Building a Deck

Information Guide

The intention of this guide is to help homeowners and builders have a clear guide on the requirements for permits related to building a deck. This information is not meant to be an exhaustive list and there may be other information required.

When is a permit required?
- When the building area of the deck is greater than 10 square meters (108 sf),
- If the deck is attached to another structure, or
- If the deck is elevated more than 23 1/2" from the walking surface to grade.

What is needed for a permit to be issued?
- A completed application form, available on the City website,
- Site plan indicating the zoning information, locations and dimensions of the deck in relation to existing buildings and property lines. Indicate lot area and amount of property covered by buildings/deck (lot coverage).
- 2 sets of construction drawings that include plan view, elevations, section with related details, see examples on the next two pages. As well if roof trusses are to be used provide engineered sealed designs with application.

What does it cost?
- Currently the fee for a deck is $112.37. Payment is required at time of application and we accept cash, debit, and credit cards for payment.

How long does it take to get a permit?
- The legislated timeframe for this type of permit is 10 working days. Depending on volume of permits and quality of drawings permits for decks are generally issued within 5 working days.

Zoning Information:
The City of Stratford online interactive GIS map will allow you to identify the zoning for your property. [https://maps.stratford.ca/public/](https://maps.stratford.ca/public/)

Also available is our Zoning By-Law No. 201-2000 which contains information you will need to reference for setback and lot coverage requirements.


If you have any questions on zoning one of the City Planners would be happy to assist you in your questions.
A site plan identifies building and other features in relation to property boundaries. The site plan should show the existing house, and any other structures as well as any proposed additions or new structures. Below is a sample of a Site Plan.

Contact us:

Building Services
8:30am – 4:30pm Monday – Friday
82 Erie Street, 2nd Floor
Stratford, ON  N5A 2M4
519-271-0250 x345
building@stratford.ca
www.stratford.ca

Other Helpful Contacts:

Ontario One Call:
www.on1call.com
1-800-400-2255

Electrical Safety Authority:
www.esasafe.com
1-877-372-7233

Upper Thames River Conservation Authority:
www.thamesriver.on.ca
519-451-2255
DECK FOOTING OPTIONS

SCALE 1/2" = 1'-0"

NOTE: ANY DECK FOOTING (EXCLUDING DECK BLOCKS) WITHIN 4'-6" OF HOUSE FOUNDATION MUST EXTEND DOWN TO LEVEL OF EXISTING FOUNDATION FOOTINGS.

WITHIN 4'-0"
SAME DEPTH AS EXISTING HOUSE FOOTINGS

GENERAL NOTES:
1. THESE DRAWINGS ARE THE SOLE PROPERTY OF THE CITY OF STRATFORD AND ANY REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIBITED.
2. THESE SCALE DRAWINGS ARE FOR GUIDANCE ONLY.
3. ALL DIMENSIONS TO BE SITE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. NOT SCALE DRAWING.
5. ANY DECK FOOTING (EXCLUDING DECK BLOCKS) WITHIN 4'-6" OF HOUSE FOUNDATION MUST EXTEND DOWN TO LEVEL OF EXISTING FOUNDATION FOOTINGS.
6. NOTIFY THE DESIGNER OF ANY CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION.
7. POST BEARING ON PAD FOOTING MUST EXTEND DOWN TO LEVEL OF EXISTING FOUNDATION FOOTINGS.
8. MINIMUM DEPTH OF BELLED/PAD FOOTING IS THE GREATER OF 'P' OR 4" OR THE PROJECTION 'P' OF THE BELLED FOOTING BEYOND THE POSTPIER.
9. FOOTING LOAD = SUPPORTED BEAM LENGTH x MAXIMUM FOOTING CAPACITY
10. MINIMUM FOOTING SIZE BASED ON FOOTING LOAD.
11. BEAM SPAN TABLE
12. STRENGTH OF BEAM AND MANUFACTURER INFORMATION MUST BE SUBMITTED WITH PERMIT APPLICATION
13. FOOTING / PIER SIZING TABLE
14. PRESSURE TREATED POST / BELLED FOOTING / CONCRETE PIER (SONOTUBE) BASIC LOAD (DECK LOAD) = 40 LBS/SQ FT
15. PRESSURE TREATED PIER WITH BELLED FOOTING: LEGDER, BEAM, AND POST - NOT ATTACHED TO THE HOUSE, AND - NOT SUPPORTING A ROOF STRUCTURE.
16. PRESSURE TREATED POST WITH MIN. 3-3/8" GALVANIZED NAILS TO RESIST UPLIFT. CLEATS ON EACH SIDE.
17. PRESSURE TREATED CONCRETE PIER (SONOTUBE) - NOT ATTACHED TO THE HOUSE, AND - NOT SUPPORTING A ROOF STRUCTURE.
18. BEAM POST SADDLE ANCHORED TO CONCRETE OR STEEL HELICAL PILES - NOT MORE THAN 232 SQ. FT. IN FLOOR AREA.
19. FOOTING / PIER SIZING TABLE
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MIN. 1/2" Ø ANCHOR BOLTS @ 16" O.C. STAGGERED. BOLTS MUST BE SECURED INTO WOOD FRAMING OR FOUNDATION WALL. DO NOT SECURE INTO BRICK VENEER.

