DECKS

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TOWN OF AJAX
BUILDING APPROVALS SECTION

Zoning Requirements

Provided below is a comprehensive zoning chart for determining the required setbacks that shall be maintained in locating the deck on the property. Should you have any questions regarding this chart or require additional zoning information please contact Planning personnel, 905-619-2529, ext. 3631.

Regulation	Requirements		
	Height above finished ground level		
	More than an finished ground level to 0.6 m	0.6 m to 1.2 m	More than 1.2 m
Maximum coverage/area	50% of yard in which it is located	50% of yard in which it is located	30 m² (not exceeding 50% of yard in which it is located)
Min. exterior side yard setback	May encroach 2.5 m out from main building wall, but no closer to exterior side lot line than 3.5 m*	May encroach 2.5 m out from main building wall, but no closer to exterior side lot line than 1.5 m*	Must meet setback requirements for individual zones
Min. interior side yard setback	Must meet setback requirements for individual zones	Must meet setback requirements for individual zones	Must meet setback requirements for individual zones
Min. rear yard setback	1.8 m	1.8 m	4 m
Min. front yard setback	May encroach 2.5 m out from main building wall, but no closer to front lot line 3.5m*	May encroach 2.5 m out from main building wall, but no closer to front lot line 3.5m*	Must meet setback requirements for individual zones

* Except for in the following zones: R4.A, R4.B, R5A, R7.A, R7B, R7.E, R7.G, R8.A, R8.B, R8.D, R8.E and R8.F where Section 6.123 applies; R3.1, R4.C, R5.B, R7.C, R7.D AND R8.G where Section 6.124 applies; and in R5.A, R7.A and R8.A where Section 6.125 applies.

Should you have any questions regarding the information contained within this guide or require any additional information with regards to building permits, please contact the:

Building Approvals Section at 905-619-2529, ext. 3652

Planning Section (zoning inquires) at 905-619-2529, ext. 3631

TOWN OF AJAX
BUILDING APPROVALS SECTION

Deck Design Matrix

Name of Owner: _____ Phone #: _____

Address of Property: _____

Contractor Name: _____ Phone #: _____

Location of Deck: Front Yard ☐ Side Yard ☐ Rear Yard ☐

Size (Area) of Deck: _____ sq. ft. or _____ sq. m.

Attached to house: Yes ☐ No ☐

Height of deck from grade to top of deck boards _____ft. or _____m.

Where the height of a deck is greater than 600mm (23-5/8 in.) above grade and/or attached to the structure, guards (railings) are to comply with the Ontario Building Code 2012, Subsection 9.8.8. and Section SB-7 of the OBC supplement or be engineered. If engineered, Professional Engineered stamped drawings are required.

Height of Guard (Railing): _____

Type of Guard (Railing) Proposed:
(check one of the following below)

☐ Cantilevered Pickets as per SB-7 Details

☐ Post & Rail as per SB-7 Details

☐ Engineered Guard i.e. Aluminium or Glass

Wood Guard Design:
Check which details refer to SB-7 guard design:

Rails:	Post Connections:	Pickets:	Cantilevered Guards must conform to:
EA-1 ☐	EB-1 ☐	EC-1 ☐	ED-1 ☐
EA-2 ☐	EB-2 ☐	EC-2 ☐	ED-2 ☐
EA-3 ☐	EB-3 ☐	EC-3 ☐	ED-3 ☐
EA-4 ☐	EB-4 ☐	EC-4 ☐	ED-4 ☐
EA-5 ☐	EB-5 ☐		ED-5 ☐

Type of Wood Proposed:
(indicate presure treated pine, cedar, spruce, engineered composite)

Posts _____

Joists _____

Decking _____

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: Town of Ajax

A. Project information

Building number, street name		Unit number	Lot/con.
Municipality	Postal code	Plan number/other description	
Project value est. $		Area of work (m^2)	

B. Purpose of application

☐ New construction ☐ Addition to existing building ☐ Alteration/repair ☐ Demolition ☐ Conditional permit

Proposed use of building	Current use of building

Description of proposed work

C. Applicant

Applicant is: ☐ Owner or ☐ 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 ( )	

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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 *Ontario New Home Warranties Plan Act*? If no, go to section G.	☐ Yes	☐ No
ii. Is registration required under the *Ontario New Home Warranties Plan Act*?	☐ Yes	☐ 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).	☐ Yes	☐ No
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 *Building Code Act, 1992*, to be paid when the application is made.	☐ Yes	☐ 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 *Building Code Act,1992.*	☐ Yes	☐ 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 *Building Code Act, 1992* which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.	☐ Yes	☐ No
iv) The proposed building, construction or demolition will not contravene any applicable law.	☐ Yes	☐ 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, M5G 2E5 (416)585-6666.

