

New Decks and Porches – Building Permit Application Requirements

A building permit is required for any deck/porch that is 600mm (23 5/8 inches) or greater above grade OR any deck that is 18.6 m² (200 sqft) or greater in building area.

The following information is required with all deck building permit applications:

Designer Requirements

All drawings submitted for building-permit application are required to be prepared by the listed homeowner or by a qualified designer, architect or professional engineer or a combination thereof. Some drawings must be designed by a professional engineer when the design falls under the scope of Parts 4 & 9, Division B of the 2012 Ontario Building Code.

The Building Code requires qualified designers who review and take responsibility for design activities to include the following information on any documents submitted to a chief building official:

- The name and building code identification number (BCIN) of the registered firm.
- A statement that the qualified person has reviewed and taken responsibility for the design activities.
- The name and BCIN of the qualified person.
- The signature of the qualified person.

Drawing Requirements (Please provide 2 sets of all required drawings)

- 1) Property survey or site plan of your lot indicating the location of the proposed deck with dimension to property lines
- 2) Deck construction drawings
 - a. Plan view showing posts, floor joists, beams and stairs
 - b. Side elevation of deck showing height of deck, guard details and footings
 - c. Cross section view detailing proposed construction.

All drawings shall be fully dimensioned, drawn at minimum scale of 1:75 or 3/16"= 1'-0"

NOTE: Wood guards/railings are permitted under the Ontario Building Code. Should your deck design specify any guard/railing other than a wood, please submit a copy of the Pre-Engineered guard/railing details with your building permit application. Typically you can receive this package of details from the supplier.

Additional Information Required for Application

- Application for a Permit to Construct or Demolish
- Schedule 1 Designer Information Form
- Approval from Toronto and Region Conservation Authority (if applicable)



- Approval from City of Vaughan Heritage Department (if applicable)
- Any other documents that pertain to your project

Fees

Building permit fees are payable at the time of application and are as follows:

Building Permit Fee \$150.00 flat fee

Permit Processing and Turn-Around Time

Once a complete permit application is made it will be reviewed by a Zoning Examiner and an Architectural Plans Examiner. The applicant will be advised by the Applications Expediter of any examination deficiencies.

Building Permit review times are dependant upon permit volumes. An application is considered “complete” if all required forms, documents and applicable information have been submitted and all permit fees and have been paid. If an applications is “complete”, the City of Vaughan endeavours to issue the permit or advise applicants of all application examination deficiencies within 10 business days from the date of the application.

Applications that do not have all the required forms, documents and applicable information are considered “incomplete” and are not subject to timeline specified above.

Where to Apply

To apply for a building permit please bring all required documents to the Building Standards Department on the 1st floor at City Hall. City Hall is located at 2141 Major Mackenzie Drive, Vaughan, Ontario.

Office Hours

Monday to Friday
8:30am – 4:30pm

Questions?

Phone: 905-832-8510

Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the *Building Code Act, 1992*

For use by Principal Authority			
Application number:		Permit number (if different):	
Date received:		Roll number:	
Application submitted to: <u>CITY OF VAUGHAN</u> (Name of municipality, upper-tier municipality, board of health or conservation authority)			
A. Project information			
Building number, street name		Unit number	Lot/con.
Municipality City of Vaughan	Postal code	Plan number/other description	
Project value est. \$		Area of work (m ²)	
B. Purpose of application			
<input type="checkbox"/> New construction <input type="checkbox"/> Addition to an existing building <input type="checkbox"/> Alteration/repair <input type="checkbox"/> Demolition <input type="checkbox"/> Conditional Permit			
Proposed use of building		Current use of building	
Description of proposed work			
C. Applicant			
Applicant is: <input type="checkbox"/> Owner or <input type="checkbox"/> Authorized agent of owner			
Last name	First name	Corporation or partnership	
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number ()	Fax ()	Cell number ()	
D. Owner (if different from applicant)			
Last name	First name	Corporation or partnership	
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number ()	Fax ()	Cell number ()	
E. Builder (optional)			
Last name	First name	Corporation or partnership (if applicable)	
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number ()	Fax ()	Cell number ()	
F. Tarion Warranty Corporation (Ontario New Home Warranty Program)			
i. Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.		<input type="checkbox"/> Yes	<input type="checkbox"/> No
ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
iii. If yes to (ii) provide registration number(s): _____			
G. Required Schedules			
i) Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.			
ii) Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.			
H. Completeness and compliance with applicable law			
i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.		<input type="checkbox"/> Yes	<input type="checkbox"/> No
ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .		<input type="checkbox"/> Yes	<input type="checkbox"/> No
iii) This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.		<input type="checkbox"/> Yes	<input type="checkbox"/> No
iv) The proposed building, construction or demolition will not contravene any applicable law.		<input type="checkbox"/> Yes	<input type="checkbox"/> No

I. Declaration of applicant

I _____ declare that:
(print name)

1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.

_____ Date Signature of Applicant

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor. Toronto, M5G2E5 (416) 585-6666.