DECK STRUCTURAL PLAN

DECK SECTION

SCALE 1/2" = 1'-0"

STAIR SECTION

SCALE 1/2" = 1'-0"

GUARD POST DETAIL

SCALE 1/2" = 1'-0"

GUARD DETAIL (OPT. A)

SCALE 1/2" = 1'-0"

GUARD DETAIL (OPT. B)

SCALE 1/2" = 1'-0"

STAIR DIMENSIONS

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<th>TYPE</th>
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<tr>
<td>RISE</td>
<td>7 7/8&quot;</td>
<td>4 7/8&quot;</td>
</tr>
<tr>
<td>RUN</td>
<td>14&quot;</td>
<td>8 1/4&quot;</td>
</tr>
<tr>
<td>TREAD</td>
<td>14&quot;</td>
<td>9 1/4&quot;</td>
</tr>
</tbody>
</table>

NOTE: RISE AND RUN TO BE UNIFORM FOR EACH FLIGHT OF STAIRS.

GUARD NOTES:
- GUARD POSTS ARE REQUIRED WHEN THE FINISHED DECK FLOOR IS 23 1/2" OR MORE ABOVE GRADE.
- AN ENGINEERED STAMPED DETAIL IS REQUIRED FOR ANY GUARD SYSTEM THAT INCORPORATES ANY COMPONENT THAT IS NOT WOOD CONFORMING TO SB-7.
- GUARDS ARE REQUIRED WHEN THE FINISHED DECK FLOOR IS 23 1/2" OR MORE ABOVE GRADE.
- GUARD SYSTEMS REQUIRE THE USE OF MATERIALS OTHER THAN WOOD AND ARE DEEMED TO BE SUBJECT TO SPECIAL INSPECTION REQUIREMENTS.

NOTE: RISE AND RUN TO BE UNIFORM FOR EACH FLIGHT OF STAIRS.

NOTE: SCAB BLOCKS MAY BE REQUIRED SUBJECT TO DOUBLE STAMPED ENGINEERED DETAIL.

NOTE: ANY FLOORING OR GUARD MATERIAL OTHER THAN WOOD REQUIRES ENGINEERING DOCUMENTS TO BE SUBMITTED WITH PERMIT APPLICATION.

DATE: APRL, 2019

SCALE: AS NOTED

REVISION NO.: A

ISSUED FOR PERMIT: 03/04/2019

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- DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS TO BE SITE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- NO INFORMATION ON THESE DRAWINGS SUPERcedes THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
- DIMENSIONS AND SPECIFICATIONS OF ROOF TRUSSES AND ENGINEERED FLOOR SYSTEMS ARE TO BE DESIGNED BY A PROFESSIONAL ENGINEER OR OTHER APPROVED AUTHORITY.
- NOTIFY THE DESIGNER OF ANY CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE DESIGNER DOES NOT ASSUME ANY LIABILITY FOR ERRORS OR OMISSIONS ON THESE DOCUMENTS UNLESS NOTIFIED IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

CITY OF STRATFORD

DECK

DECK SUPERVISION

SECTION, DETAILS

DATE:

APRIL, 2019

PROJECT #:

2019-003

COS:

TRUE NORTH CONSTRUCTION NORTH

DECK STRUCTURAL PLAN

DECK SECTION

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STAIR SECTION

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GUARD DETAIL (OPT. A)

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