



Township of  
**Leeds** and the  
**Thousand Islands**

# Residential Decks

## Building Permit Application and Information Guide

### **Municipal Office**

1233 Prince Street  
P.O. Box 280  
Lansdowne, Ontario  
K0E 1L0  
Phone: 613-659-2415  
[www.leeds1000islands.ca](http://www.leeds1000islands.ca)

### **Office Hours**

Mon – Fri 9:00 am – 4:30 pm

### **Inspections**

[buildinginspections@  
townshipleeds.on.ca](mailto:buildinginspections@townshipleeds.on.ca)

### **General Inquiries and Application Submissions**

Building Assistant  
Ext. 206  
[buildingassistant@  
townshipleeds.on.ca](mailto:buildingassistant@townshipleeds.on.ca)

### **Building Code Inquires**

Chief Building Official  
Ext. 210  
[cbo@townshipleeds.on.ca](mailto:cbo@townshipleeds.on.ca)

# Building Permit Application Checklist

## Items Required for a Complete Building Application Submission

- ☐ Completed Application
- ☐ Copy of Deed (if not registered owner on file)
- ☐ Owner/Authorized Agent Responsibility Form
- ☐ Agent Authorization Form (required if the property owner is not submitting the application)
- ☐ Plot Plan (sample attached). A plot plan may be hand drawn but it must be clear and drawn to scale.
- ☐ One set of construction drawings (maximum paper size – 11"x17"), and one PDF version for the proposed structure

Details may include but may not be limited to:

- Footing size and depth
- Foundation type and dimensions
- Anchorage details
- Framing details (including Engineers drawings if applicable)
- Details of insulation and vapour barrier if installed
- Interior and exterior finishes

- ☐ Approvals from these agencies may be required prior to the issuance of a building permit. Agencies include:

Agency and Contact Information	Permit Requirement
Cataraqui Region Conservation Authority 613-546-4228 <a href="https://cataraquiconservation.ca/pages/planning-staff">https://cataraquiconservation.ca/pages/planning-staff</a>	Development is within a regulated area of a waterbody, watercourse, wetland, etc.
St Lawrence Parks Commission 613-543-3704	Proximity to, and entrances on the 1000 Islands Parkway

United Counties of Leeds and Grenville 1-613-342-3840 <a href="https://www.leedsgrenville.com/en/government/entranceway-and-pre-severance-requests.aspx">https://www.leedsgrenville.com/en/government/entranceway-and-pre-severance-requests.aspx</a>	Permit for an entrance on a County Road
Ministry of Transportation – Eastern Region (MTO) <a href="https://www.hcmts.mto.gov.on.ca/">https://www.hcmts.mto.gov.on.ca/</a>	Proximity to, and entrances on a Provincial Highway

- ☐ Approvals from Other Township Departments which may be required prior to the issuance of a building permit:
- Planning Department – Proposed structure is in compliance with the Township’s Zoning By-Law. If not, provide a detailed plot plan demonstrating the location of the proposed structure in relation to the property lines, well, sewage system, high water mark of waterbodies, wetlands etc. See sample attached.
  - Operations Department – Approved entrance permit on a Township Road if required.
  - Civic Address Department – A civic address has been assigned to the property/entrance.
- ☐ Payment of the applicable administration fees. Forms of payment taken at the Office are cash, cheque or debit only. Credit cards are not accepted.
- Project valued under \$30,000                      Administration Fee = \$150
  - Project valued \$30,000 or more                      Administration Fee = \$500

### Required Plan Submissions

#### Plan View Showing:

- Deck Dimensions
- Column size, spacing and locations
- Footing; Pier sizing
- Beam size, span and location
- Joist size, spacing and direction
- Stair location and width
- Ledger board size and connection details
- Decking size and material
- Type of material used for structure

#### Cross Section Demonstrating:

- Deck height above finished grade
- Footing foundation size and depth below grade
- Beam size and method of connection to column
- Column size and method of connection to pier
- Joist and beam cantilever distances
- Guard/railing height and type

## Covered Decks

The following information is required for covered decks in addition to the above:

- Truss layout from the manufacturer or rafter size, spacing and span if hand-framing
- Connection detail of beam to support posts
- Beam size and span
- Column size, spacing and locations
- Roof height and slope
- Sheathing material and thickness, roofing material type

**NOTE:** Deck blocks are not permitted to be used on a deck greater than 2' above grade and/or a deck connected to any structure.

# Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the Building Code Act.

For use by Principal Authority			
Application number:		Permit number (if different):	
Date received:		Roll number:	
Application submitted to: <b><u>The Township of Leeds and the Thousand Islands</u></b>			
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 <sup>2</sup> )	
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 (See the attached guide for assistance)				
i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code ( <b>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</b> ).			<input type="checkbox"/> Yes	<input type="checkbox"/> 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 <i>Building Code Act, 1992</i> , to be paid when the application is made.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
ii) <b>This application is accompanied by the plans and specifications prescribed</b> 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) <b>This application is accompanied by the information and documents prescribed</b> 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, M5G 2E5 (416) 585-6666.

