

## BUILDING DIVISION

### DECKS



#### Do I need a permit to build a deck?

You will require a permit to build a deck if **any** apply

- a) The height of the deck is over 24"(2ft) from grade, regardless of its size. This also applies to additions or replacement of decks
- b) All covered decks (roof or porch)
- c) If the deck is attached to a building regardless of its size

#### How Do I apply for a deck permit?

All applications are applied for online using our online application form. You can submit all required documents online in the within this application form. This is online application process allows for in house tracking and time efficiency for issuing permits.

Building permit application <https://portal.laserfiche.ca/j4889/forms/Building-Permit-Application-26>

#### What required documents do I need to submit?

- a) Complete online application
- b) Submit detailed drawings of the deck, including foundation details, framing details, height of deck, height of railings, dimensions of deck, stair details, attachment details if attaching to a building or structure, roof framing details if doing a covered deck
- c) Site sketch showing the location of the deck on the property, please include stairs on your site sketch, please dimension the deck from all property lines. It is up to you to know where your property lines are located. If you are not sure you can hire a land surveyor to legally determine your property lines for you.
- d) A site alteration permit may be required. There is no cost for this permit. It is necessary to ensure the deck will not cause any drainage issues for yourself or your neighbour. The site alteration permit is also accessible online at <https://portal.laserfiche.ca/j4889/forms/Site-Alteration-Grading-Form>

## **How much will by deck permit cost?**

A deck permit is a flat rate of \$250.00. Various options of payment are available, we accept cash, cheque and debit as methods of payment. This includes the review of drawings, and the building permit inspections

## **How long will it take to get a building permit once I apply?**

Standard wait times for a completed application is 10 business days. If your application is not complete with all documents at the time of application, we will contact you with documents that are missing.

## **When do you come and inspect the deck?**

Once the building permit is issued to you, details on type of inspections required will be given to you in your building permit package. We require you to call the office 2 days in advance for an inspection.

## **Important Numbers to know before you begin digging**

ON1CALL - Ontario One Call (natural gas, sewer/water lines, hydro) 1-800-400-2255, or directly to:

