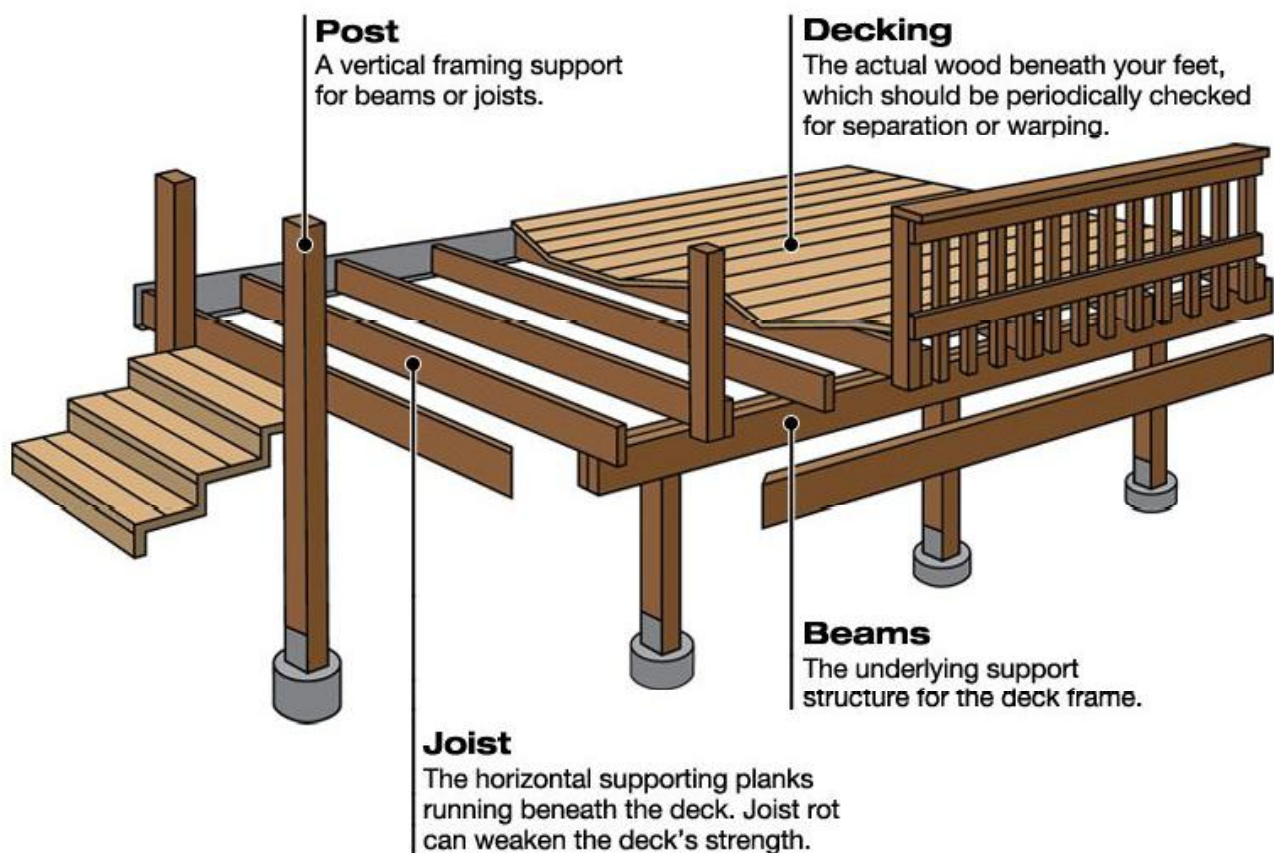


## A Guide to Deck Construction For Detached & Semi-Detached Dwellings

Here's a look at some of the important components of your deck:



### When is a Permit Required?

A permit is required for **ALL** decks, floating or attached, except when

- The deck is less than 10 m<sup>2</sup> **AND** does not serve as an entry or exit to the main structure.
- Note: Even if a deck does not require a permit, it must still conform to the zoning setbacks for your lot.

## Permit Application Requirements

Examples to follow

- Site Plan
  - All existing structures on the property
  - Clearly denoted property lines with the proposed decks size and its location to property lines
  - Any **POWER LINES** that run adjacent to the property or any **OVERHEAD** lines connecting to the dwelling

When power lines are located on the property a PUC swing calculation may be required, this is reviewed on a case by case basis. Please note that **NO** deck construction is permitted under a power line. Please contact the Building Division for further information.