## Applicable Law Requirements

### J. Email Authorization

- ☐ All contacts with email addresses provided in this application have agreed to their email addresses being added to the Municipality's Contact List.

### K. Heritage Designation (for alterations, repair, renovation, demolition projects only)

Has this property been designated under the Ontario Heritage Act? ☐ Yes ☐ No

### L. Agricultural Operation – New or Expansion of a Livestock Facility

Is this application for a ☐ new or ☐ expanded livestock facility? ☐ Yes ☐ No

If yes, have you provided the Minimum Distance Separation Calculation or Nutrient Management Plan? ☐ Yes ☐ No

### M. Agency Approvals

**Cataraqui Region Conservation Authority** approval required if construction is within the regulatory boundary defined by the CRCA. ☐ Yes ☐ No

**St. Lawrence Parks Commission** approval required if the construction is within 150 feet of, or fronts or backs onto, the 1000 Islands Parkway. ☐ Yes ☐ No

**Ministry of Transportation** approval required if construction is within the MTO area of control. ☐ Yes ☐ No

**Leeds, Grenville and Lanark District Health Unit** approval is required if the new proposal relates to food services. ☐ Yes ☐ No

**Other Agency** Indicate Agency: \_\_\_\_\_ ☐ Yes ☐ No

### N. Entrance Permit Approval

An approved Entrance Permit from the applicable road authority is required to be submitted with the application for any property that is vacant and being developed or if a new entrance is proposed to access the new construction. This does not include private lanes. ☐ Yes ☐ No

### O. Civic Address Approval – Required prior to the Issuance of a Building Permit

Does this property have a civic address? If no, please contact staff for an application form. ☐ Yes ☐ No

Does this property have a blue civic address blade installed on the property? If no, one must be purchased upon the issuance of the building permit. Installation of the blade/post on site is required prior to the first inspection. ☐ Yes ☐ No

### P. Owner's Authorization

I, \_\_\_\_\_ am the owner of the land that is subject to this application for a building permit and I authorize \_\_\_\_\_ to make this application on my behalf.

Date: \_\_\_\_\_ Signature of Owner(s): \_\_\_\_\_

### \*\*Important Information\*\*

**The Municipality notifies the following agencies concerning the approval of your building permit:**

- Municipal Property Assessment Corporation
- Statistics Canada
- Leeds, Grenville and Lanark District Health Unit
- Canada Mortgage and Housing

**It is your responsibility to notify the following agencies concerning the approval of your building permit and obtain all required permits from their office prior to starting construction.**

- Tarion New Home Warranty (New Dwellings)
- Electrical Safety Authority (All project involving electrical)
- Ministry of Labour (projects valued \$50,000 and greater)

**\*\* Failure to submit any of the required information may result in the application being returned. \*\***

### Records of Site Condition O.Reg. 153/04

When a property is being proposed for a more sensitive land use than its current or most recent use then a Record of Site Condition (RSC) per the Environmental Protection Act (EPA) is required prior to land use change.

Please indicate ('x') if the lands in respect of which the building permit application is made have been used for any of the following uses:

<b>X</b>	<b>Potentially Contaminating Activity</b>	<b>X</b>	<b>Potentially Contaminating Activity</b>
	Acid and Alkali Manufacturing, Processing and Bulk Storage		Importation of Fill Material of Unknown Quality
	Adhesives and Resins Manufacturing, Processing and Bulk Storage		Ink Manufacturing, Processing and Bulk Storage
	Airstrips and Hangars Operation		Iron and Steel Manufacturing and Processing
	Antifreeze and De-icing Manufacturing and Bulk Storage		Metal Treatment, Coating, Plating and Finishing
	Asphalt and Bitumen Manufacturing		Metal Fabrication
	Battery Manufacturing, Recycling and Bulk Storage		Mining, Smelting and Refining; Ore Processing; Tailings Storage
	Boat Manufacturing		Oil Production
	Chemical Manufacturing, Processing and Bulk Storage		Operation of Dry Cleaning Equipment (where chemicals are used)
	Coal Gasification		Ordnance Use
	Commercial Autobody Shops		Paints Manufacturing, Processing and Bulk Storage
	Commercial Trucking and Container Terminals		Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
	Concrete, Cement and Lime Manufacturing		Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage
	Cosmetics Manufacturing, Processing and Bulk Storage		Pharmaceutical Manufacturing and Processing
	Crude Oil Refining, Processing and Bulk Storage		Plastics (including Fibreglass) Manufacturing and Processing
	Discharge of Brine related to oil and gas production		Port Activities, including Operation and Maintenance of Wharves and Docks
	Drum and Barrel and Tank Reconditioning and Recycling		Pulp, Paper and Paperboard Manufacturing and Processing
	Dye Manufacturing, Processing and Bulk Storage		Rail Yards, Tracks and Spurs
	Electricity Generation, Transformation and Power Stations		Rubber Manufacturing and Processing
	Electronic and Computer Equipment Manufacturing		Salt Manufacturing, Processing and Bulk Storage
	Explosives and Ammunition Manufacturing, Production and Bulk Storage		Salvage Yard, including automobile wrecking
	Explosives and Firing Range		Soap and Detergent Manufacturing, Processing and Bulk Storage
	Fertilizer Manufacturing, Processing and Bulk Storage		Solvent Manufacturing, Processing and Bulk Storage
	Fire Retardant Manufacturing, Processing and Bulk Storage		Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems
	Fire Training		Tannery
	Flocculants Manufacturing, Processing and Bulk Storage		Textile Manufacturing and Processing
	Foam and Expanded Foam Manufacturing and Processing		Transformer Manufacturing, Processing and Use
	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles		Treatment of Sewage equal to or greater than 10,000 litres per day
	Gasoline and Associated Products Storage in Fixed Tanks		Vehicles and Associated Parts Manufacturing
	Glass Manufacturing		Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners
			Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products