Private Property Tree Protection By-Law 185-2007

The following is required be completed for **New construction (For lots fronting on roads assumed by the City and not subject to a Site Plan Agreement), and all Additions, Accessory Bldgs, Decks, and Demolition Permit** applications. Enquiries or questions respecting the City's Tree By-law should be directed to Parks and Forestry Operations Department located at the Joint Operations Centre 2800 Rutherford Rd. Vaughan, ON. L4K 2N9 Telephone: (905) 832-8577 Fax (905) 303-2005

Does the construction activity associated with this permit application require the removal or cutting of any tree(s) 20 cm. in diameter or greater when measured 1.40 meters from the ground level and/or the re-grading within the drip line of any existing tree(s) in accordance with the By-Law? Yes No

I _____ certify that:
(print name)

1. The information contained within the above is true to the best of my knowledge.
2. I have authority to bind the corporation or partnership (if applicable).

Office Use Only

Issued Date: _____

Elevation No. _____ Model No. _____ Repeat Permit No. _____

No. of Residential Units Created: >60(m²) _____ or <60(m²) _____ No. of Residential Units Lost (Demo Only) _____

Permit Type		Area Code		Building Type	Work Proposed	Occ. Class	Plumbing Work Included
GFA(m2)	2 Fl/Mezz	Description		TACBOC \$/sqm.			<input type="checkbox"/> Yes <input type="checkbox"/> No
						Calculated Estimated Value of Construction (\$)	
Building Permit Payments:						Building Permit Fees	
Permit Fee Multiplier: _____						Total Due: \$ _____	
Date: _____ Payment Type: _____ Receipt: _____						Deposit: \$ _____	
Date: _____ Payment Type: _____ Receipt: _____						Balance: \$ _____	
Conditional Permit Fee Payment:						Amount Paid: \$ _____	
Date: _____ Payment Type: 011 Receipt: _____						Total Fee Paid \$ _____	
Plumbing Payments:						Plumbing Permit Fees	
Permit Fee Multiplier: _____						Total Due: \$ _____	
Date: _____ Payment Type: 024 Receipt: _____						Deposit: \$ _____	
Date: _____ Payment Type: 024 Receipt: _____						Balance: \$ _____	
Septic Fee Payments:						Septic Permit Fees	
Date: _____ Payment Type: 024 Receipt: _____						Total Due \$ _____	
Date: _____ Payment Type: 024 Receipt: _____							

Application Permit Information

Security Deposit Required: Yes No Security Deposit Received: Yes No Security Deposit Type: _____

Industrial Agreement: Yes No Add. Security Dep. Amount: \$ _____ Reason: _____

Development Charges: Yes No Receipt # _____ Date: _____

Bill 124 – Required Processing Time: 10 15 20 30 days

Required Inspections Building & Plumbing Building Only Plumbing Only

Energy Star Certified Yes No

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information			
Building number, street name	Unit no.	Lot/con.	
Municipality	Postal code	Plan number/ other description	
B. Individual who reviews and takes responsibility for design activities			
Name		Firm	
Street address		Unit no.	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number ()	Fax number ()		Cell number ()
C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]			
<input type="checkbox"/> House	<input type="checkbox"/> HVAC – House	<input type="checkbox"/> Building Structural	
<input type="checkbox"/> Small Buildings	<input type="checkbox"/> Building Services	<input type="checkbox"/> Plumbing – House	
<input type="checkbox"/> Large Buildings	<input type="checkbox"/> Detection, Lighting and Power	<input type="checkbox"/> Plumbing – All Buildings	
<input type="checkbox"/> Complex Buildings	<input type="checkbox"/> Fire Protection	<input type="checkbox"/> On-site Sewage Systems	
Description of designer's work			
D. Declaration of Designer			
<p>I _____ declare that (choose one as appropriate):</p> <p style="text-align: center;">(print name)</p> <p><input type="checkbox"/> I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.</p> <p style="padding-left: 40px;">Individual BCIN: _____</p> <p style="padding-left: 40px;">Firm BCIN: _____</p> <p><input type="checkbox"/> I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code.</p> <p style="padding-left: 40px;">Individual BCIN: _____</p> <p style="padding-left: 40px;">Basis for exemption from registration: _____</p> <p><input type="checkbox"/> The design work is exempt from the registration and qualification requirements of the Building Code.</p> <p style="padding-left: 40px;">Basis for exemption from registration and qualification: _____</p> <p>I certify that:</p> <ol style="list-style-type: none"> 1. The information contained in this schedule is true to the best of my knowledge. 2. I have submitted this application with the knowledge and consent of the firm. <p style="margin-top: 20px;"> </p> <p style="margin-top: 5px;"> Date Signature of Designer </p>			