ERTH Power (hydro) 1-877-850-3128

Eastlink (telephone internet/cable) 1-888-345-1111

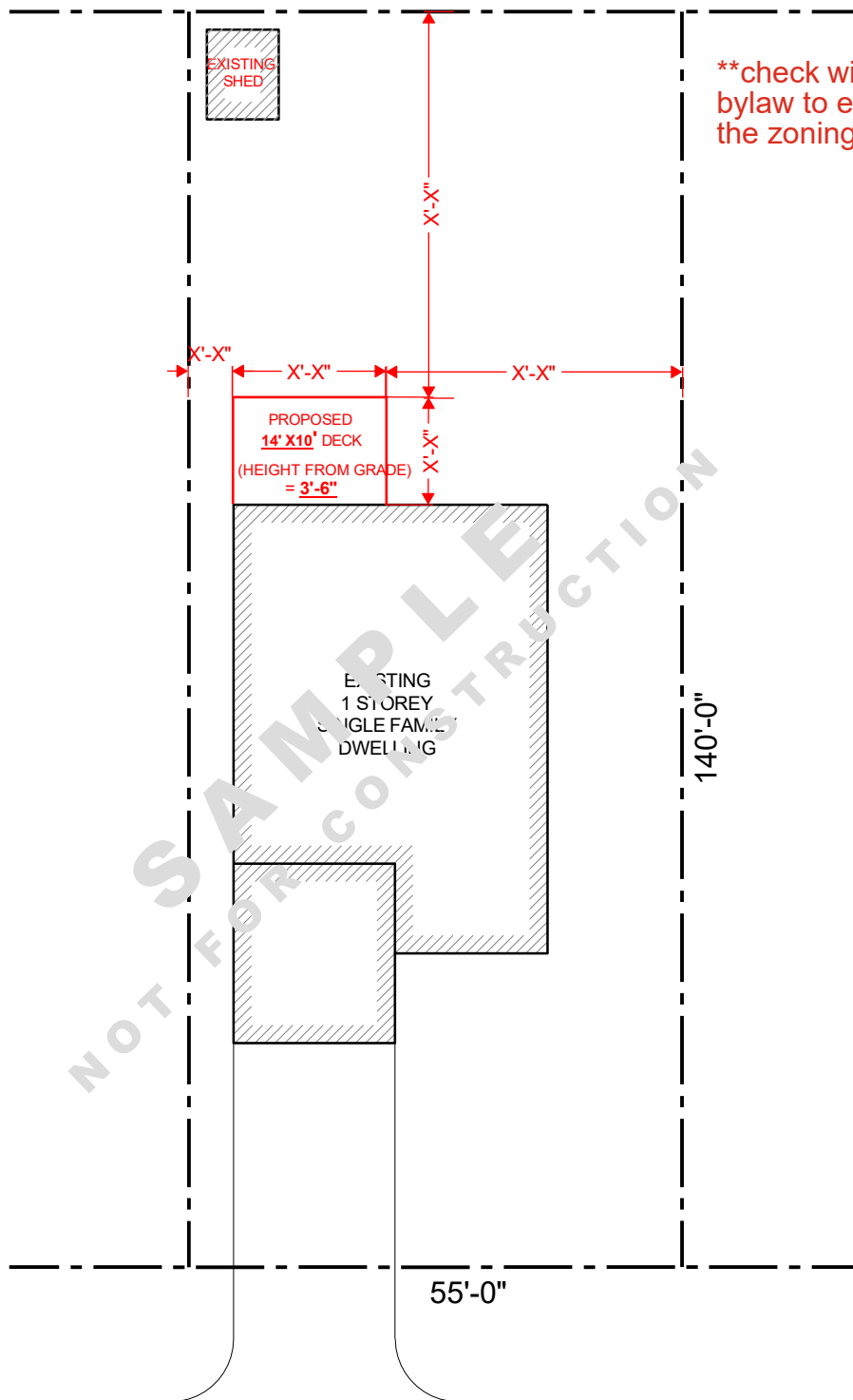
EPCOR (gas) 519-773-5321

Town of Aylmer (water/sewer) 519-773-4949

## **Where to I do I get assistance with the required documents, like site sketch and deck design?**

If you plan to do your own design, there are many designs online. When searching online use examples that refer to the Ontario Building Code. (OBC) For detailed information on how to build a deck to the Ontario Building Code please refer to our guide handout. You can also hire a qualified designer to do your drawings for you; they will need to sign the Schedule 1 Designer form on the online application.

## SITE SKETCH EXAMPLE - DECK



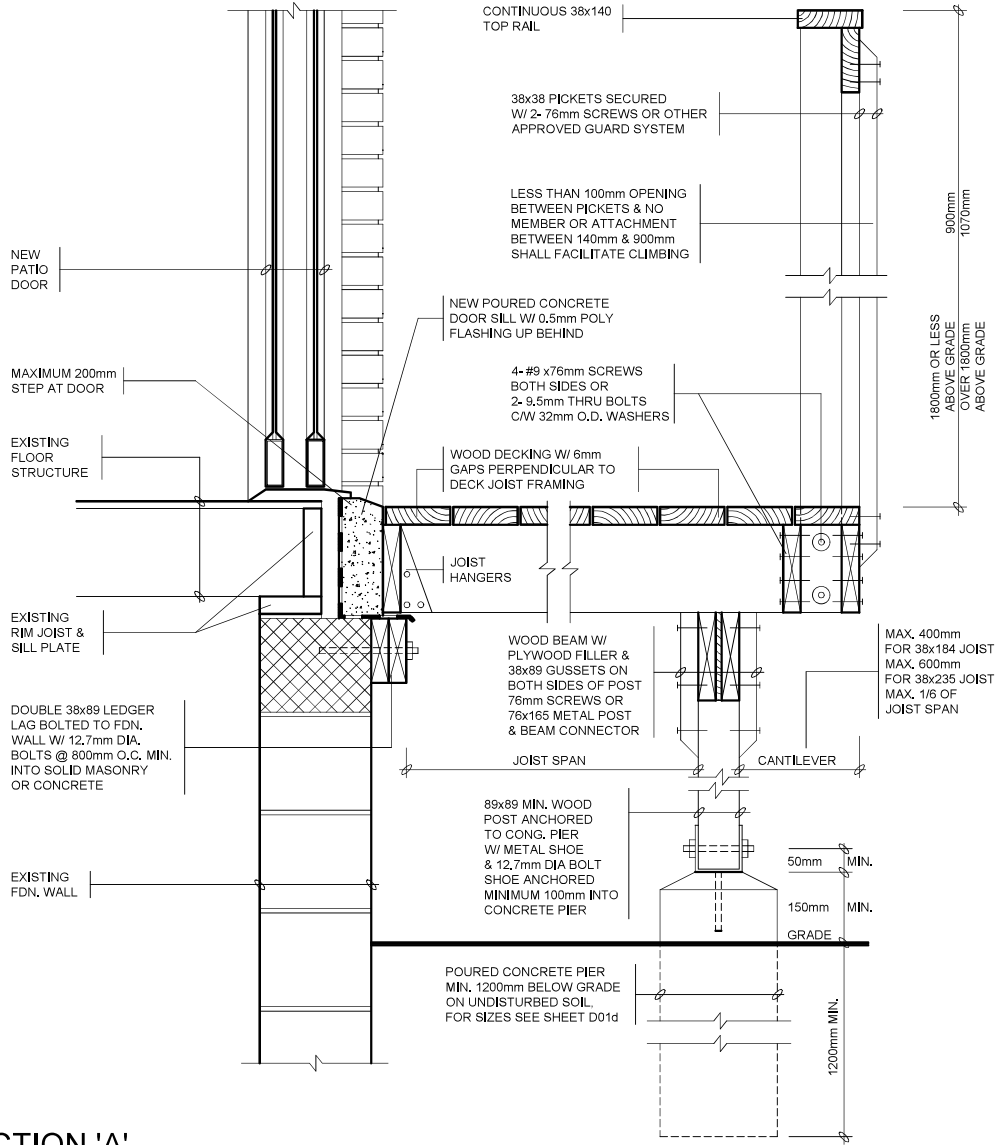
\*\*check with the Town of Aylmer zoning bylaw to ensure you deck applies with the zoning regulations of your property