## Schedule 1: Designer Information

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

<b>A. Project Information</b>				
Building number, street name			Unit no.	Lot/con.
Municipality	Postal code	Plan number/ other description		
<b>B. Individual who reviews and takes responsibility for design activities</b>				
Name		Firm		
Street address			Unit no.	Lot/con.
Municipality	Postal code	Province	E-mail	
Telephone number (     )	Fax number (     )		Cell number (     )	
<b>C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]</b>				
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <input type="checkbox"/> House  <input type="checkbox"/> Small Buildings  <input type="checkbox"/> Large Buildings  <input type="checkbox"/> Complex Buildings </div> <div style="width: 30%;"> <input type="checkbox"/> HVAC – House  <input type="checkbox"/> Building Services  <input type="checkbox"/> Detection, Lighting and Power  <input type="checkbox"/> Fire Protection </div> <div style="width: 30%;"> <input type="checkbox"/> Building Structural  <input type="checkbox"/> Plumbing – House  <input type="checkbox"/> Plumbing – All Buildings  <input type="checkbox"/> On-site Sewage Systems </div> </div>				
Description of designer's work				
<b>D. Declaration of Designer</b>				
<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="margin-left: 40px;">Individual BCIN: _____</p> <p style="margin-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="margin-left: 40px;">Individual BCIN: _____</p> <p style="margin-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="margin-left: 40px;">Basis for exemption from registration and qualification: _____</p> <p>I certify that:</p> <ol style="list-style-type: none"> <li>1. The information contained in this schedule is true to the best of my knowledge.</li> <li>2. I have submitted this application with the knowledge and consent of the firm.</li> </ol> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 30%; text-align: center;">             _____              Date </div> <div style="width: 60%; text-align: center;">             _____              Signature of Designer </div> </div>				

**NOTE:**

1. For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) d). 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 practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

## Plot Plan

**\*\*Required for all new construction and demolitions\*\***

All structures and buildings in the Municipality must conform to the Township's Zoning By-Law as it is applicable law. In order to ensure that the proposed structure is in compliance with the Zoning By-Law, a complete plot plan with the following information is required for review:

### Plot Plan Check List - Property Information

<input type="checkbox"/> Dimensions of the property	<input type="checkbox"/> Dimensions and area of existing and proposed structures
<input type="checkbox"/> Location of existing or proposed septic system and well	<input type="checkbox"/> Height of the proposed structure
<input type="checkbox"/> Approximate location of all natural and artificial features	<input type="checkbox"/> Name of any road/private right-of-way within or abutting property

### From the nearest point of the new construction:

<input type="checkbox"/> Setbacks to centerline of adjacent roads	<input type="checkbox"/> Distance to the high water mark (if applicable)
<input type="checkbox"/> Distance to the edge of adjacent right-of-ways	<input type="checkbox"/> Distance to all property lines
	<input type="checkbox"/> Distance from accessory structure to main use