A Deck may project to within

- 1.2 m (4'-0") of an interior lot line
- 3 m (9'-10") of an exterior & rear lot line
- 2.5 m (8'-3") into the required front yard (refer to example site plan)

- Construction Plans
  - A birds-eye view that displays beam, joist and post spans & sizes
  - Height of structure & railing if required
  - If applicable pier depth and diameter

**Plans can be designed by the home owner or a BCIN qualified individual only and should be signed by them.**

- Applicable permit fees payable by cash, cheque or debit.

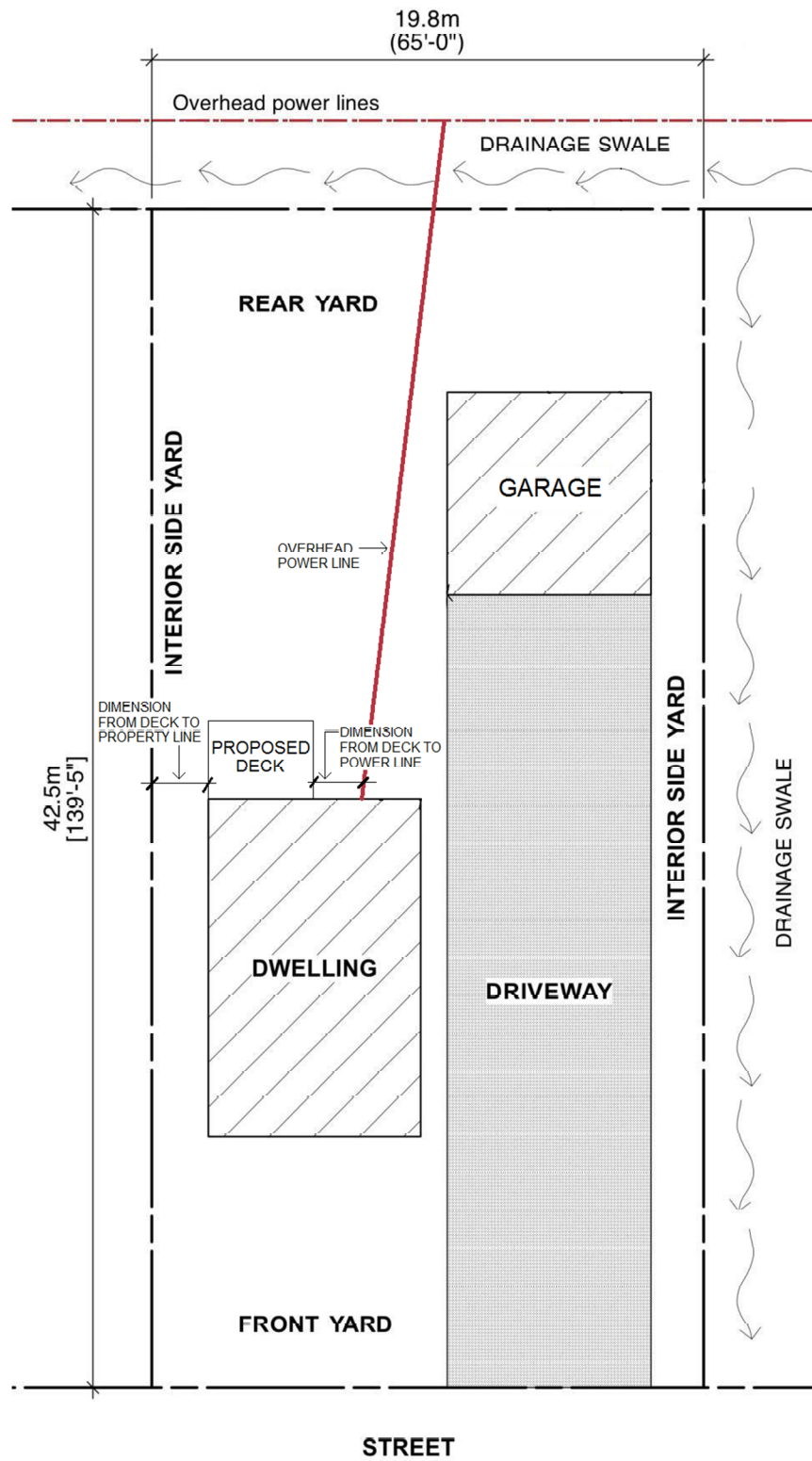
Depth of Lintels/Beams	Maximum Allowable Span	
	Meters	Feet
2-2"x8"	1.8	5'-11"
2-2"x10"	2.2	7'-2"
2-2"x12"	2.56	8'-5"
Based on a supported length of 4.2m		
3-2"x8"	2.44	8'-0"
3-2"x10"	2.98	9'-9"
3-2"x12"	3.46	11'-4"