FIRST STREET

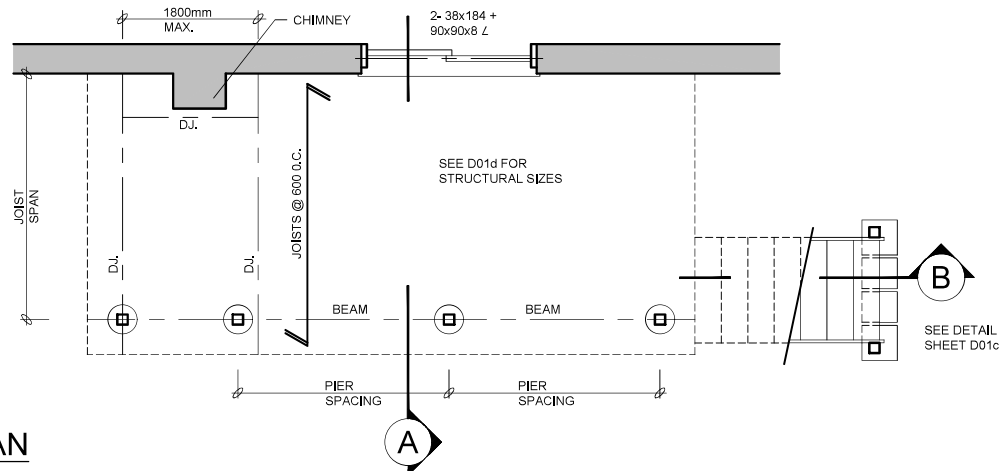
## BASIC SITE PLAN EXAMPLE

This sample site plan should give you an idea of the information which we need to be included. Indicate ALL structures on the site plan. Show the size and location with dimensions from the property lines. This sample is intended to provide a guide for drawing a site plan.

THIS SAMPLE CAN NOT BE USED FOR YOUR SITE PLAN.