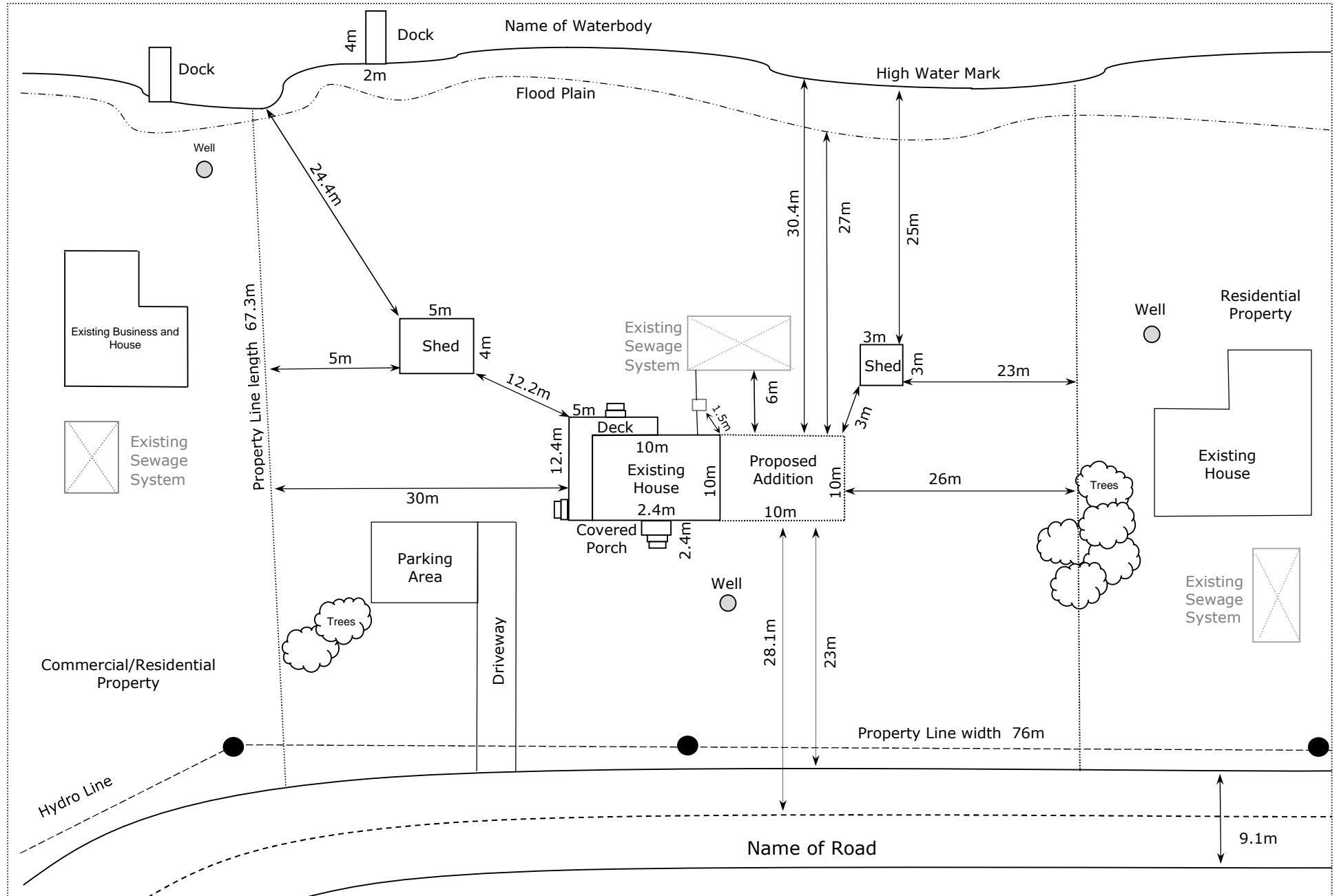
☐ Check here if the Plot Plan is on a separate piece of paper and is attached to this application.

New Construction is to be a minimum of ☐ 5 ft from septic tank ☐ 17 ft from tile bed  
☐ 16 ft from hydro lines. Please Indicate the distances on the plot plan.

Address of Property:

Owner:

# Sample Plot Plan





## Owner/Authorized Agent Responsibilities

### Project Location and Contact Information:

Property Owner(s): \_\_\_\_\_

Authorized Agent(s): \_\_\_\_\_

Property Roll Number: \_\_\_\_\_

Project Address: \_\_\_\_\_

Project: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

### Declaration

To the Township of Leeds and the Thousand Islands:

I declare that I am the: ☐ owner  
☐ authorized agent of the property owner listed above

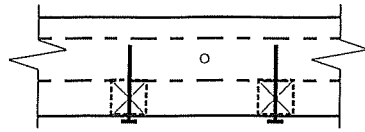
As the owner/agent I hereby acknowledge:

- That the issuance of a building permit and/or a general site review by the Building Department Staff is not confirmation that all zoning setbacks have been adhered to. This includes but is not limited to separation of structures to the high water mark, lot lines, sewage systems and other structures. It is understood that it is the sole responsibility of the owner/agent to meet the setback requirements as set out in the Township of Leeds and the Thousand Islands Zoning By-Law;
- The owner(s) are obligated to arrange for the inspections indicated on the permit placard issued for the project, and that no work will proceed until the Building Inspector has inspected the various stages of construction indicated on the permit placard;
- Permit drawings and documents submitted with errors or omissions contained therein do not relieve the owner and/or authorized agent from the responsibility of completing all work to meet or exceed the requirements of the Ontario Building Code; and
- If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.