Joist Size	Maximum Span		
	Spacing		
	12" o/c	16" o/c	24" o/c
2"x8"	11'-7"	11'-0"	10'-6"
2"x10"	13'-8"	13'-0"	12'-4"
2"x12"	15'-7"	14'-10"	14'-1"
Joist Size	Maximum Cantilever		
2"x8"	16"		
2"x10"	24"		

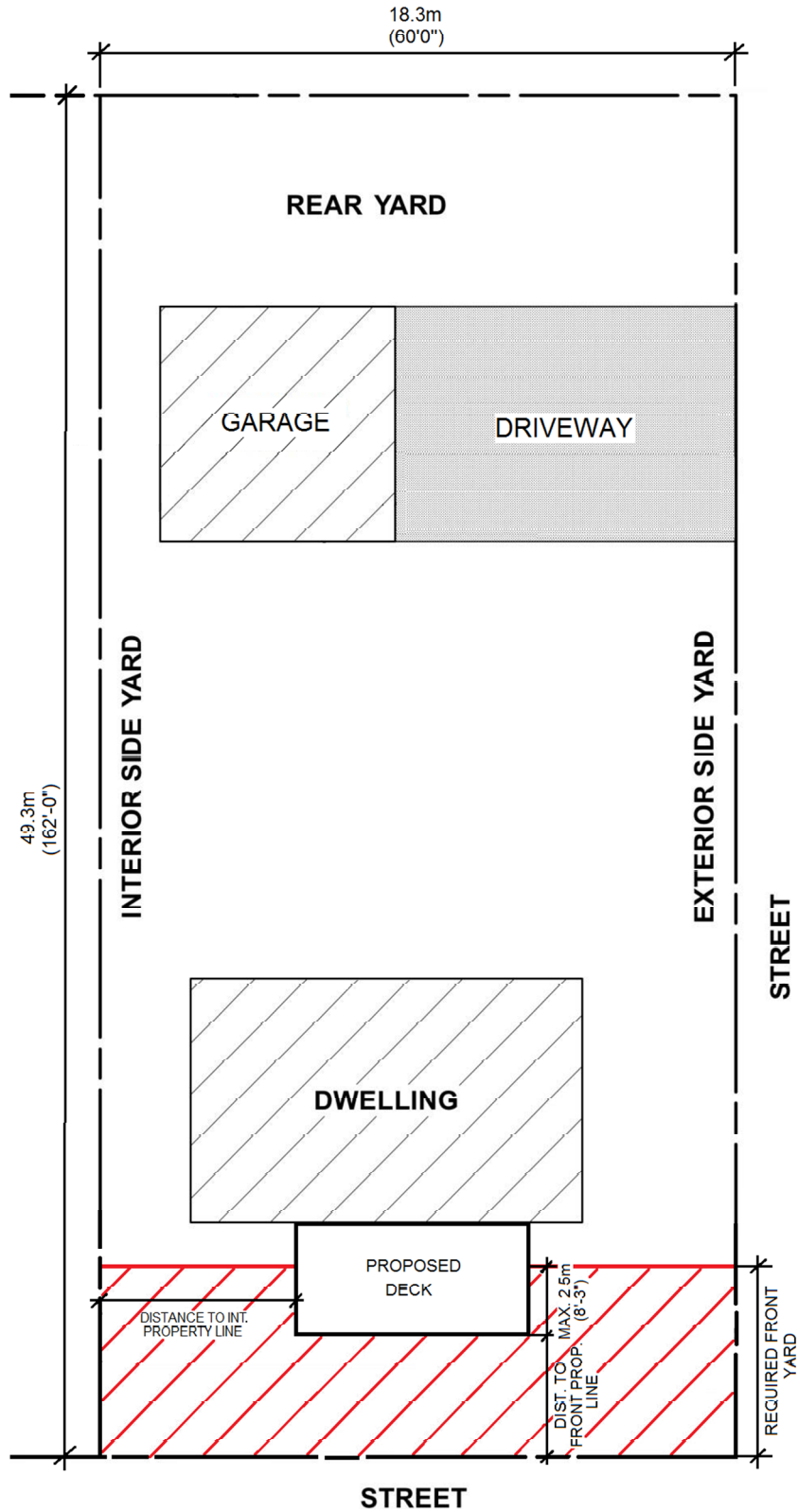
\*\* Note: These tables have been provided for your convenience. All plans are to be reviewed by the Building Division prior to construction. The information provided has been compiled from the Ontario Building Code\*\*