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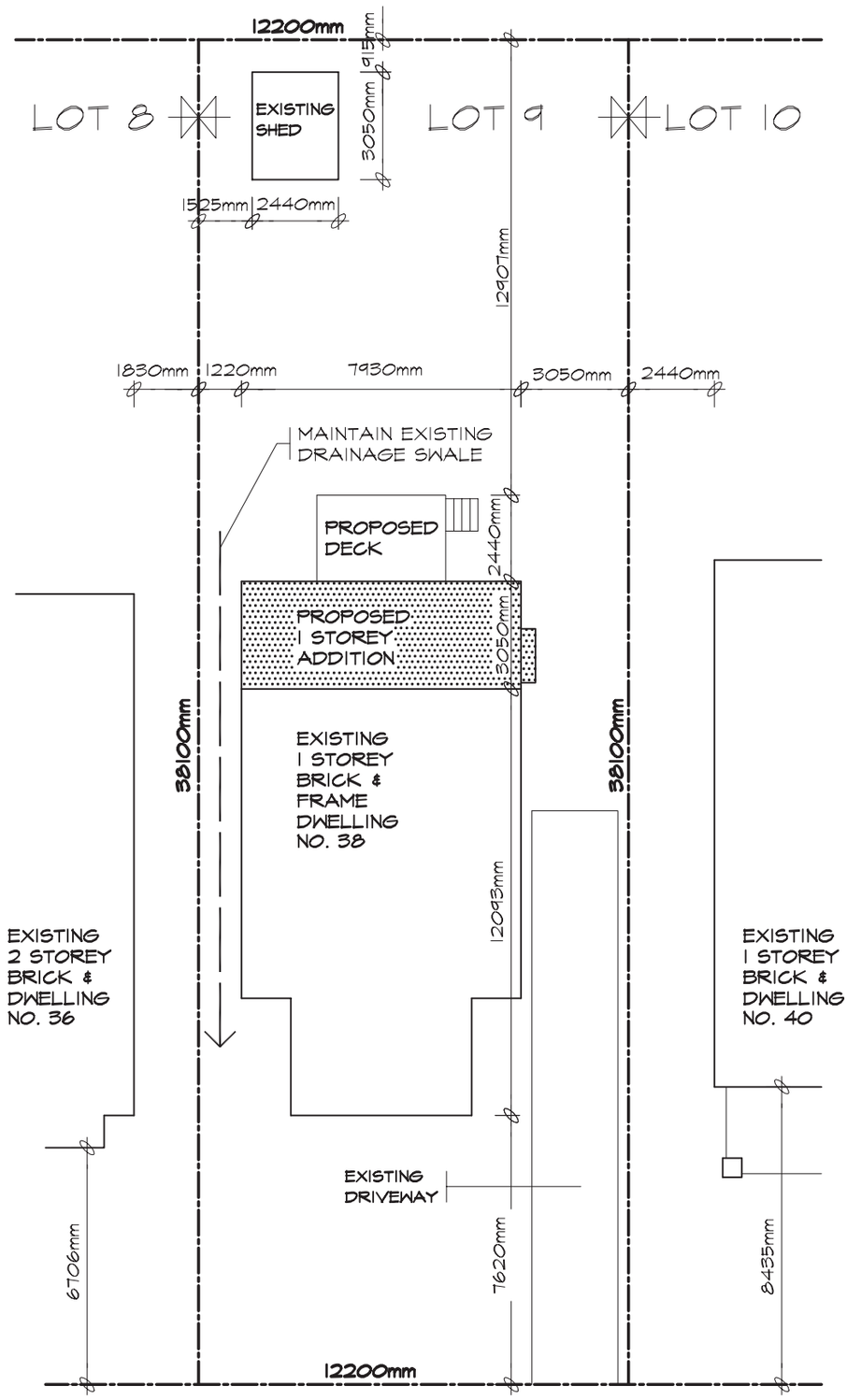


SITE PLAN

SCALE 1:200

SKETCH OF SURVEY OF
LOT 9
REG.'D PLAN 4220
CITY OF TORONTO
B.C. TRANSIT. O.L.S.
DECEMBER 31ST, 1999

KHALMUR CRESCENT

ZONING	LOT NO:	PLAN NO:	LOT AREA	LOT FRONTAGE	LOT DEPTH
R2 Z0.6	LOT 9	4220	580.64m2	12200mm	38110mm

DESCRIPTION	EXISTING	ADDITION	TOTAL	%	ALLOWED	%
LOT COVERAGE	86.52m2	24.15m2	110.65m2	19.0	---------	
GROSS FLOOR AREA	86.52m2	24.15m2	110.65m2	19.0	348.39m2	60.0
LANDSCAPED AREA	----------	----------	----------		---------	
NO. OF STORIES HEIGHT	1 STOREY 4550mm	1 STOREY 4550mm	1 STOREY 4550mm		10000mm	
WIDTH	7930mm	7930mm	7930mm		----------	
DEPTH	12093mm	3050mm	15143mm		17000mm	
PARKING	----------	----------	----------		----------	

SETBACKS	EXISTING	PROPOSED
FRONT YARD	7620mm	7620mm
REAR YARD	18390mm	12907mm
INTERIOR SIDE (east)	3050mm	3050mm
INTERIOR SIDE (west)	1220mm	1220mm
EXTERIOR	----------	----------