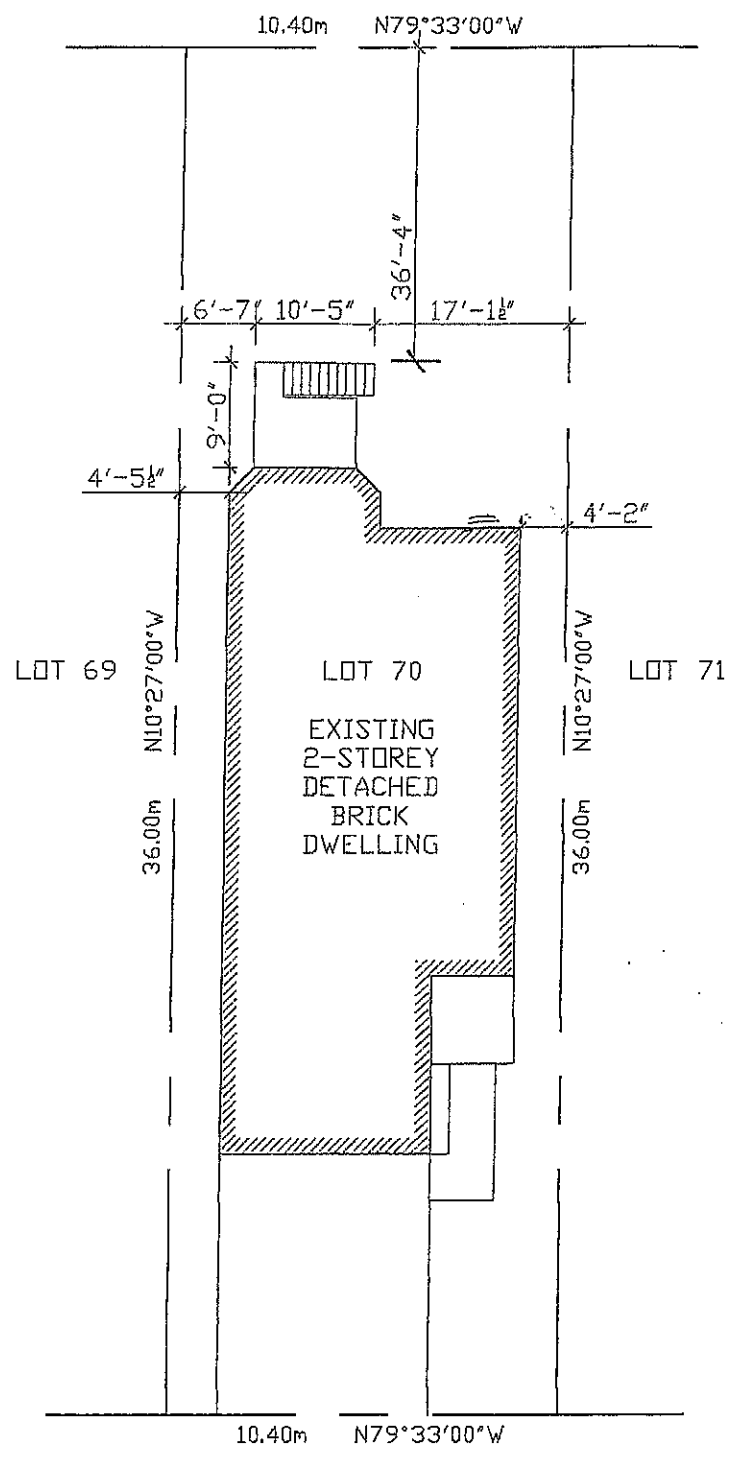
NOTE:

1. For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) (c). of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
2. Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practice, a limited license to practice, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