If you have any questions feel free to call the permit desk: (705)-759-5398

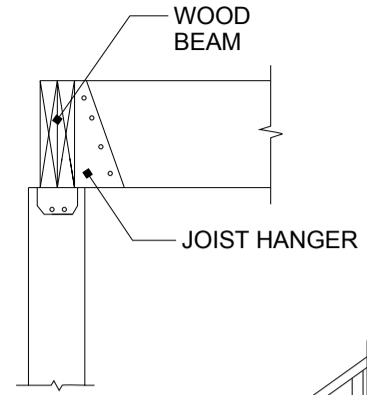
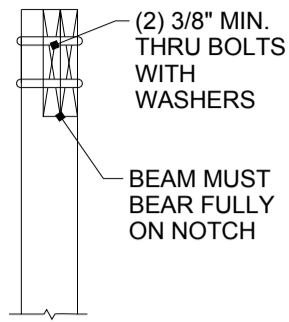
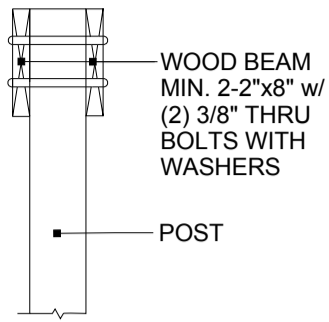
# Site Plan Example with Power Lines – Rear Deck



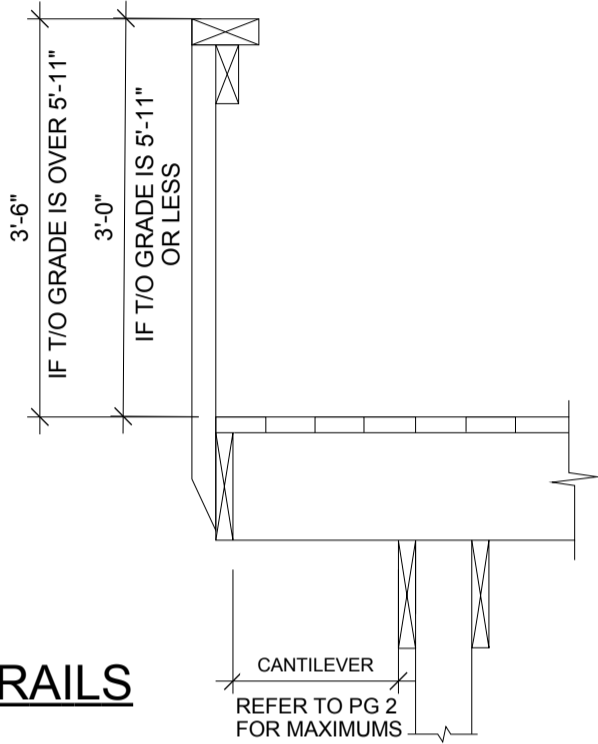
# Corner Lot Site Plan Example – Front Deck



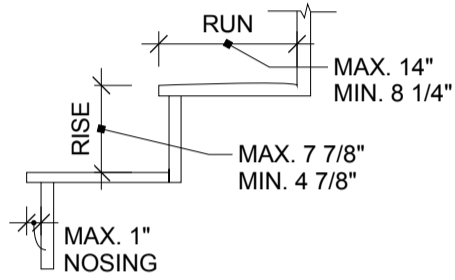
**\*\* PLEASE NOTE ANY OVER HEAD POWER LINES RUNNING ALONG OR ACROSS PROPERTY \*\***