**SECTION 'A'**

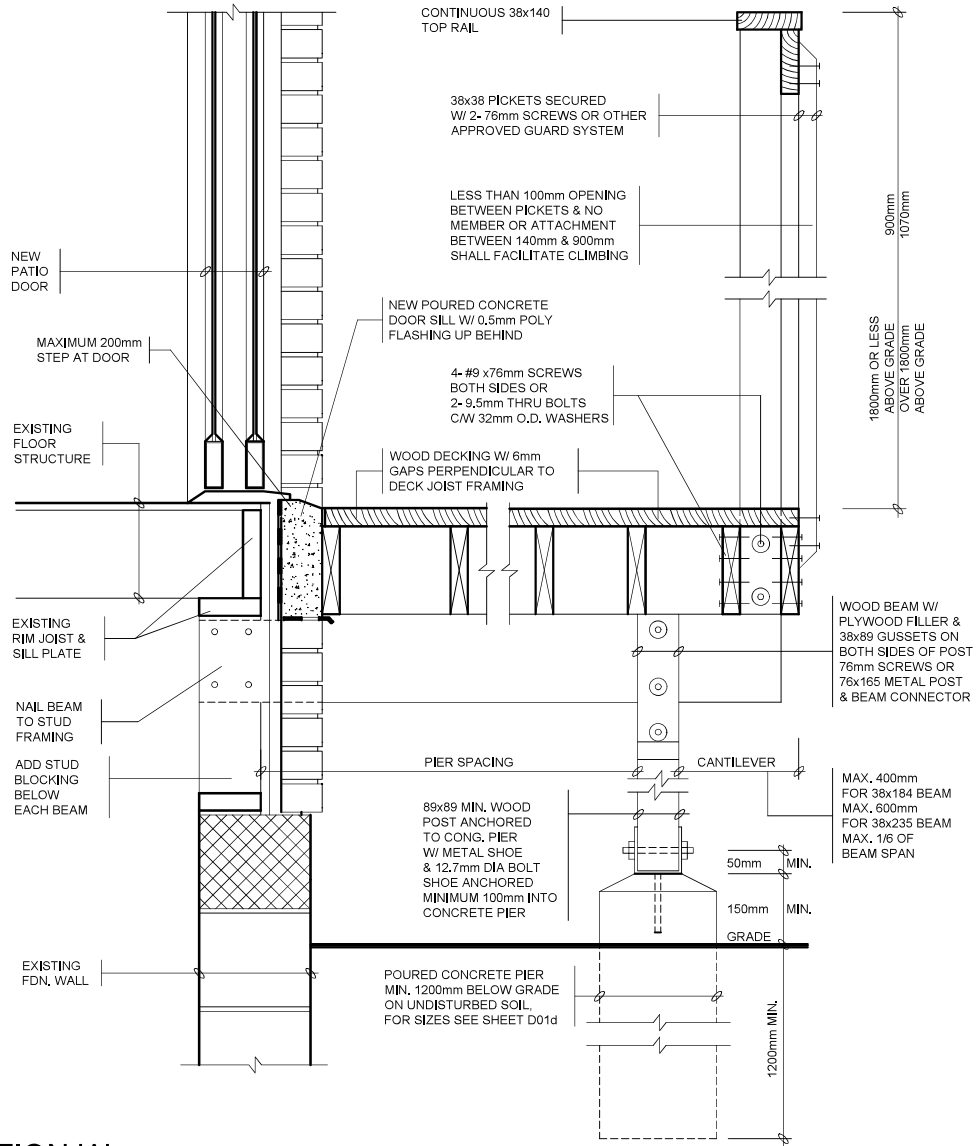


**PLAN**

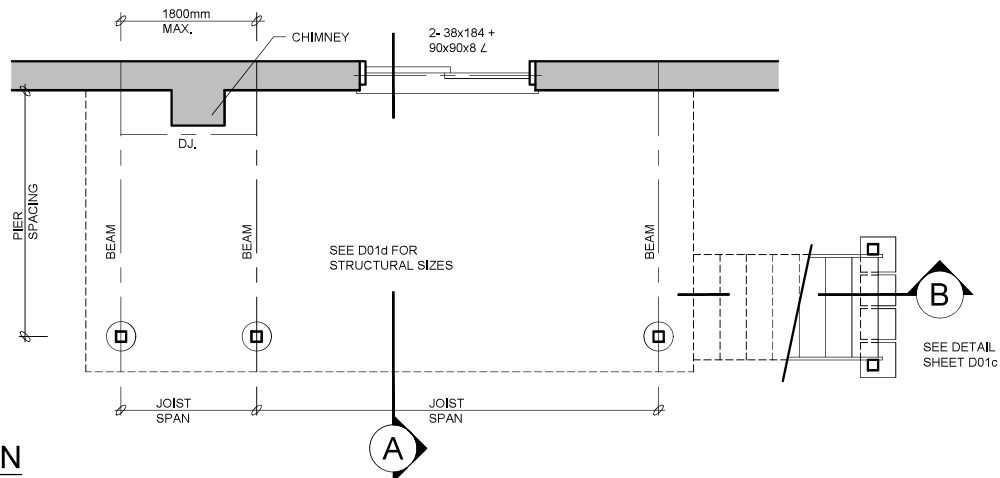
**Energy Efficiency Compliance: SB-12: SB-12 Table 3.1.1.11. Zone 1**

**Note:** Under the Building Code Act, the local municipality is the authority having jurisdiction for enforcing the act and its regulations. It is the responsibility of the owner/designer to ensure that all designs submitted for a permit are in accordance with the Building Code Act, Building Code and any other Applicable Law.