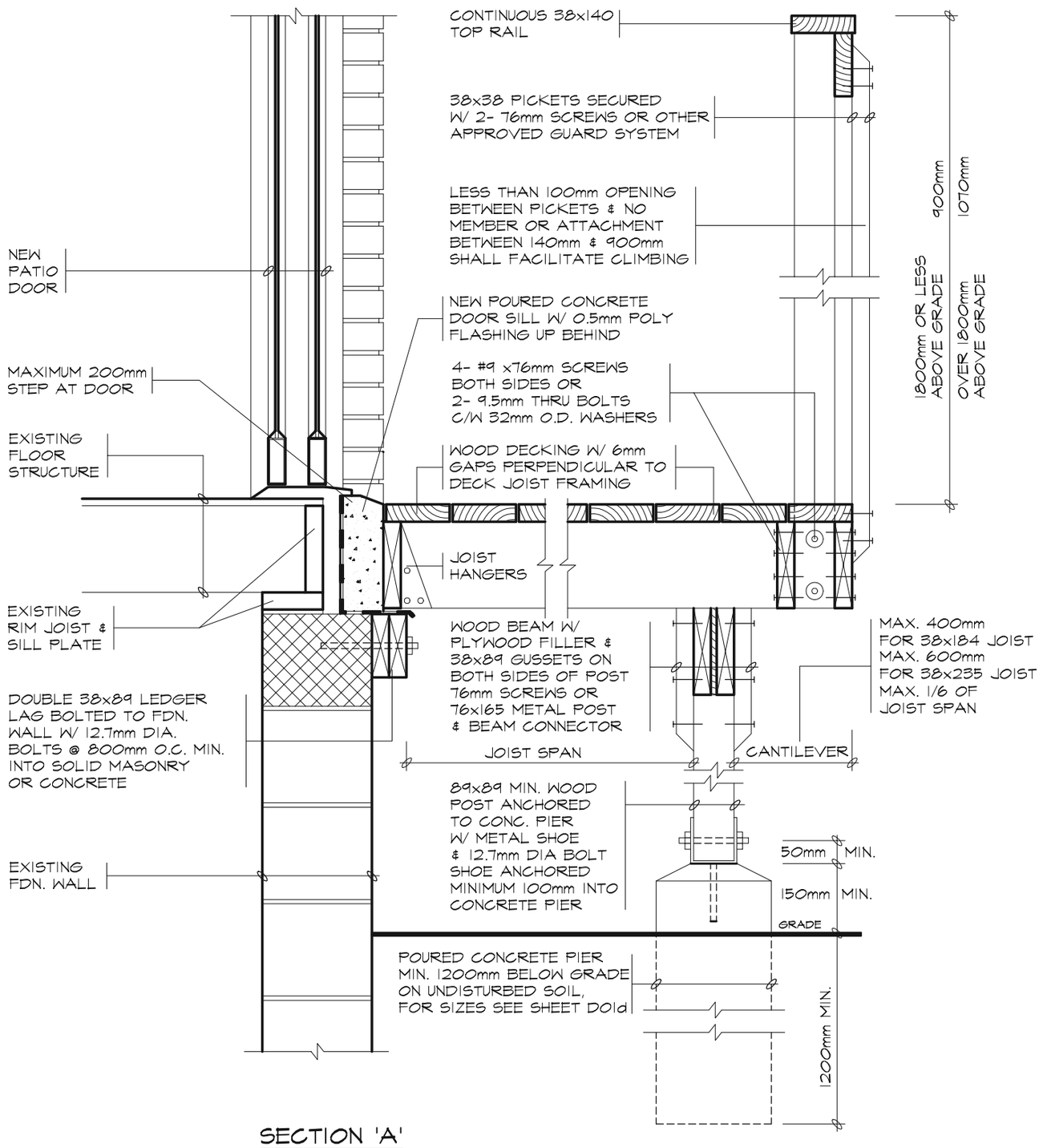
NOTE: ZONING RESTRICTIONS VARY IN EVERY MUNICIPALITY. CONTACT YOUR LOCAL MUNICIPAL OFFICE FOR SPECIFIC SETBACKS AND OTHER LIMITATIONS IN YOUR AREA.

LMCBO STANDARD DETAILS

TITLE
SAMPLE DRAWING SITE PLAN

NOTE: UNDER THE BUILDING CODE ACT, THE LOCAL MUNICIPALITY IS THE AUTHORITY HAVING JURISDICTION FOR ENFORCING THE ACT AND IT'S 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.