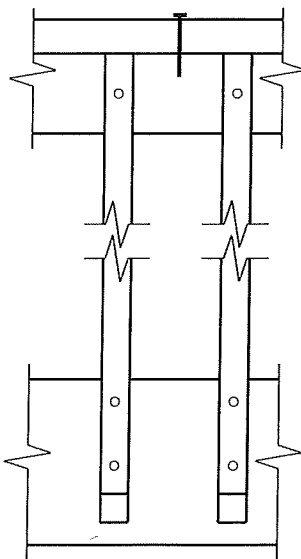
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

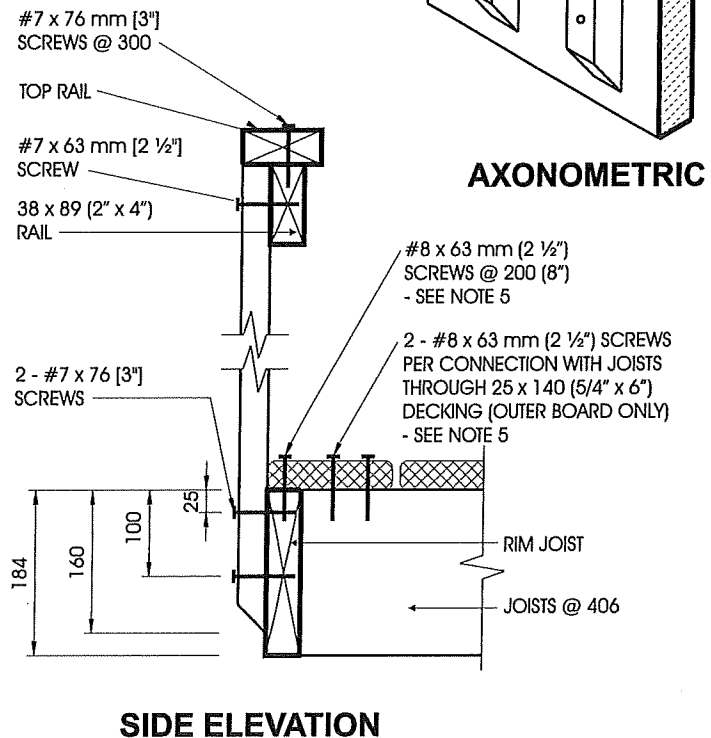
**Note:** The Ontario Building Code Act requires that requests for inspections are made a minimum of two regular business days in advance of the regular business day upon which the inspection is needed.



PLAN



FRONT ELEVATION



SIDE ELEVATION

**Detail ED-1****Exterior Connection: Cantilevered Picket Screwed to Rim Joist****Notes:**

1. Provide a suitable post, return, or solid support at each end of the guard.
2. Wood for cantilevered pickets shall be Douglas Fir-Larch, Spruce-Pine-Fir, or Hem-Fir Species.
3. Fasten rim joist to each floor joist with 3 - 82 mm (3 1/4") nails.
4. Dimensions shown are in mm unless otherwise specified.
5. The outer deck board shall not be less than 140 mm (6" nominal) wide. Where 38 mm (2" nominal) thick boards are used, the length of the wood screws shall be not less than 76 mm (3").

- (5) Where a door swings toward a stair, the full arc of the swing shall be over the landing.
- (6) The slope of landings shall not exceed 1 in 50.
- (7) Where a doorway or stairway opens onto the side of a *ramp*, the landing shall extend for a distance of not less than 300 mm on either side of the doorway or stairway, except on a side abutting an end wall.

#### 9.8.6.4. Height Over Landings

- (1) Except as permitted by Sentence (2), the clear height over landings shall be not less than 2 050 mm.
- (2) The clear height over landings serving a single *dwelling unit* or a house with a *secondary suite* including their common spaces shall be not less than 1 950 mm.

### 9.8.7. Handrails

#### 9.8.7.1. Required Handrails

- (1) Except as provided in Sentences (2) to (4), handrails shall be installed on stairs and *ramps* in conformance with Table 9.8.7.1.
- (2) Where a stair or *ramp* is required to be at least 2 200 mm wide due to the *occupant load*, a handrail shall be installed such that no position on the stair or *ramp* is more than 825 mm from a handrail. (See Note A-9.8.7.1.(2))
- (3) Handrails are not required for stairs and *ramps* serving a single *dwelling unit*, where
  - (a) interior stairs have not more than 2 risers,
  - (b) exterior stairs have not more than 3 risers, or
  - (c) *ramps* rise not more than 400 mm.
- (4) Only one handrail is required on exterior stairs having more than 3 risers provided such stairs serve not more than one *dwelling unit* or a house with a *secondary suite*.
- (5) Except for stairs with winders, where a *flight* of stairs within a *dwelling unit* consists of *tapered treads*, or a mix of *tapered treads* and rectangular treads, one handrail shall be installed along the narrow end of the treads.