Schedule 2: Sewage System Installer Information

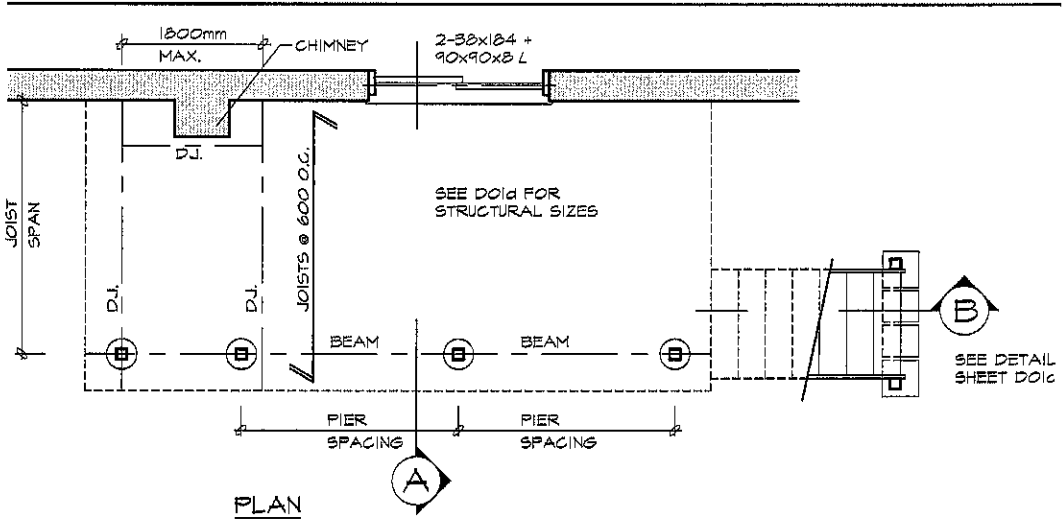
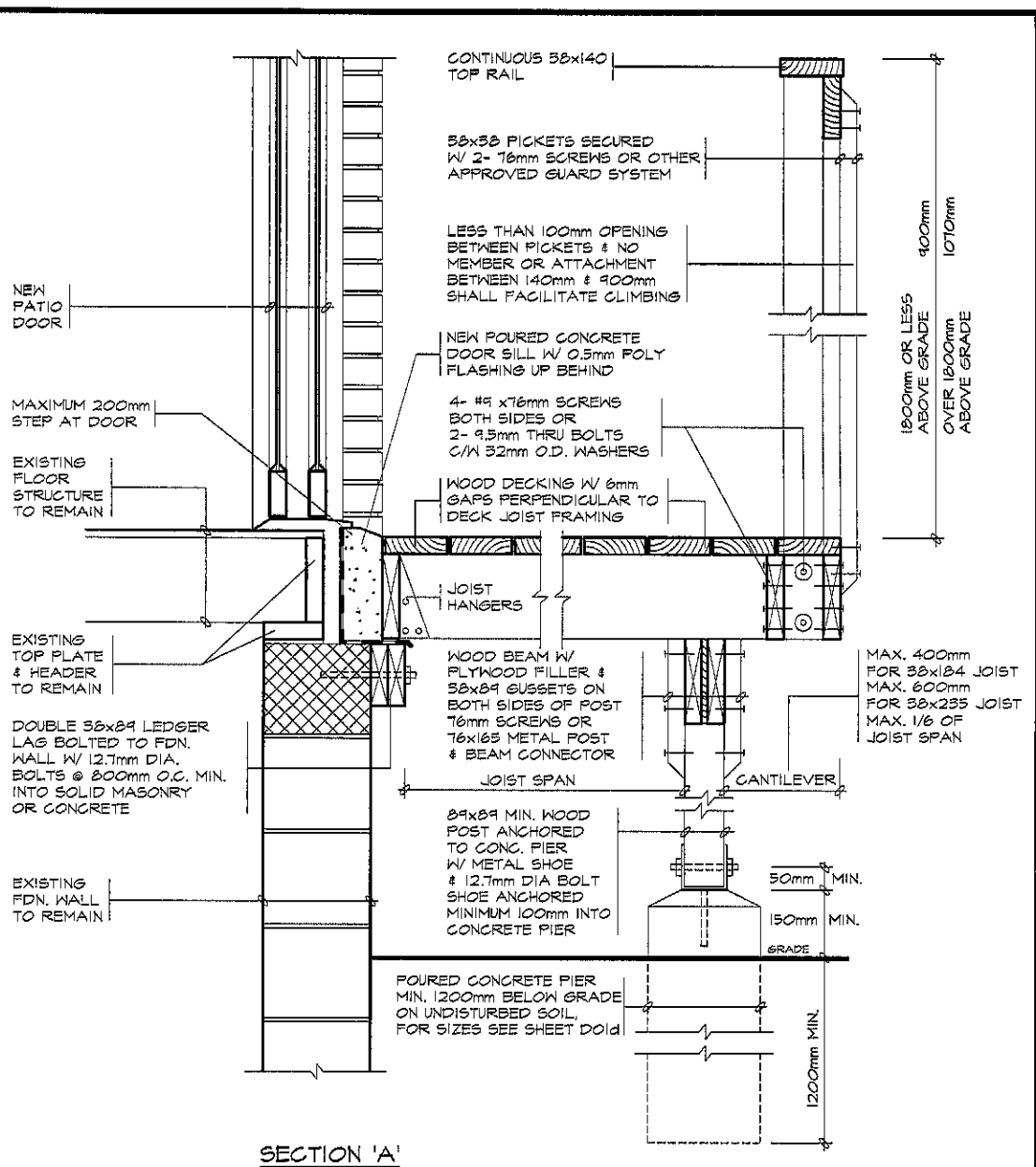
A. Project Information			
Building number, street name		Unit number	Lot/con.
Municipality	Postal code	Plan number/ other description	
B. Sewage system installer			
Is the installer of the sewage system engaged in the business of constructing on-site, installing, repairing, servicing, cleaning or emptying sewage systems, in accordance with Building Code Article 3.3.1.1, Division C?			
<input type="checkbox"/> Yes (Continue to Section C)		<input type="checkbox"/> No (Continue to Section E)	<input type="checkbox"/> Installer unknown at time of application (Continue to Section E)
C. Registered installer information (where answer to B is "Yes")			
Name		BCIN	
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number ()	Fax ()	Cell number ()	
D. Qualified supervisor information (where answer to section B is "Yes")			
Name of qualified supervisor(s)		Building Code Identification Number (BCIN)	
E. Declaration of Applicant:			
<p>I _____ declare that:</p> <p style="padding-left: 40px;">(print name)</p> <p><input type="checkbox"/> I am the applicant for the permit to construct the sewage system. If the installer is unknown at time of application, I shall submit a new Schedule 2 prior to construction when the installer is known;</p> <p><u>OR</u></p> <p><input type="checkbox"/> I am the holder of the permit to construct the sewage system, and am submitting a new Schedule 2, now that the installer is known.</p> <p>I certify that:</p> <ol style="list-style-type: none"> 1. The information contained in this schedule is true to the best of my knowledge. 2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership. <p style="margin-top: 20px;">_____</p> <p style="margin-left: 40px;">Date</p> <p style="margin-left: 300px;">_____</p> <p style="margin-left: 150px;">Signature of applicant</p>			