DWG. NO.
A03a
2012



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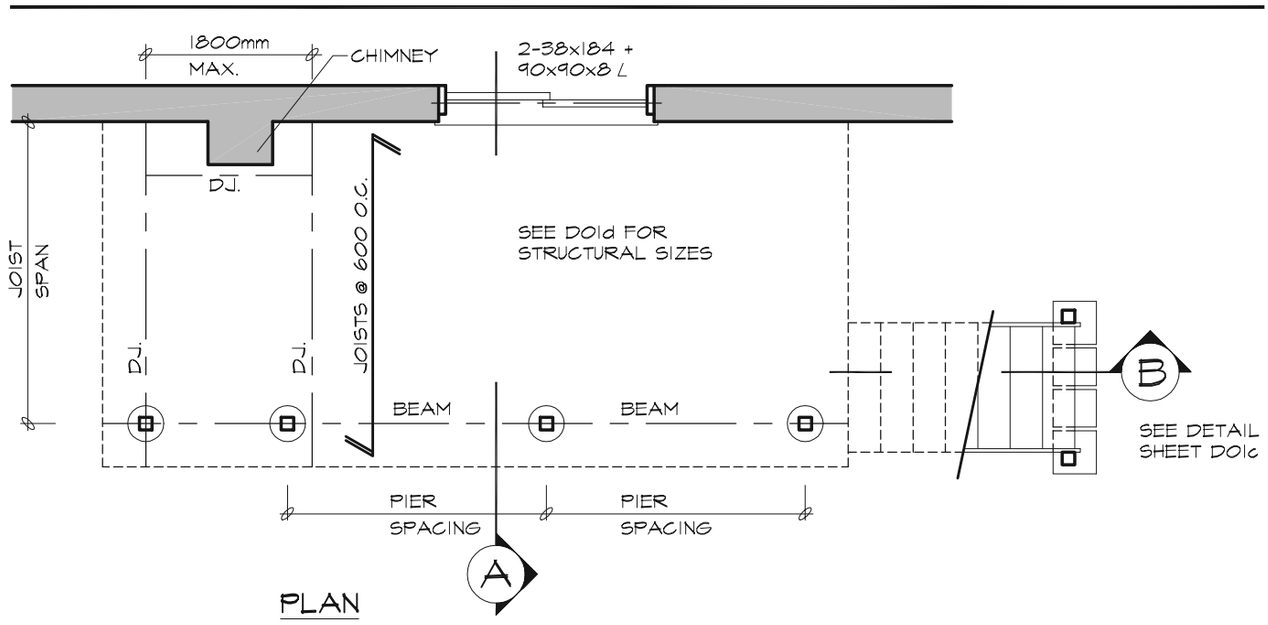