Table 9.8.7.1.  
Number of Sides of Stair or Ramp Required to Have a Handrail  
Forming Part of Sentence 9.8.7.1.(1)

Location of Stair or Ramp	Handrails Serving Stairs			Handrails Serving Ramps	
	Stairs < 1 100 mm Wide		Stairs ≥ 1 100 mm Wide	Ramps < 1 100 mm Wide	Ramps ≥ 1 100 mm Wide
	Straight	Curved	All	Straight or Curved	All
	Number of Sides Required to have a Handrail				
Within a <i>dwelling unit</i> or a house with a <i>secondary suite</i>	1	1	1	1	2
All other locations	1	2	2	2	2

- (2) Where exterior or interior handrails serving a single *dwelling unit* or a house with a *secondary suite* including their common spaces are attached to wood studs or blocking, the attachment shall be deemed to comply with Sentence (1), where
- (a) the attachment points are spaced not more than 1.2 m apart measured on the horizontal plane,
  - (b) the first attachment point at either end is located not more than 300 mm from the end of the handrail, and
  - (c) the fasteners consist of no fewer than 2 No. 8 wood screws at each point, penetrating not less than 32 mm into solid wood.

## 9.8.8. Guards

### 9.8.8.1. Required Guards (See Note A-9.8.8.1.)

- (1) Except as provided in Sentence (2) and except at the leading edge at the top of a *flight*, every surface to which access is provided, including but not limited to *flights* of steps and *ramps*, exterior landings, porches, balconies, *mezzanines*, galleries and raised *walkways*, shall be protected by a *guard* on each side that is not protected by a wall for the length where the difference in elevation is more than 600 mm between the walking surface and the adjacent surface within 1.2 m.

- (2) *Guards* are not required
- (a) at loading docks,
  - (b) at floor pits in *repair garages*, or
  - (c) where access is provided for maintenance purposes only.

- (3) Doors in *buildings of residential occupancy*, where the finished floor on one side of the door is more than 600 mm above the floor or other constructed surface or ground level on the other side of the door, shall be protected by

- (a) a *guard*, or
- (b) a mechanism capable of controlling the free swinging or sliding of the door so as to limit any clear unobstructed opening to not more than 100 mm.

- (4) Except as provided in Sentence (5), openable windows in *buildings of residential occupancy* shall be protected by

- (a) a *guard*, or
- (b) a mechanism that can only be released with the use of tools or special knowledge to control the free swinging or sliding operation of the openable part of the window so as to limit any clear unobstructed opening to not more than 100 mm measured either vertically or horizontally.

(See Note A-9.8.8.1.(4))

- (5) Windows need not be protected in accordance with Sentence (4), where the bottom edge of the openable portion of the window is located

- (a) more than 900 mm above the finished floor, or
- (b) less than 1 800 mm above the floor or ground on the other side of the window.

(See Note A-9.8.8.1.(4))

- (6) Except as provided in Sentence (7), glazing installed over stairs, *ramps* and landings that extends to less than 1 070 mm above the surface of the treads, *ramp* or landing shall be

- (a) protected by *guards* in accordance with this Subsection, or
- (b) non-openable and designed to withstand the specified lateral loads for *guards* as provided in Article 4.1.5.14.

- (7) In *dwelling units*, glazing installed over stairs, *ramps* and landings that extends to less than 900 mm above the surface of the treads, *ramp* or landing shall be

- (a) protected by *guards* in accordance with this Subsection, or
- (b) non-openable and designed to withstand the specified lateral loads for *guards* as provided in Article 4.1.5.14.

**9.8.8.3. Height of Guards** (See Note A-9.8.3.3.)

- (1) Except as provided in Sentences (2) to (3.1), all *guards* shall be not less than 1 070 mm high.
- (2) All *guards* within *dwelling units* or within houses with a *secondary suite* including their common spaces shall be not less than 900 mm high.
- (3) Exterior *guards* serving not more than one *dwelling unit* or a house with a *secondary suite* including their common spaces shall be not less than 900 mm high where the walking surface served by the *guard* is not more than 1 800 mm above the finished ground level.
- (3.1) The height of *guards* for exterior stairs and landings more than 10 m above adjacent ground level shall be not less than 1 500 mm.
- (4) The height of *guards* for *flights* of steps shall be measured vertically from the top of the *guard* to a line drawn through the tread nosing served by the *guard*.