FOR REFERENCE ONLY



1 SITE PLAN
S-1

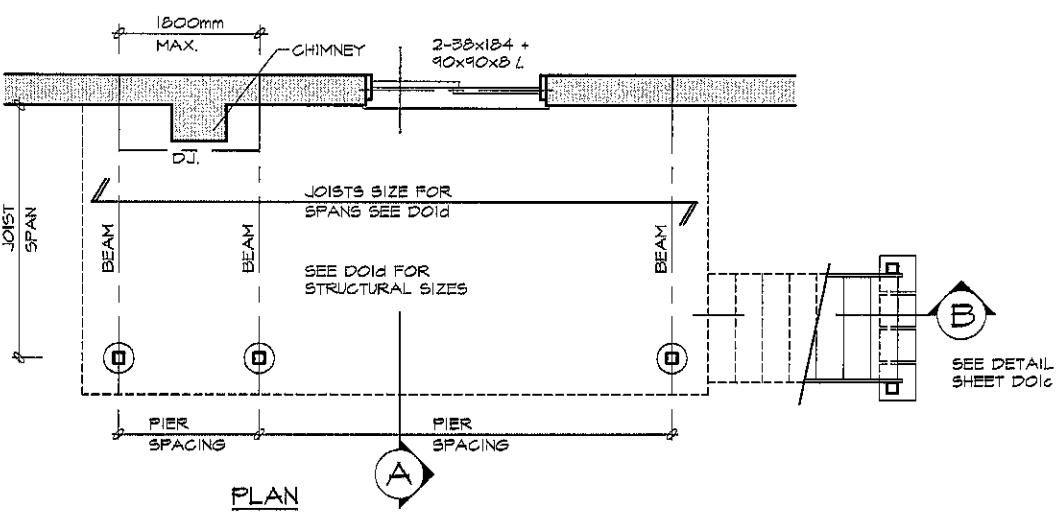
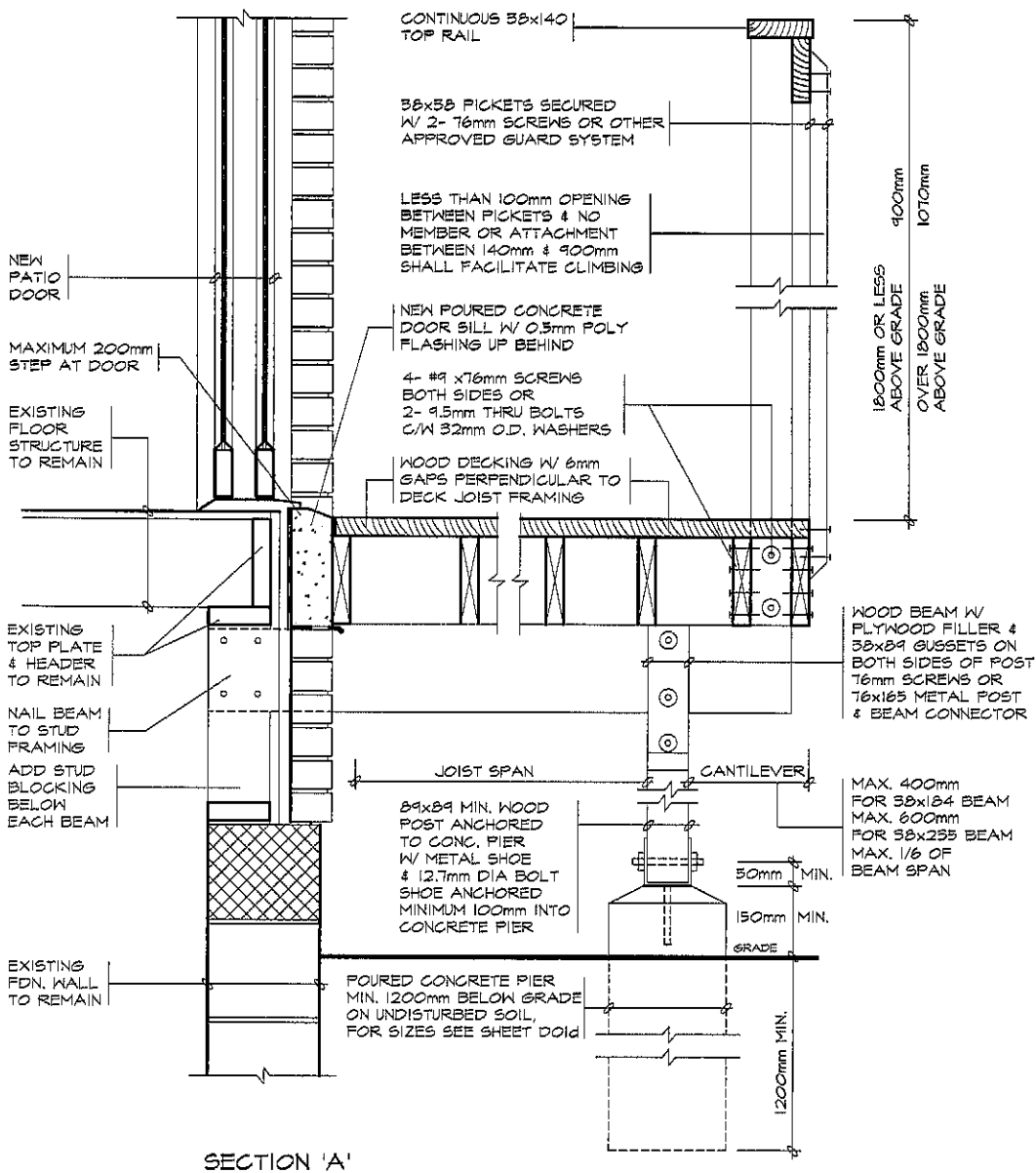
CLIENT:	SCALE: 1/16" = 1'-0"	PROJECT NO.
PROJECT: DECK	DATE: APRIL 2006	DWG. NO.
DRAWING TITLE: SITE PLAN	DRAWN BY:	