PLAN

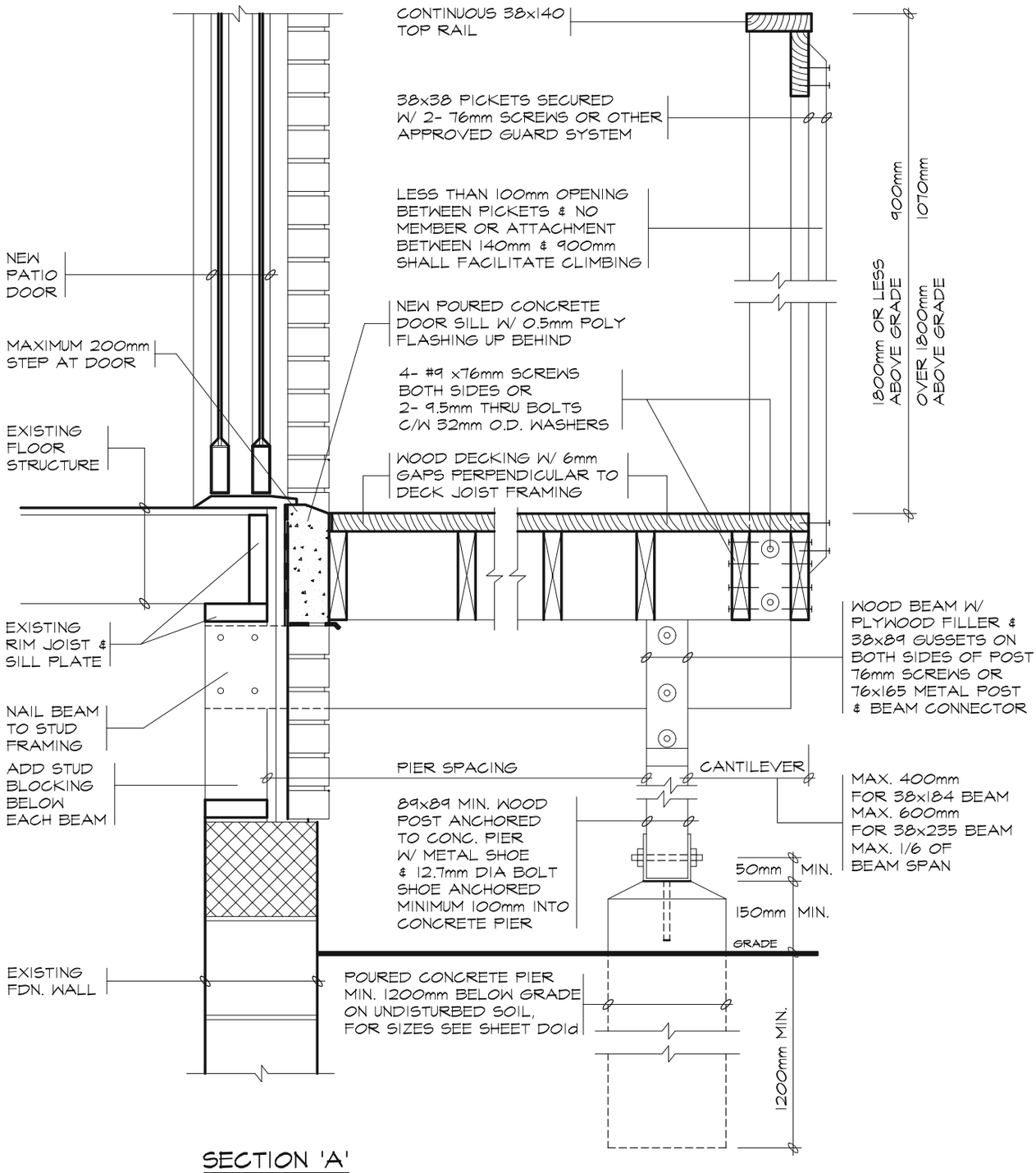
LMCBO STANDARD DETAILS

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

DWG. NO. D01a

2012

NOTE: UNDER THE BUILDING CODE ACT, THE LOCAL MUNICIPALITY IS THE AUTHORITY HAVING JURISDICTION FOR ENFORCING THE ACT AND IT'S 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.



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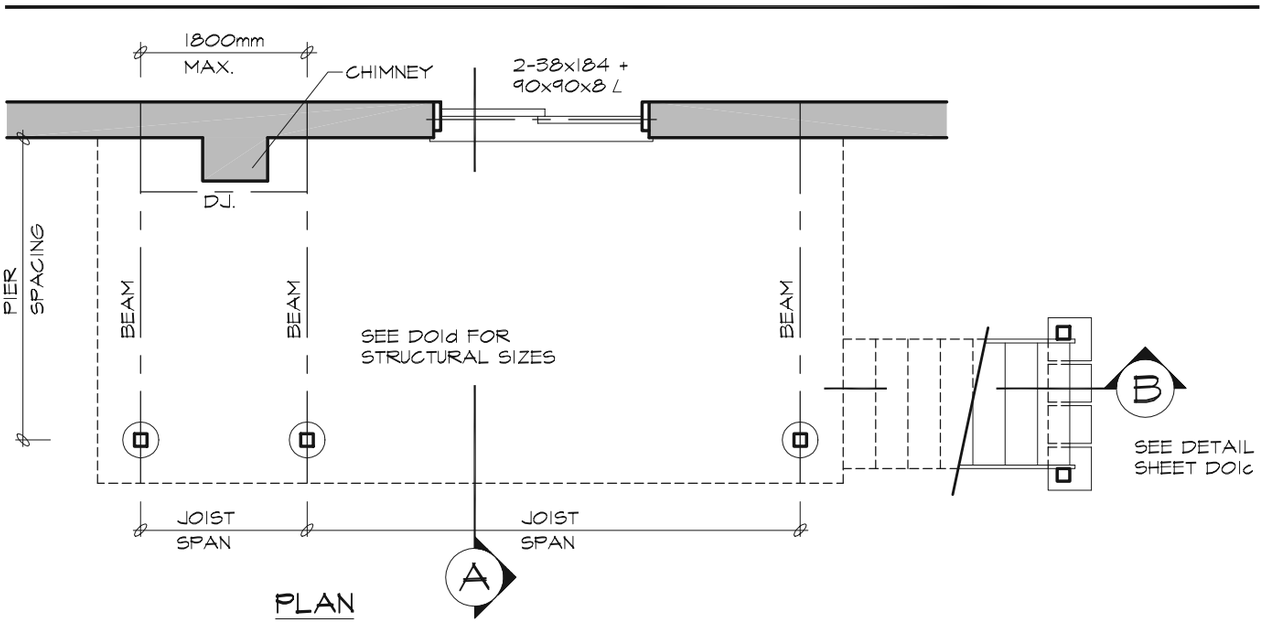


