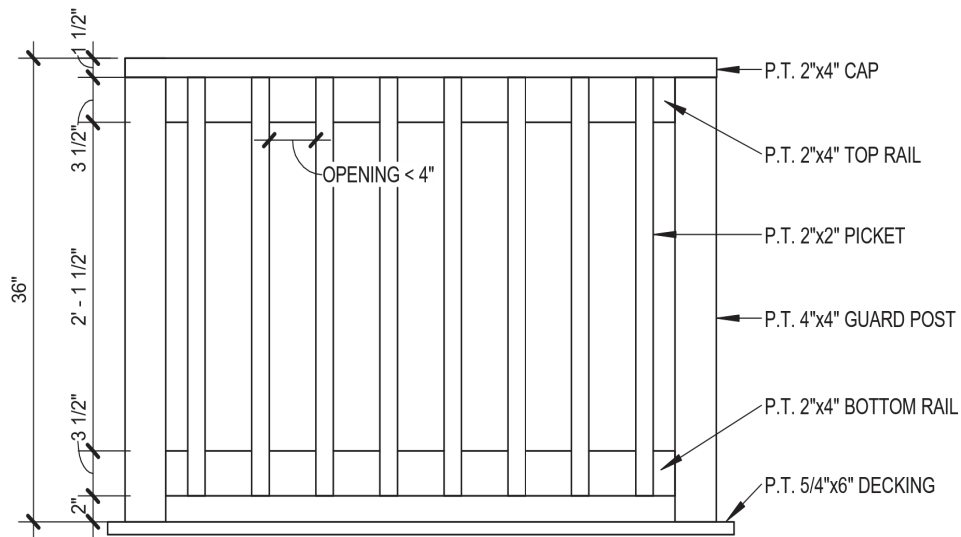


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STAIR SECTION