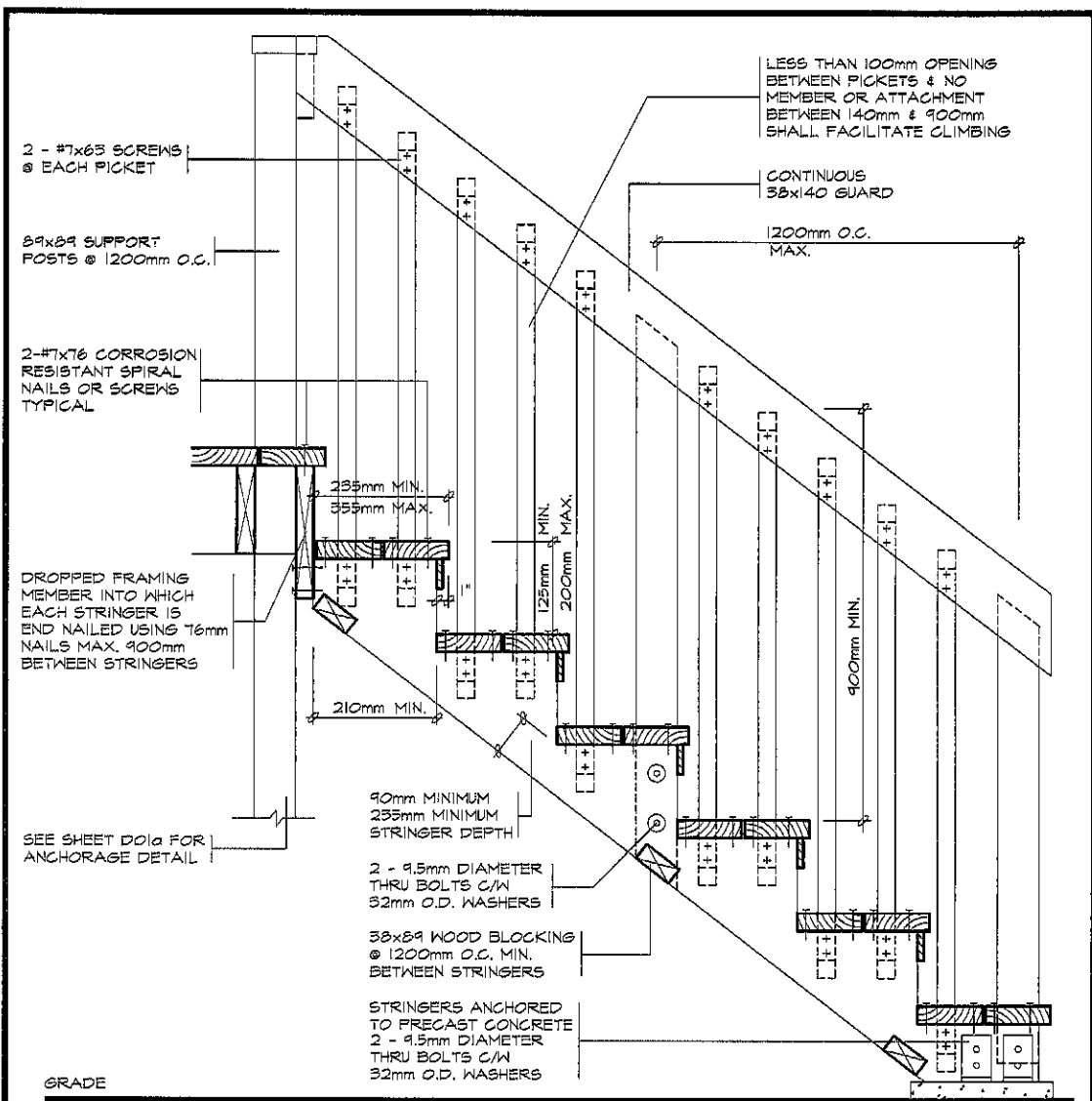


TACBOC STANDARD DETAIL

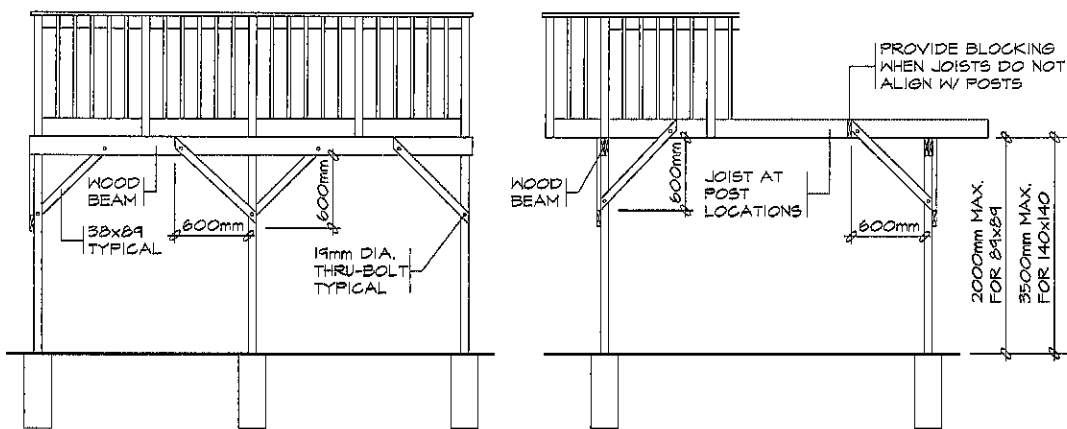
TITLE
WOOD DECK
 FIXED TO SOLID MASONRY FOUNDATION WALL
 PLAN & SECTION

DWG. NO.
D01d
 2007





SECTION 'B'



BRACING PARALLEL TO BEAM

BRACING PERPENDICULAR TO BEAM

FREE STANDING DECKS GREATER THAN 600mm ABOVE GRADE SHALL RESIST LATERAL LOADING & MOVEMENT. ALL POSTS MUST BE BRACED WHERE THE SUPPORTED AREA EXCEEDS THOSE LISTED IN THE TABLE ON D01d

BEAM SIZING TABLE									
SUPPORTED JOIST LENGTH (mm)	LIVE LOAD 1.9 kPa			LIVE LOAD 2.5 kPa			LIVE LOAD 3.0 kPa		
	PIER SPACING (mm)			PIER SPACING (mm)			PIER SPACING (mm)		
	2000	3000	4000	2000	3000	4000	2000	3000	4000
1500	2/38x140	2/38x184	3/38x235	2/38x140	3/38x184	3/38x235	3/38x140	2/38x235	2/38x286
2000	2/38x140	3/38x184	3/38x235	2/38x184	2/38x235	3/38x286	2/38x184	2/38x235	3/38x286
2500	2/38x184	2/38x235	3/38x286	2/38x184	3/38x235	3/38x286	2/38x184	3/38x235	4/38x286
3000	2/38x184	2/38x235	3/38x286	2/38x184	3/38x235	4/38x286	2/38x184	3/38x235	4/38x286
3500	2/38x184	3/38x235	3/38x286	2/38x184	3/38x235	4/38x286	3/38x184	3/38x286	N/A
4000	2/38x184	3/38x235	4/38x286	2/38x184	3/38x286	N/A	3/38x184	3/38x286	N/A