PLAN

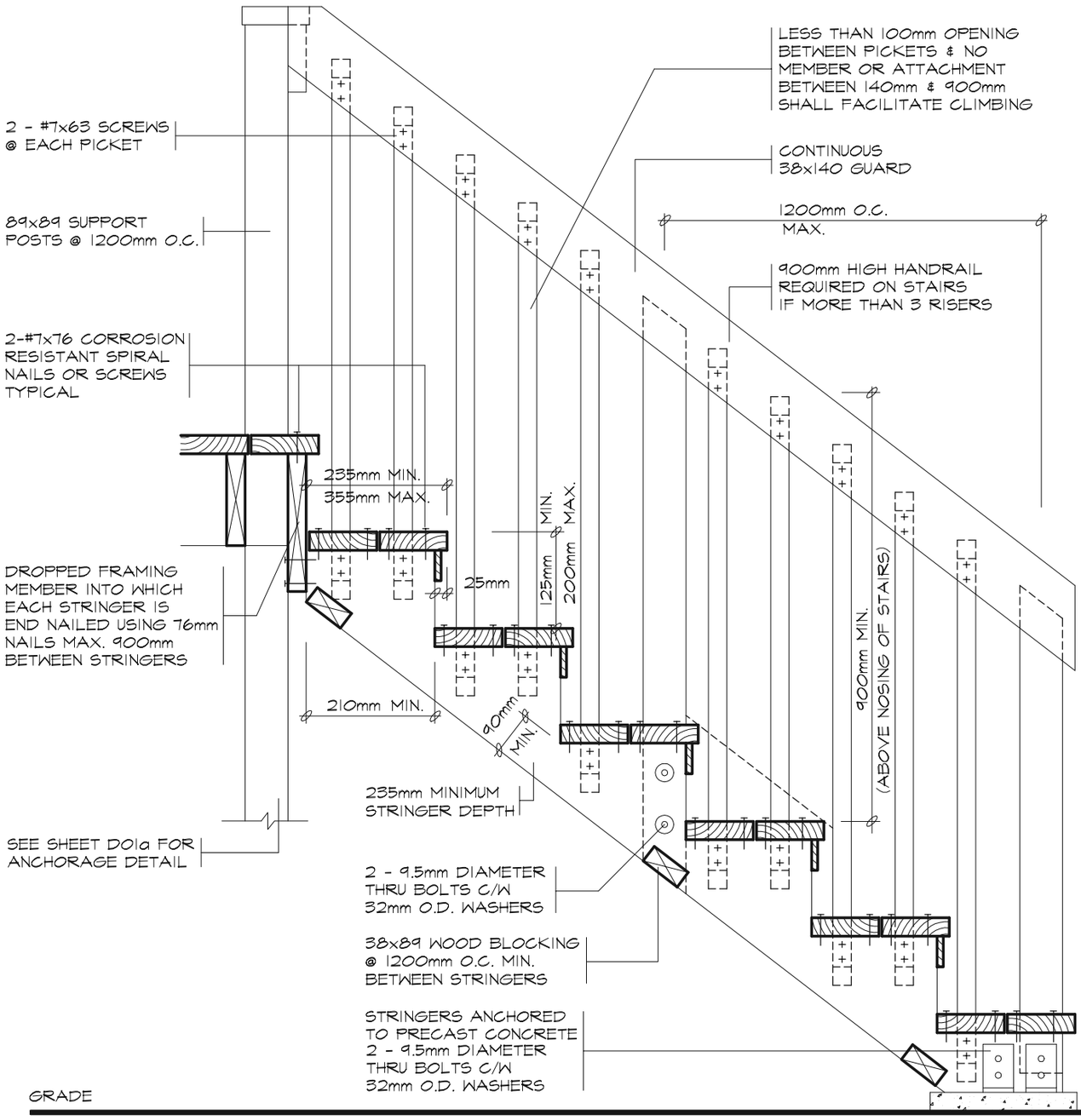
LMCBO STANDARD DETAILS

TITLE WOOD DECK FIXED TO BRICK VENEER & WOOD FRAMING
PLAN & SECTION

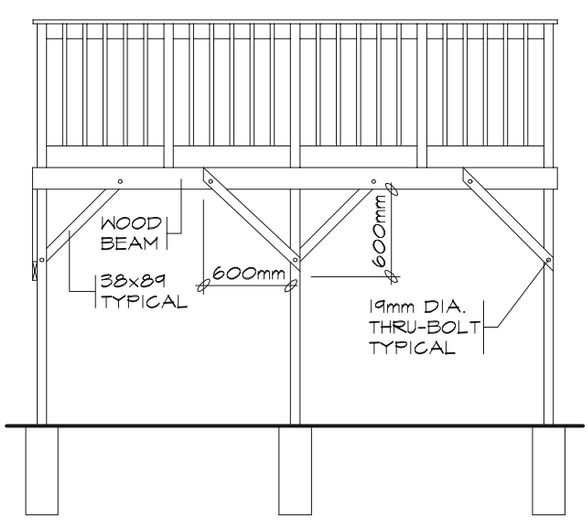
DWG. NO. D01b

2012

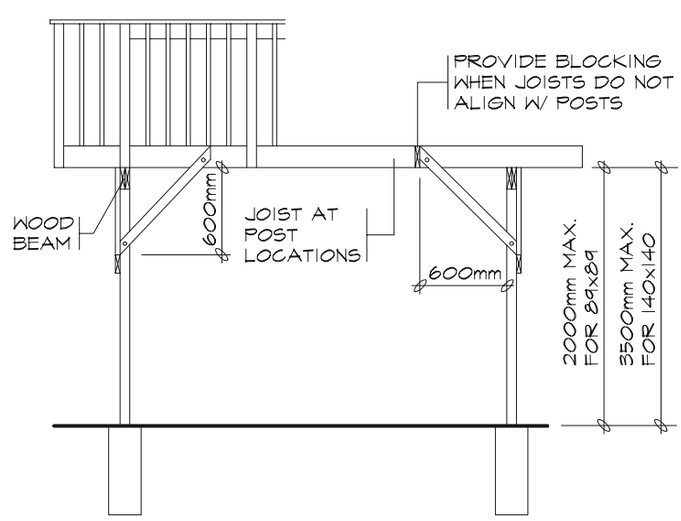
NOTE: UNDER THE BUILDING CODE ACT, THE LOCAL MUNICIPALITY IS THE AUTHORITY HAVING JURISDICTION FOR ENFORCING THE ACT AND IT'S REGULATIONS. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER TO ENSURE THAT ALL DESIGNS SUBMITTED FOR A PERMIT ARE IN ACCORDANCE WITH THE BUILDING CODE ACT, BUILDING CODE AND ANY OTHER APPLICABLE LAW.