REVISION 01 - APRIL 2025



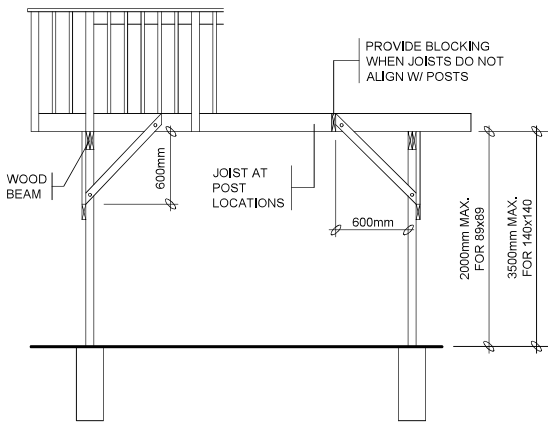
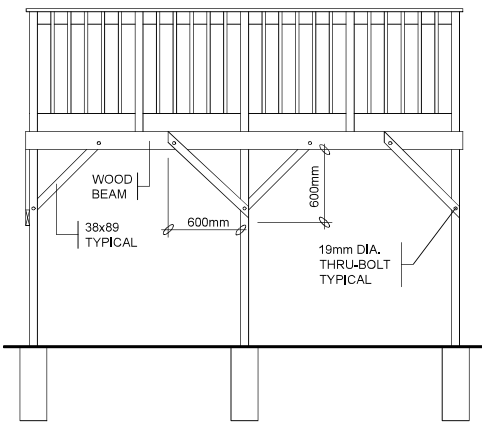
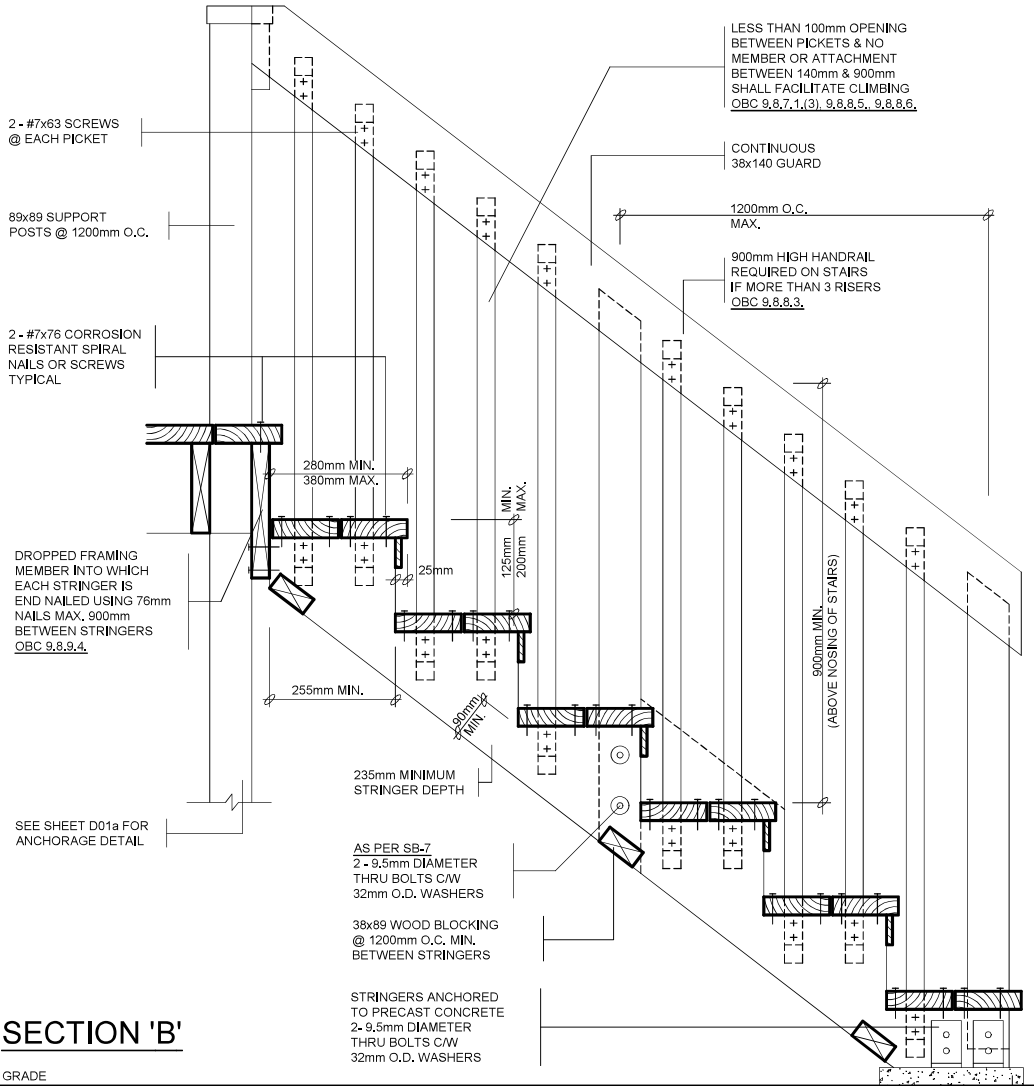
**SECTION 'A'**