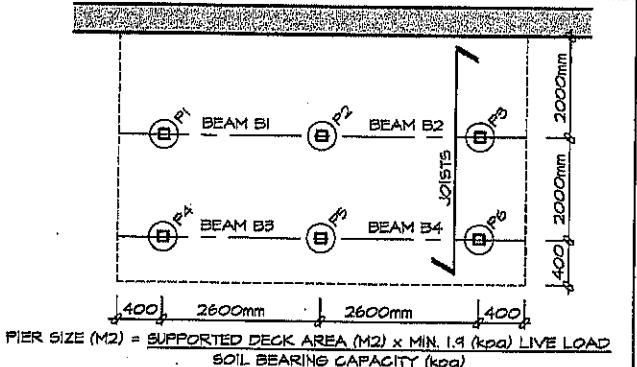
JOIST SIZING TABLE									
JOIST SPAN (mm)	LIVE LOAD 1.9 kPa			LIVE LOAD 2.5 kPa			LIVE LOAD 3.0 kPa		
	JOIST SPACING (mm)			JOIST SPACING (mm)			JOIST SPACING (mm)		
	300	400	600	300	400	600	300	400	600
2000	58x140	38x140	38x140	38x140	38x140	38x140	38x140	38x140	38x140
2500	38x140	38x140	38x184	38x140	38x140	38x184	38x140	38x184	38x184
3000	38x140	38x184	38x184	38x184	38x184	38x235	38x184	38x184	38x235
3500	38x184	38x184	38x235	38x184	38x235	38x235	38x235	38x235	38x235
4000	38x235	38x235	38x286	38x235	38x235	38x286	38x235	38x235	38x286

FOOTING SIZES	
SOIL TYPE	BEARING CAPACITY (kPa)
SOFT CLAY	40
LOOSE SAND OR GRAVEL	50
FIRM CLAY	75
DENSE OR COMPACT SILT	100
STIFF CLAY	150
DENSE COMPACT SAND OR GRAVEL	150
TILL	200
CLAY SHALE	300
SOUND ROCK	500

PIER SIZES	
DIAMETER (mm)	M ²
200	0.03
250	0.05
300	0.08
350	0.10
400	0.13
500	0.20
600	0.30

POST SIZING TABLE				
POST SIZE (mm)	MAXIMUM HEIGHT (M)	MAX. SUPPORTED DECK AREA (M ²)		
		LIVE LOAD (kPa)		
		1.9	2.5	3.0
89x89	1.0	10.86	8.71	7.48
	1.5	5.43	4.76	4.09
	2.0	3.15	2.53	2.17
140x140	2.0	13.67	10.93	9.43
	2.5	4.32	7.48	6.43
	3.0	6.55	5.10	4.38
	3.5	4.41	3.54	3.04

PIERS	SUPPORTED DECK AREA
P1	2 x 1.7 = 3.4m ²
P2	2 x 2.6 = 5.2m ²
P3	2 x 1.7 = 3.4m ²
P4	1.4 x 1.7 = 2.4m ²
P5	1.4 x 2.6 = 3.6m ²
P6	1.4 x 1.7 = 2.4m ²
BEAMS	SUPPORTED JOIST LENGTH
B1	2000mm
B2	2000mm
B3	1400mm
B4	1400mm
BEAM SPAN = 2600mm	
JOIST SPAN = 2000mm	



- ### GENERAL NOTES
- A MINIMUM LIVE LOAD OF 1.9 (kPa) SHALL BE APPLIED IN ALL LOCATIONS.
 - THE PRESCRIBED SNOW LOAD FOR 225 SELECTED ONTARIO LOCATIONS IS INDICATED IN COLUMN 12 OF TABLE 12 IN SUPPLEMENTARY GUIDELINE SB-1 OF THE ONTARIO BUILDING CODE. THE SNOW LOAD SHALL BE APPLIED AS THE MINIMUM LIVE LOAD WHERE IT IS GREATER THAN 1.9 (kPa).
 - A SITE PLAN OR SURVEY IS REQUIRED SHOWING ALL LOT LINES & DIMENSIONS, SIZE & LOCATION OF ALL EXISTING BUILDINGS & DECKS.
 - LUMBER NO. 2 SPF OR BETTER WOOD POSTS MIN. 89x89 (SOLID), USE CORROSION RESISTANT SPIRAL NAILS OR SCREWS.
 - A DECK IS NOT PERMITTED TO BE SUPPORTED ON BRICK VENEER.
 - CANTILEVERED JOISTS AND BEAMS ARE LIMITED TO 1/6 THE MEMBERS LENGTH.
 - CONCRETE PIERS SHALL BEAR ON UNDISTURBED SOIL. THE BEARING CAPACITY OF THE SOIL SHALL BE DETERMINED PRIOR TO CONSTRUCTION.
 - MAXIMUM HEIGHT REFERS TO THE HEIGHT OF THE POST FROM THE TOP OF THE PIER TO THE DECK SURFACE.
 - BEAMS WITH MORE THAN 2 MEMBERS MUST BE SUPPORTED BY 140x140 POSTS.
 - THE ALLOWABLE SOIL BEARING PRESSURE SHALL BE REDUCED BY 50% WHILE THE WATER IS AT OR NEAR THE BOTTOM OF THE FOOTING EXCAVATION.
 - CONTACT YOUR LOCAL BUILDING DEPARTMENT FOR FURTHER INFORMATION ABOUT LOCAL SOIL BEARING CAPACITIES.
 - JOISTS SPANNING MORE THAN 2100mm ARE TO HAVE BRIDGING AT LEAST EVERY 2100mm O.C..