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

LMCBO STANDARD DETAILS

TITLE WOOD DECK

STAIR SECTION
LATERAL SUPPORT FOR FREE STANDING DECKS

DWG. NO. D01c

2012

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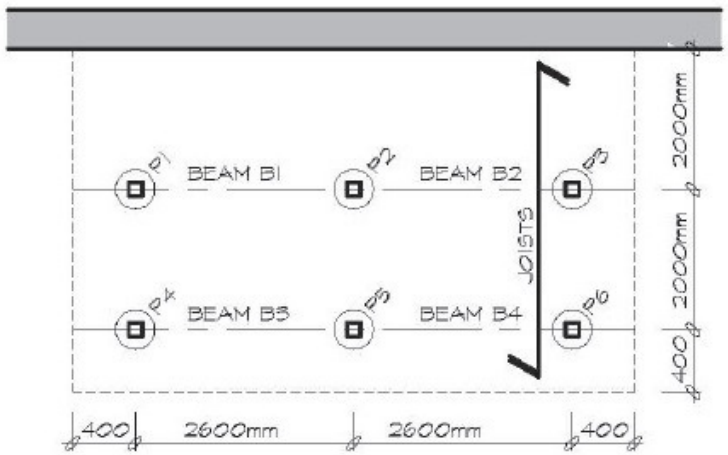
Example Plan
metric/imperial

Piers	Supported Deck Area
P1	2 x 1.7 = 3.4 m² 6.6 x 5.6 = 37.0 ft²
P2	2 x 2.6 = 5.2 m² 6.6 x 8.5 = 56.1 ft²
P3	2 x 1.7 = 3.4 m² 6.6 x 5.6 = 37.0 ft²
P4	1.4 x 1.7 = 2.4 m² 4.6 x 5.6 = 25.8 ft²
P5	1.4 x 2.6 = 3.6 m² 4.6 x 8.5 = 39.1 ft²
P6	1.4 x 1.7 = 2.4 m² 4.6 x 5.6 = 25.8 ft²
Beams	Supported Joist Length(1)
B1 & B2	2.0 m / 6'-6"
B3 & B4	1.4 m / 4'-7"
Beam Span: 2.6 m / 8'-6"	
Joist Span: 2.0 m / 6'-6"	

Pier Size = $\frac{\text{Supported Deck Area (m²/ft²) x 1.9 kPa (40 lbs/ft²) Live Load}}{\text{75 kPa (1566 lbs/ft²) Soil Bearing Capacity}}$
m² (ft²)



Structural Sizing Table

Pier Sizes	
Diameter	m²/ft²
200 mm Ø 8 in Ø	0.03 0.32
250 mm Ø 10 in Ø	0.05 0.54
300 mm Ø 12 in Ø	0.08 0.86
350 mm Ø 14 in Ø	0.1 1.07
400 mm Ø 16 in Ø	0.13 1.4
500 mm Ø 20 in Ø	0.2 2.15
600 mm Ø 24 in Ø	0.3 3.23

Beam Sizing Table

Supported Joist Length(1)	Live Load 1.9 kPA 40 lbs/ft²		
	Pier Spacing *metric* *imperial*		
	2.0 m 6'-6"	3.0 m 9'-10"	4.0 m 13'-1"
1.5 m 4'-11"	2/38x184 2/2x8	2/38x184 2/2x8	3/38x235 3/2x10
2.0 m 6'-6"	2/38x184 2/2x8	3/38x184 3/2x8	3/38x235 3/2x10
2.5 m 8'-2"	2/38x184 2/2x8	2/38x235 2/2x10	3/38x286 3/2x12
3.0 m 9'-10"	2/38x184 2/2x8	2/38x235 2/2x10	3/38x286 3/2x12
3.5 m 11'-5"	2/38x184 2/2x8	3/38x235 3/2x10	3/38x286 3/2x12
4.0 m 13'-1"	2/38x184 2/2x8	3/38x235 3/2x10	4/38x286 4/2x12

Joist Sizing Table

Joist Span	Live Load 1.9 kPa 40 lbs/ft²		
	Joist Spacing O.C. *metric* *imperial*		
	300 12"	400 16"	600 24"
2.0 m 6'-6"	38x140(2) 2x6	38x140(2) 2x6	38x140(2) 2x6
2.5 m(3) 8'-2"	38x140(2) 2x6	38x140(2) 2x6	38x184 2x8
3.0 m(3) 9'-10"	38x140(2) 2x6	38x184 2x8	38x184 2x8
3.5 m(3) 11'-5"	38x184 2x8	38x184 2x8	38x235 2x10
4.0 m(3) 13'-1"	38x235 2x10	38x235 2x10	38x286 2x12

Post Sizing Table

Post Size	Max. Height	Max. Supported Area
89 x 89 mm 4 x 4"	1.0 m 3'-3"	10.86 m² 35.63 ft²
	1.5 m 4'-9"	5.93 m² 63.89 ft²
	2.0 m 6'-6"	3.15 m² 33.91 ft²
140 x 140 mm 6 x 6"	2.0 m 6'-6"	13.67 m² 147.14 ft²
	2.5 m 8'-2"	9.32 m² 100.32 ft²
	3.0 m 9'-10"	6.35 m² 68.35 ft²
	3.5 m 11'-5"	4.41 m² 47.47 ft²

General Notes

A. A site plan or survey is required showing all lot lines & dimensions, size & location of all existing buildings & decks, & proposed deck.