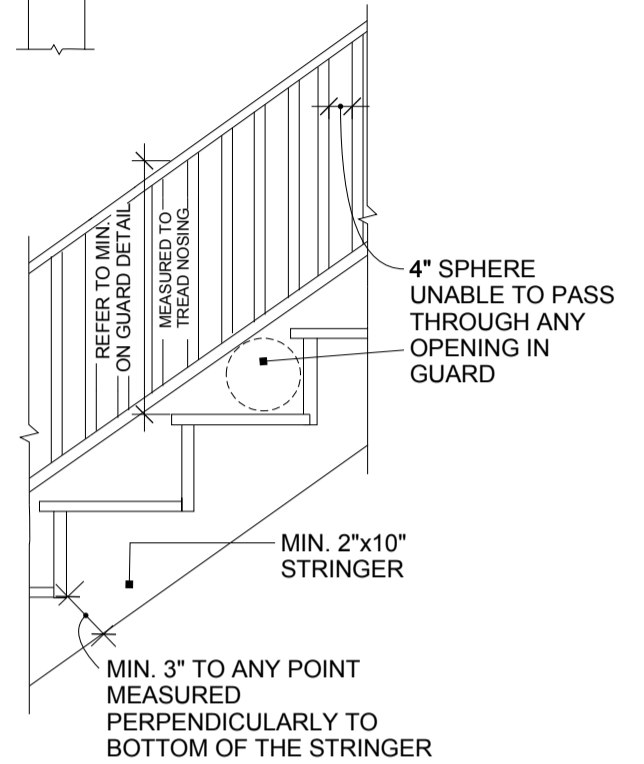
**BEAM EXAMPLES**



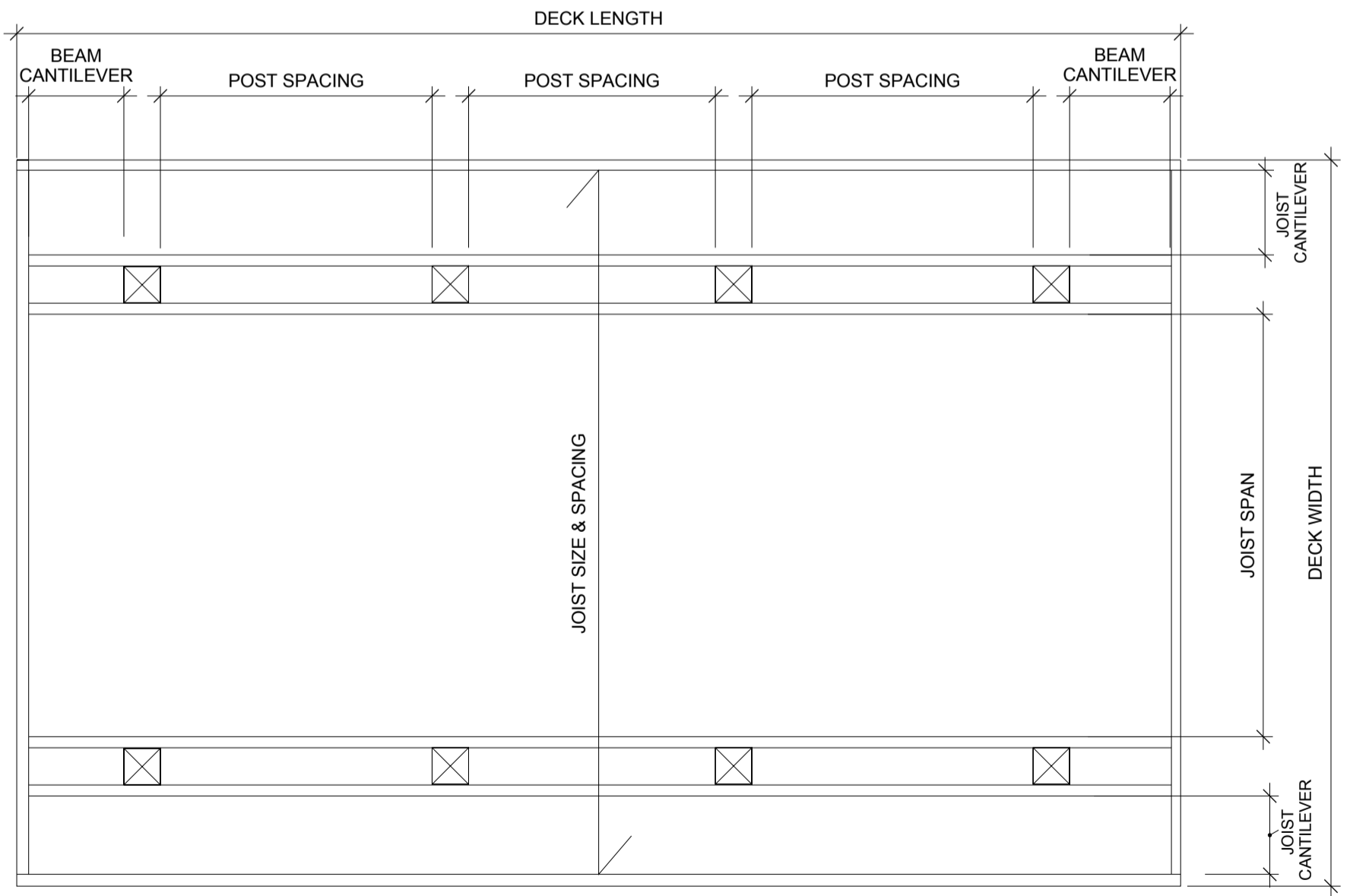
**GUARDRAILS**



**STAIR CONST.**



NOTE : HANDRAILS ARE REQUIRED ON EXTERIOR STAIRS HAVING MORE THAN 3 RISERS & THEIR HEIGHTS SHALL BE  