**9.8.8.4. Guards for Floors and Ramps in Garages**

- (1) Except for floors of garages referred to in Section 9.35., where garage floors or *ramps* are 600 mm or more above the adjacent ground or floor level, every opening through a garage floor and the perimeter of floors and *ramps* that have no exterior walls shall be provided with
  - (a) a continuous curb not less than 140 mm in height, and
  - (b) a *guard* not less than 1 070 mm above the floor level.
- (2) Vehicle guardrails shall be designed and constructed to withstand the loading values stipulated in Sentence 4.1.5.15.(1). (See Note A-4.1.5.14. and 4.1.5.15.(1))

**9.8.8.5. Openings in Guards**

- (1) Except as permitted in Sentences (3) and (4), openings through *guards* shall be of a size that prevents the passage of a spherical object having a diameter of 100 mm. (See Note A-9.8.8.5.(1) and (3))
- (2) Except for *guards* that serve *industrial occupancies*, the triangular openings formed by stair risers, stair treads and the bottom element of a required *guard* shall be of a size that prevents the passage of a 150 mm diam sphere.
- (3) Except where they serve *storage garages*, *guards* in *industrial occupancies* are permitted to consist of
  - (a) a top railing, and
  - (b) one or more horizontal intermediate rails spaced such that the size of the openings through the *guard* prevents the passage of a spherical object having a diameter of 535 mm.(See Note A-9.8.8.5.(1) and (3))
- (4) Openings through any *guard* that is not required by Article 9.8.8.1. and that serves an *occupancy* other than *industrial occupancy*, shall be of a size that
  - (a) prevents the passage of a spherical object having a diameter of 100 mm, or
  - (b) permits the passage of a spherical object having a diameter of 200 mm.(See Note A-9.8.8.5.(4))



- (b) accessory *buildings*
  - (i) that are not of masonry or masonry veneer construction,
  - (ii) not more than 1 *storey* in *building height*,
  - (iii) not more than 55 m<sup>2</sup> in *building area*, and
  - (iv) where the distance from finished ground to the underside of the floor joists is not more than 600 mm.
- (7) The *foundation* depths required by Sentence (1) do not apply to *foundations* for decks and other accessible exterior platforms
  - (a) of not more than 1 *storey*,
  - (b) not more than 55 m<sup>2</sup> in area,
  - (c) where the distance from finished ground to the underside of the floor joists is not more than 600 mm,
  - (d) not supporting a roof, and
  - (e) not attached to another structure, unless it can be demonstrated that differential movement will not adversely affect the performance of that structure.

### 9.12.3. Backfill

#### 9.12.3.1. Placement of Backfill

- (1) Backfill shall be placed to avoid damaging the *foundation* wall, the drainage tile, drainage layer, externally applied thermal insulation, waterproofing and dampproofing of the wall.

#### 9.12.3.2. Grading of Backfill

- (1) Backfill shall be graded to prevent drainage towards the *foundation* after settling.

#### 9.12.3.3. Deleterious Debris and Boulders

- (1) Backfill that is within 600 mm of the *foundation* shall be free of deleterious debris and boulders larger than 250 mm diam. (See Note A-9.12.3.3.(1))
- (2) Except as permitted in Sentence (3), backfill shall not contain pyritic material or material that is susceptible to ice lensing in concentrations that will damage the *building* to a degree that would adversely affect its stability or the performance of assemblies separating dissimilar environments. (See Note A-9.4.4.4.(1))
- (3) Backfill with material of any concentration that is susceptible to ice lensing is permitted where *foundation* walls are
  - (a) cast-in-place concrete,
  - (b) concrete block insulated on the exterior, or
  - (c) concrete block protected from the backfill by a material that serves as a slip plane.(See Note A-9.4.4.4.(1))

#### 9.12.3.4. Lateral Support of Foundation Wall

- (1) Where the height of *foundation* wall is such that lateral support is required, or where the required concrete strength of the wall has not been reached, the wall shall be braced or laterally supported before backfilling.

