



Town of Goderich Building Department Requirements for Decks

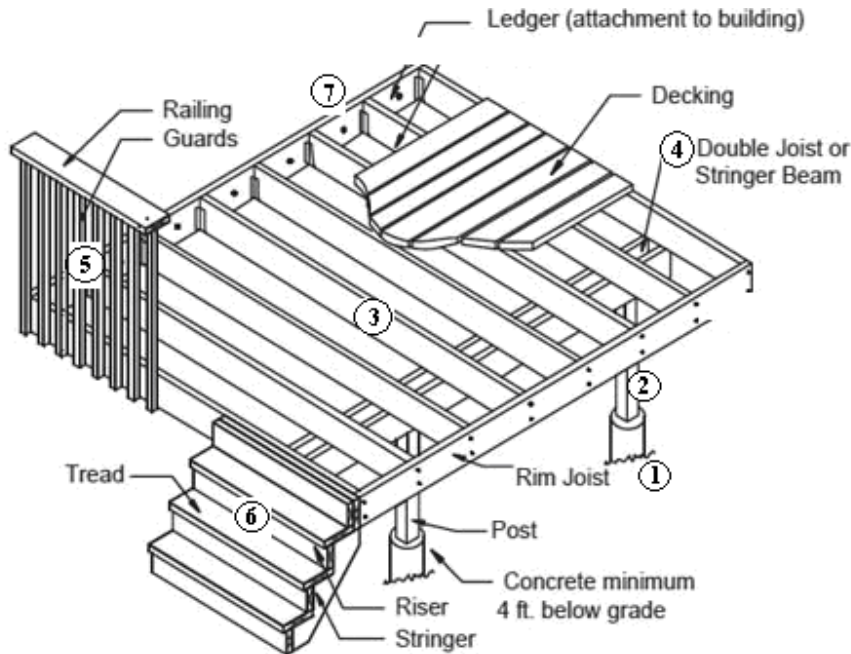
A building permit is required for any deck that is over 10 sq. meters (108 sq. feet) in area, or is attached to another structure.

1. Complete the application form for a permit to construct or demolish, and submit with the application two sets of plans drawn to scale including:
 - A site plan/survey showing the location of all structures presently on the property with their setbacks and the setbacks from closest portion of the deck to the property line.
 - A plan view showing all supporting members.
 - A section view.
 - Details (ie. Beam to post connection, stairs etc.)
2. Setbacks must be confirmed by our office before construction begins. **All decks must be constructed in compliance with the applicable zoning regulations and the Ontario Building Code.**
3. Engineered floors and truss plans shall be submitted, stamped; from the engineer, to the office for review.
4. Attached is a checklist and detail of a deck, fill out the required areas for review. **The checklist is for additional aid only, we will still require a complete set of plans for review.**
5. Permit fees must be paid before receiving permit. No construction shall take place before permit is acquired.

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Minimum Deck Requirements
2006 OBC



1. Footings: (min 8" round, 4' below grade) _____
2. Posts: (anchor if deck is lagged to another structure) _____
3. Joists: (min 1 1/2" end bearing) _____
4. Beams: _____
5. Guard and Railing: _____
(guards for dwelling units- 3' high; railings- 2'7" to max 3'2"; spindles- 4" o/c)
(required where top of deck is 2' above grade)
6. Stairs: _____
(3 or less risers a railing is not required, stairs 3'7" or wider require railing, both sides, less only 1 side is required)
7. Ledger Board: _____
(must be equal to joists size, min 1/2" lag bolts with washers a min 7'10" o/c)