(a) NOT LESS THAN 2'-10"  
(b) NOT MORE THAN 3'-2"



**DECK FRAMING PLAN**

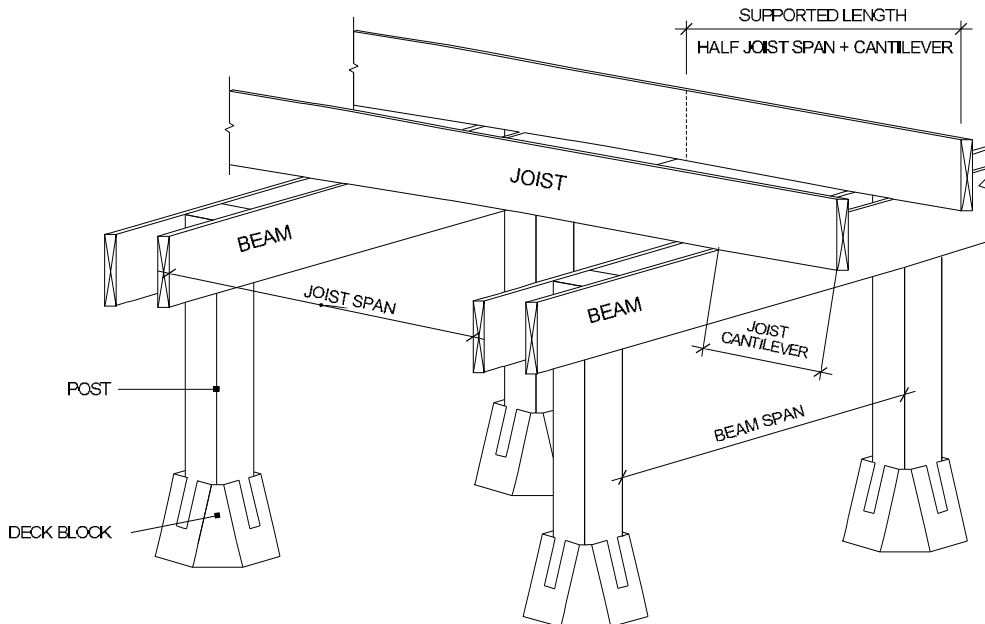
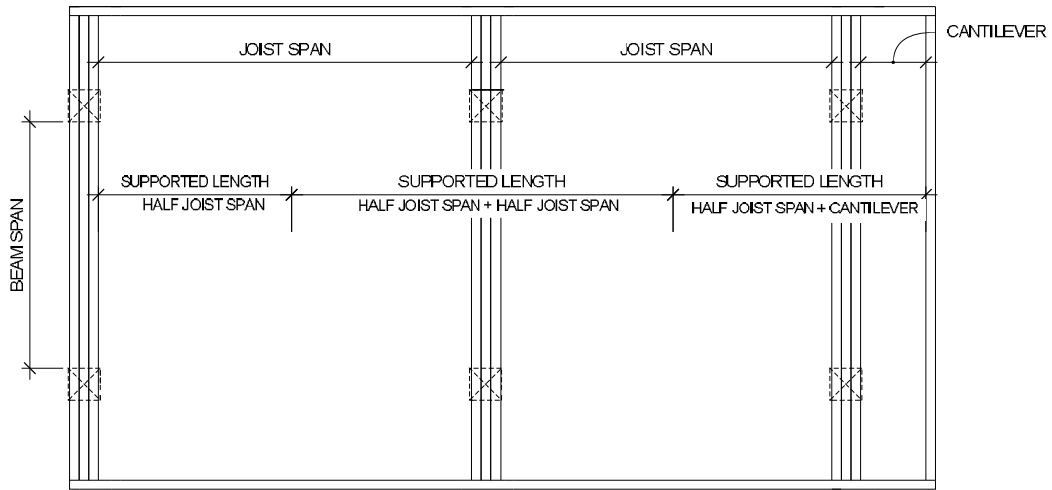
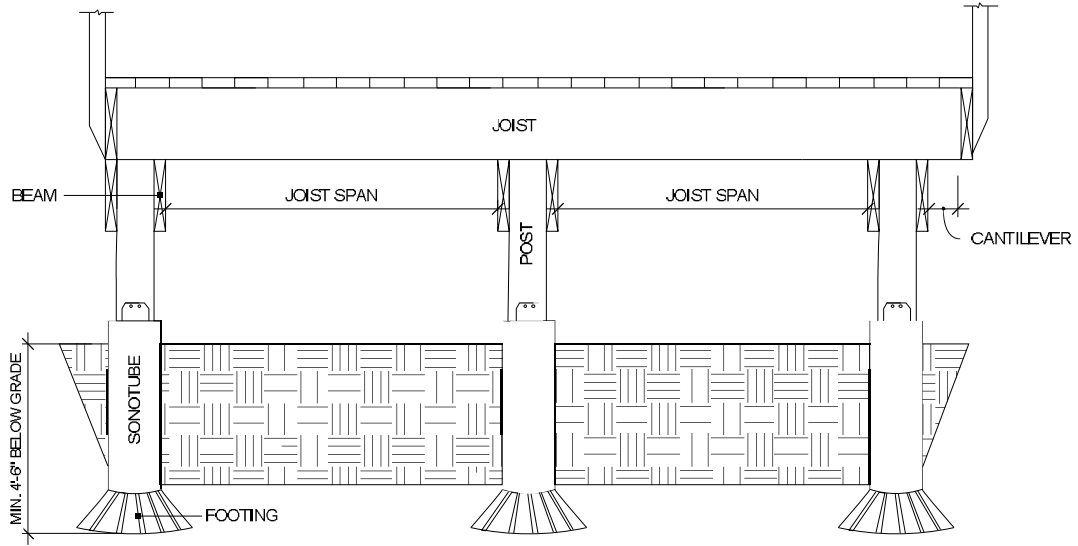