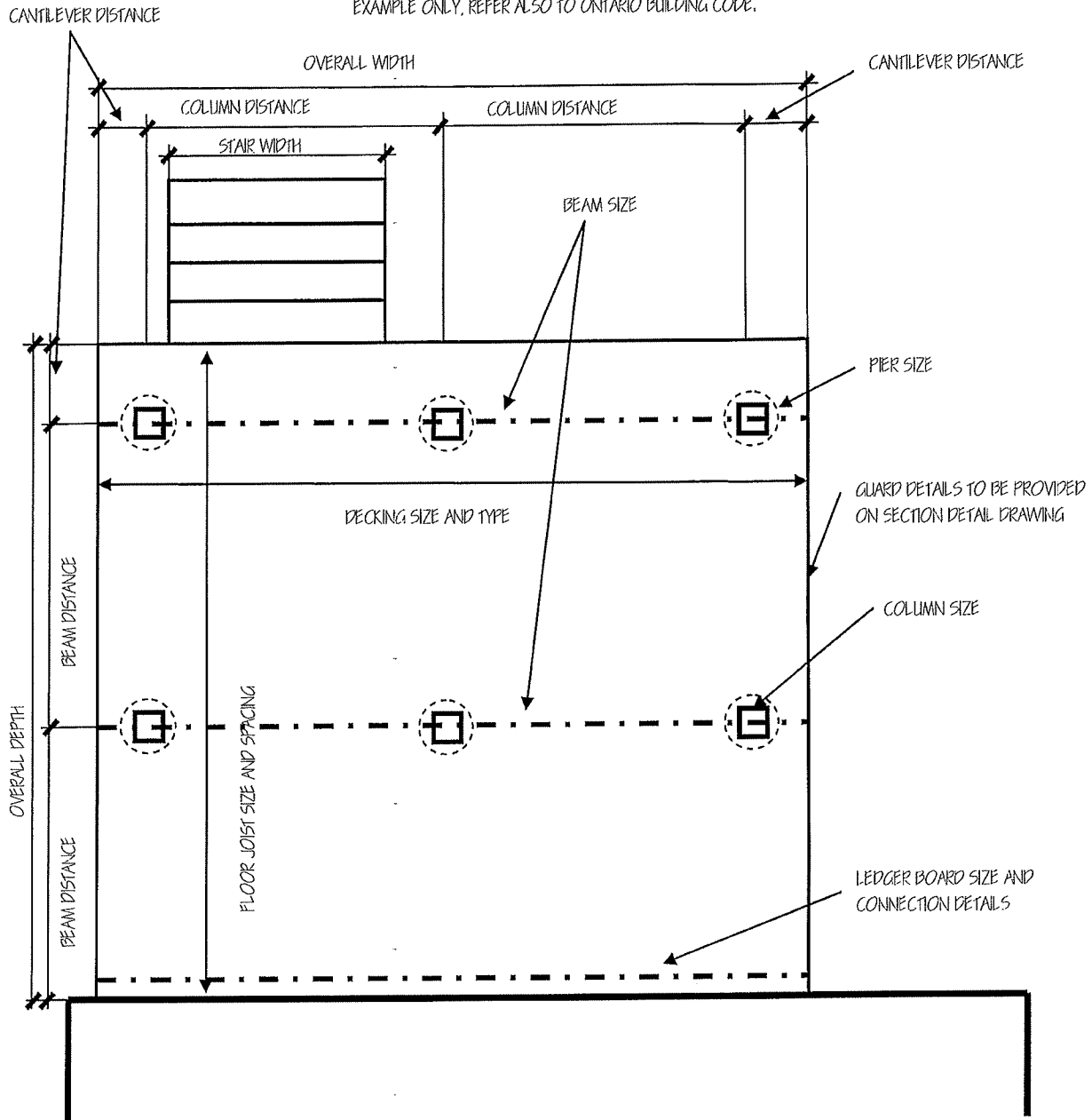
### 9.12.4. Trenches Beneath Footings

#### 9.12.4.1. Support of Footings

- (1) The *soil* in trenches beneath footings for sewers and watermain shall be compacted by tamping up to the level of the footing base, or shall be filled with concrete having a strength not less than 10 MPa to support the footing.

# SAMPLE FLOOR PLAN

EXAMPLE ONLY, REFER ALSO TO ONTARIO BUILDING CODE.



- LEDGER BOARD TO BE ATTACHED TO HOUSE WITH MIN 12MM (1/2") CONNECTORS AT MAX 810MM (32") CENTERS.
- PROVIDE OF MATERIAL USED FOR STRUCTURE
- PROVIDE TYPE OF MATERIAL USED FOR DECKING
- PROVIDE TYPE OF MATERIAL USED FOR GUARD(S)

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# SAMPLE SECTION

LEDGER BOARD BOLTED TO FOUNDATION  
OR RIM JOIST  
DO NOT FASTEN OVER VINYL SIDING OR  
ATTACH TO BRICK.

RAILING PICKETS TO COMPLY WITH SB7 OR  
SUPPLY ENGINEERED DESIGN

GUARD REQUIRED IF DECK  
IS 600mm (24") OR  
MORE ABOVE GRADE

900mm (36") HIGH IF  
LESS THAN 1800mm  
(5'11") ABOVE GRADE

1070mm (42") HIGH IF  
MORE THAN 1800mm  
(5'11") ABOVE GRADE

CANTILEVER  
MAX 400mm (16") FOR 2XB JOISTS  
MAX 600mm (24") FOR 2X10 JOISTS  
MAX 1/6 OF JOIST SPAN

BEAM SIZE

BEAM SADDLE

POST SIZE MIN 150mm  
x 150mm (6"X 6")

COLUMN SADDLE

MIN 150mm (6")  
ABOVE GRADE

PIER SIZE

FOOTING REQUIRED UNLESS ON BEDROCK  
MIN 24" X 24" X 7" OR 28" DIA "BIG -  
FOOT STYLE"

FOOTING MUST REST ON  
UNDISTURBED SOIL

JOIST HANGER

HEIGHT ABOVE GRADE

1.2m (48") BELOW  
GRADE MINIMUM