**PLAN**

**Energy Efficiency Compliance: SB-12: SB-12 Table 3.1.1.11. Zone 1**

**Note:** Under the Building Code Act, the local municipality is the authority having jurisdiction for enforcing the act and its regulations. It is the responsibility of the owner/designer to ensure that all designs submitted for a permit are in accordance with the Building Code Act, Building Code and any other Applicable Law.



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

**Energy Efficiency Compliance: SB-12: SB-12 Table 3.1.1.11. Zone 1**

**Note:** Under the Building Code Act, the local municipality is the authority having jurisdiction for enforcing the act and its regulations. It is the responsibility of the owner/designer to ensure that all designs submitted for a permit are in accordance with the Building Code Act, Building Code and any other Applicable Law.

| BEAM SIZING TABLE           |                        |           |           |                        |           |           |                        |           |           |
|-----------------------------|------------------------|-----------|-----------|------------------------|-----------|-----------|------------------------|-----------|-----------|
| SUPPORTED JOIST LENGTH (mm) | ROOF SNOW LOAD 1.9 kPa |           |           | ROOF SNOW LOAD 2.5 kPa |           |           | ROOF SNOW 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 | 2/ 38X235 | 2/ 38X140              | 2/ 38X184 | 2/ 38X235 | 2/ 38X140              | 2/ 38X235 | 2/ 38X286 |
| 2000                        | 2/ 38X140              | 2/ 38X184 | 2/ 38X235 | 2/ 38X184              | 2/ 38X235 | 2/ 38X286 | 2/ 38X184              | 2/ 38X235 | 2/ 38X286 |
| 2500                        | 2/ 38X184              | 2/ 38X235 | 2/ 38X286 | 2/ 38X184              | 2/ 38X235 | 2/ 38X286 | 2/ 38X184              | 2/ 38X235 | 2/ 38X286 |
| 3000                        | 2/ 38X184              | 2/ 38X235 | 2/ 38X286 | 2/ 38X184              | 2/ 38X235 | 2/ 38X286 | 2/ 38X184              | 2/ 38X235 | 2/ 38X286 |
| 3500                        | 2/ 38X184              | 2/ 38X235 | 2/ 38X286 | 2/ 38X184              | 2/ 38X235 | 2/ 38X286 | 2/ 38X184              | 2/ 38X286 | N/A       |
| 4000                        | 2/ 38X184              | 2/ 38X235 | 2/ 38X286 | 2/ 38X184              | 2/ 38X286 | N/A       | 2/ 38X184              | 2/ 38X286 | N/A       |