DECK FRAMING DETAILS  
The City of  
*Sault Ste Marie*

These details are to be used for example purposes only and any plans submitted have to be drawn by the home owner or a BCIN qualified individual and should be signed by them.

REVISIONS	
MM/DD/YY	REMARKS
1 09 /15 /2016	
2	
3	
4	
5	

# Figuring Out Beam & Joist Spans



## Deck Specifications

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**Deck Size:** Width: \_\_\_\_\_ Length: \_\_\_\_\_  
**Deck Height:** Ground to top of Decking: \_\_\_\_\_  
**Guard Height:** \_\_\_\_\_  
**Stair Steps:** Rise: \_\_\_\_\_ Run: \_\_\_\_\_  
**Joist Size:** Size: \_\_\_\_\_ x \_\_\_\_\_ @ \_\_\_\_\_ on center Spacing: \_\_\_\_\_  
**Beam Size:** Size: \_\_\_\_\_ x \_\_\_\_\_ ply Spacing: \_\_\_\_\_  
**Post Size:** Size: \_\_\_\_\_ x \_\_\_\_\_  
**Footings:**  Deck Blocks  
(Can only be used when deck is detached from dwelling)  
 Sonotube: \_\_\_\_\_ in. Ø with \_\_\_\_\_ in. Ø at base  
Deck Ledger board size: \_\_\_\_\_ Lag Bolt Size \_\_\_\_\_ Spacing \_\_\_\_\_

**\*\* Please note that this information is still required to be accompanied by drawings of the deck structure and site plan \*\***