B. Lumber No. 2 SPF or better. Wood posts to be solid. Use corrosion resistant spiral nails or screws.

C. A deck is not permitted to be supported on/by brick veneer or other non-loadbearing cladding.

D. Cantilevered joists & beams are limited to $^1/_6$ the members length.

E. Concrete piers shall bear on undisturbed soil, minimum 1.2 m (3'-11") below finished ground.

F. Maximum height refers to the height of post from the top of the pier to the deck surface.

G. Beams with more than 2 members must be supported by 140x140 (6x6) posts.

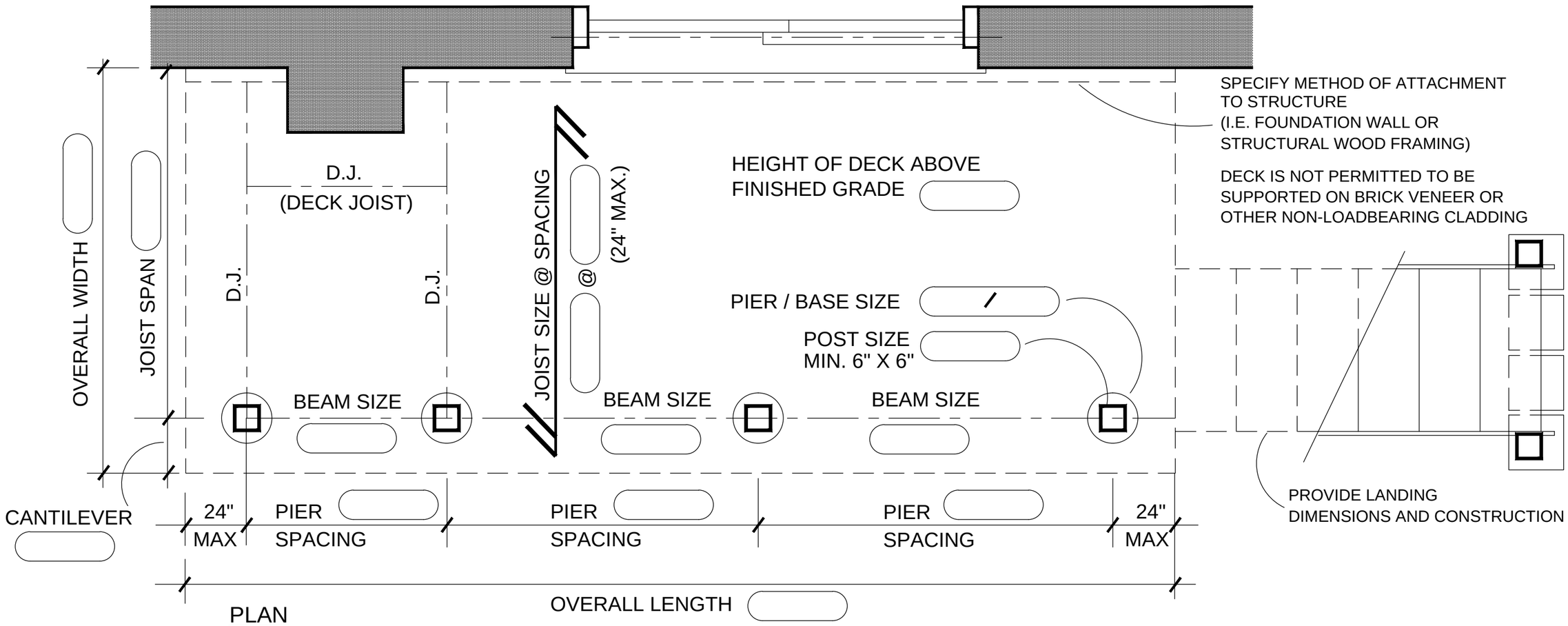
H. A live load of 1.9 kPa (40 lbs/ft²) has been applied. The footing sizes are based on a soil bearing capacity of 75 kPa (1566 lbs/ft²).

(1) Supported joist length means half the sum of the joists on both sides of the beam.

(2) 38x140 (2x6) joists are permitted only when the deck is not more than 600 mm (24") above finished ground and does not require a guard, or if used in an approved manufactured guard system with engineered connection detail.

(3) Joists spanning more than 2.1 m (6'-10½") are to have bridging at least every 2.1 m (6'-10½") O.C.

FOR REFERENCE ONLY. PROVIDE PROPERTY SPECIFIC DRAWINGS.



Guard Construction: Please check one and supply details if required:

- ☐ Cantilevered Picket Wood Guard, SB-7
- ☐ Post & Rail Wood Guard, SB-7
- ☐ Engineered Guard (Provide Specifications and Connection Detail. Must Comply with 2012 OBC)

Include the following information on your siting/survey plan:

1. Deck location
2. Deck area
3. Dimensions from the edge of deck to property lines
4. Lot coverage (Percentage showing how much the deck covers the yard in which it is located)

Town of Ajax
Building Department
Deck Plan Requirements

Update: March 22, 2017