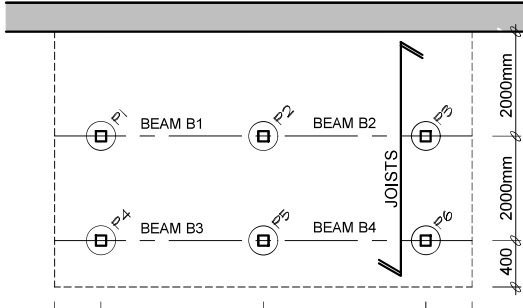
| JOIST SIZING TABLE |                        |        |        |                        |        |        |                        |        |        |
|--------------------|------------------------|--------|--------|------------------------|--------|--------|------------------------|--------|--------|
| JOIST SPAN (mm)    | ROOF SNOW LOAD 1.9 kPa |        |        | ROOF SNOW LOAD 2.5 kPa |        |        | ROOF SNOW LOAD 3.0 kPa |        |        |
|                    | JOIST SPACING (mm)     |        |        | JOIST SPACING (mm)     |        |        | JOIST SPACING (mm)     |        |        |
|                    | 300                    | 400    | 600    | 300                    | 400    | 600    | 300                    | 400    | 600    |
| 2000               | 38X140                 | 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 BEARING CAPACITIES (kPa) |                        |
| SOIL TYPE                     | BEARING PRESSURE (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 <sup>2</sup> |
| 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 <sup>2</sup> ) |       |      |
|                   |                    | LIVE LOAD (kPa)                            |       |      |
|                   |                    | 1.9  | 2.5   | 3.0  |
| 89x89             | 1.0                | 10.86                                      | 8.71  | 7.48 |
|                   | 1.5                | 5.93                                       | 4.76  | 4.09 |
|                   | 2.0                | 3.15                                       | 2.53  | 2.17 |
| 140x140           | 2.0                | 13.67                                      | 10.98 | 9.43 |
|                   | 2.5                | 9.32                                       | 7.48  | 6.43 |
|                   | 3.0                | 6.35                                       | 5.10  | 4.38 |
|                   | 3.5                | 4.41                                       | 3.54  | 3.04 |

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



PIER SIZE (m<sup>2</sup>) = SUPPORTED DECK AREA (m<sup>2</sup>) x MIN. 1.9 (kPa) LIVE LOAD / SOIL BEARING CAPACITY (kPa)

- | GENERAL NOTES  |   |
|--|---|
| <ol style="list-style-type: none"> <li>A MINIMUM LIVE LOAD OF 1.9 kPa SHALL BE APPLIED IN ALL LOCATIONS.</li> <li>THE PRESCRIBED SNOW LOAD FOR 225 SELECTED ONTARIO LOCATIONS IS INDICATED IN COLUMN 12 OF TABLE 1.2 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</li> <li>A SITE PLAN OR SURVEY IS REQUIRED SHOWING AL LOT LINES &amp; DIMENSIONS, SIZE &amp; LOCATION OF ALL EXISTING BUILDINGS &amp; DECKS.</li> <li>LUMBER NO. 2 SPF OR BETTER WOOD POSTS MIN. 89x89 (SOLID). USE CORROSION RESISTANT SPIRAL NAILS OR SCREWS.</li> <li>A DECK IS NOT PERMITTED TO BE SUPPORTED ON BRICK VENEER.</li> <li>CANTILEVERED JOISTS AND BEAMS ARE LIMITED TO 1/6 THE MEMBERS LENGTH.</li> </ol> | <ol style="list-style-type: none"> <li>CONCRETE PIERS SHALL BEAR ON UNDISTURBED SOIL. THE BEARING CAPACITY OF THE SOIL SHALL BE DETERMINED PRIOR TO CONSTRUCTION.</li> <li>MAXIMUM HEIGHT REFERS TO THE HEIGHT OF THE POST FROM THE TOP OF THE PIER TO THE DECK SURFACE.</li> <li>BEAMS WITH MORE THAN 2 MEMBERS MUST BE SUPPORTED BY 140x140 POSTS.</li> <li>THE ALLOWABLE SOIL BEARING PRESSURE SHALL BE REDUCED BY 50% WHILE THE WATER IS AT OR NEAR THE BOTTOM OF THE FOOTING EXCAVATION.</li> <li>CONTACT YOUR LOCAL BUILDING DEPARTMENT FOR FURTHER INFORMATION ABOUT LOCAL SOIL BEARING CAPACITIES.</li> <li>JOISTS SPANNING MORE THAN 2100mm ARE TO HAVE BRIDGING AT LEAST EVERY 2100mm O.C.</li> </ol> |

### Energy Efficiency Compliance: SB-12: SB-12 Table 3.1.1.11. Zone 1

**Note:** Under the Building Code Act, the local municipality is the authority having jurisdiction for enforcing the act and its regulations. It is the responsibility of the owner/designer to ensure that all designs submitted for a permit are in accordance with the Building Code Act, Building Code and any other Applicable Law.