

Building Permit Requirements

Deck

NOTE TO APPLICANTS: Please check with the Zoning Plans Examiner of the Building Division to determine whether the proposed deck is permitted on the property in accordance with the City of Brampton, Zoning By-law, prior to submitting a building permit application.

Building Permit Application

The following information is required at submission. Incomplete applications **cannot** be accepted.

1. Completed building permit application consisting of:

- Application form "Permit to Construct or Demolish" (No longer required. Will be part of your Brampton Portal submission)
- Schedule 1: Designer Information
- Applicable Law Checklist

2. Copy of plans drawn to scale which must include:

- Site Plan and Legal Property Survey - showing the location and dimensions of the proposed deck and the setbacks to the lot line. A copy of a legal survey must accompany the site plan.
- Plan and Section drawings
 - Foundation - provide location, depth, size and spacing of piers
 - Framing - provide dimensions of deck and height from finished grade, provide beam material, size, location, spacing and method of attachment
 - provide joist material, size, spacing and dimension (span)
 - provide flooring (decking) material and size
 - if deck floor is more than 2'0" from finished grade, provide guard (rail), stair and handrail dimensions, material and detail

3. Permit fee of \$316.71 applies to our **Standard 10 Day Permit Application Service**

Building Permit Issuance

1. Where a permit is to be issued for construction within a common element of a registered condominium a Notice of Permission to Construct form, signed by an authorized agent of the condominium corporation, shall be submitted for the authorization of work to be undertaken within the common element of the building or property.

Schedule 1: Designer Information

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

A. Project Information			
Building number, street name	Unit no.	Lot/con.	
Municipality	Postal code	Plan number/ other description	
B. Individual who reviews and takes responsibility for design activities			
Name	Firm		
Street address	Unit no.	Lot/con.	
Municipality	Postal code	Province	E-mail
Telephone number	Fax number		Cell number
C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]			
<input type="checkbox"/> House	<input type="checkbox"/> HVAC – House	<input type="checkbox"/> Building Structural	
<input type="checkbox"/> Small Buildings	<input type="checkbox"/> Building Services	<input type="checkbox"/> Plumbing – House	
<input type="checkbox"/> Large Buildings	<input type="checkbox"/> Detection, Lighting and Power	<input type="checkbox"/> Plumbing – All Buildings	
<input type="checkbox"/> Complex Buildings	<input type="checkbox"/> Fire Protection	<input type="checkbox"/> On-site Sewage Systems	
Description of designer's work			
D. Declaration of Designer			
I _____ declare that (choose one as appropriate):			
(print name)			
<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.			
Individual BCIN: _____			
Firm BCIN: _____			
<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.			
Individual BCIN: _____			
Basis for exemption from registration: _____			
<input type="checkbox"/> The design work is exempt from the registration and qualification requirements of the Building Code.			
Basis for exemption from registration and qualification: _____			
I certify that:			
1. The information contained in this schedule is true to the best of my knowledge.			
2. I have submitted this application with the knowledge and consent of the firm.			
_____	_____		
Date	Signature of Designer		

NOTE:

1. For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) (c) 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.

CITY OF BRAMPTON - BUILDING DIVISION

SECTION G. DOCUMENTS ESTABLISHING COMPLIANCE WITH APPLICABLE LAW (OBC Div. A - 1.4.1.3.)

Permit Application No. _____	Project Location _____ # _____ street _____ unit/suite
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Explanation:

Applicable Law - Applicable law is other regulations for which approval must be obtained before a building permit can issue. A complete list of Acts and Regulations that are "Applicable Law" is set out in Article 1.4.1.3 of Division A of the Ontario Building Code.

Instructions:

The most common Acts and Regulations are listed below with the documentation that must be provided before a building permit can issue. Check those that apply to your permit application and complete the declaration. The customer service plans examiner will assist you with any questions you may have about the regulations listed. The documents noted must be provided before a building permit can issue.

Details and Contact Information

A list of agencies and contact information is available at the Building Division or on the City of Brampton website

APPLICABLE LAWS (Note: This list provides only the most common approvals)

ACT	Description	REQUIRED DOCUMENTS (Provide copy)	Required Yes/No	Received
Planning Act s.41	(Site Plan Control)	Site plan approved drawings		
Planning Act s.34	(Zoning By-law)	Final & binding amendment		
Planning Act Pt. V1	(Division of Land)	Registered Plan or Deed		
Planning Act s.45	(Minor Variance)	Final Decision from City Clerk		
Planning Act s.33	(Demolition of Residential Property)	Council Approval		
Ontario Heritage Act ss.27 (3), 30(2), 33, ss.34.40.1 & 40.2		Heritage Permit		
Ontario Heritage Act s.34.5 and s. 34.7.(2)		Ministry of Culture approval		
Development Charges Act s.28 and s.53, Education Act s.257.83 & 257.93	(Financial Contribution)	Confirmation of payment from City of Brampton Finance Department		
Planning Act s.42(6)	(Cash in Lieu of Parkland)	Confirmation of payment from City of Brampton Finance Department		
Conservation Authorities Act	(Flood plain or fill regulated area)	Construction and Fill Permit		
Day Nurseries Act, Reg. 262 s.5	(Daycare centre with more than 5 children)	Approval from Ministry of Children and Youth Services		
Education Act s.194	(Demolition of all or part of a school)	Approval from Ministry of Education		
Environmental Protection Act s.168.3.1 & 168.6(1) change of use of land	(Industrial or commercial to agricultural, residential or park)	File Record of Site Condition (RSC) and/or provide Certification of Property use (CPU)		
Public Transportation Act s.34 and s. 38 10	(Construction within 45m of the road or within 395m of an intersection of Hwys, 410 or 407)	Building and Land Use Permit issued by MTO		
Other:				

APPLICANT'S DECLARATION

I, _____ (print name) certify that the applicable laws designated on the above noted chart are, to the best of my knowledge, all of the "applicable law" for which this application for a permit must comply before a permit is issued.

_____ Date

_____ Signature

FOR OFFICE USE ONLY

LOT 8

LOT 9

LOT 10

EXISTING
ACCESSORY
STRUCTURE

1.8m 1.2m 7.9m 3.0m 2.4m

12.9m

SITE PLAN

SCALE 1:200

SKETCH OF SURVEY OF
LOT # _____ CONC _____
CITY OF BRAMPTON

PROPOSED
DECK

2.4m

EXISTING
1 STOREY
BRICK &
FRAME
DWELLING
NO. 38

EXISTING
2 STOREY
BRICK &
DWELLING
NO. 36

EXISTING
1 STOREY
BRICK &
DWELLING
NO. 40

EXISTING
DRIVEWAY

6.7m

8.4m

ANY STREET, BRAMPTON

NOTE: ZONING RESTRICTIONS VARY IN BRAMPTON. CONTACT THE CITY OF BRAMPTON ZONING DEPARTMENT FOR SPECIFIC SETBACKS AND OTHER LIMITATIONS.
SEE <http://www.brampton.ca/zoning>



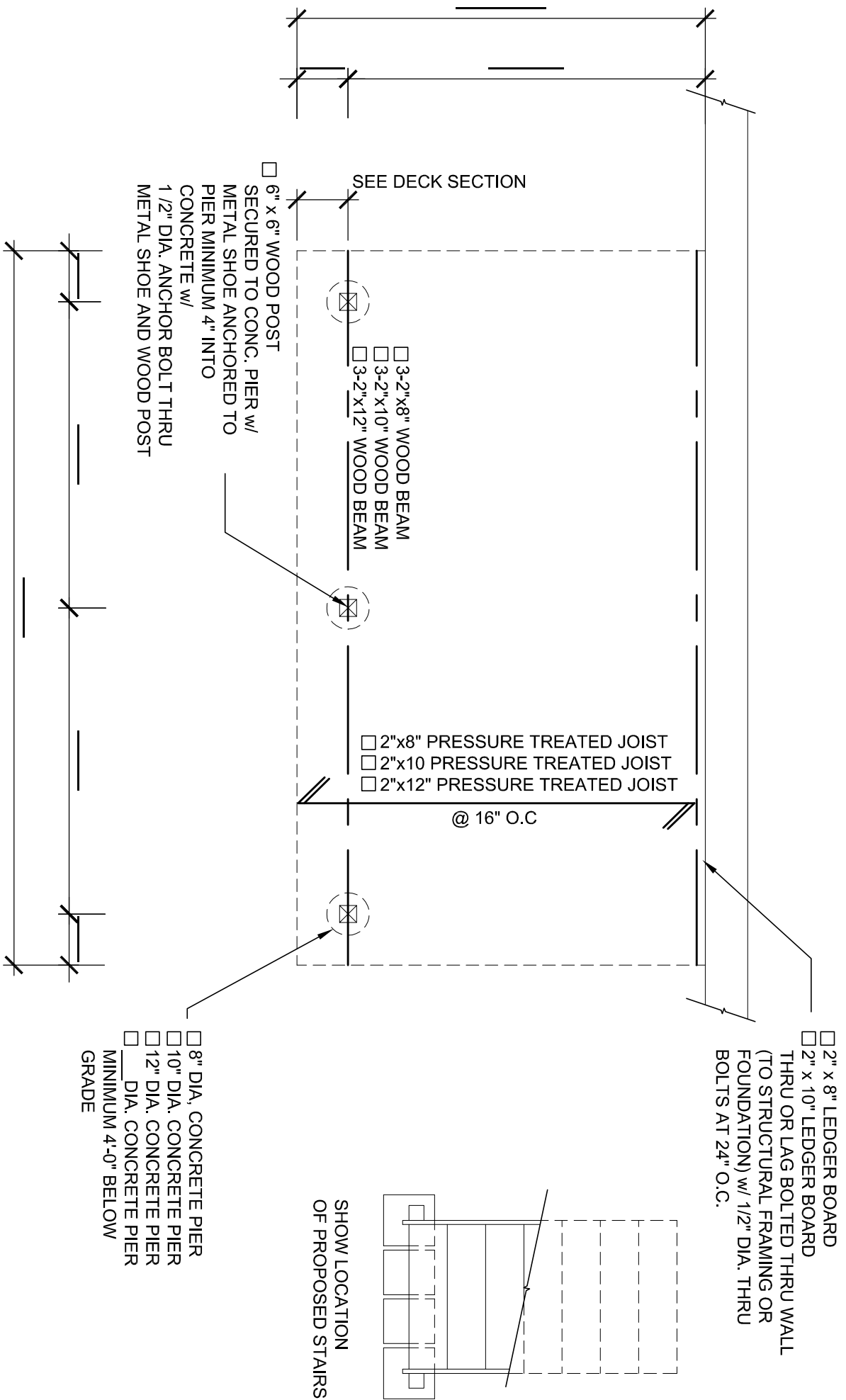
ADDRESS

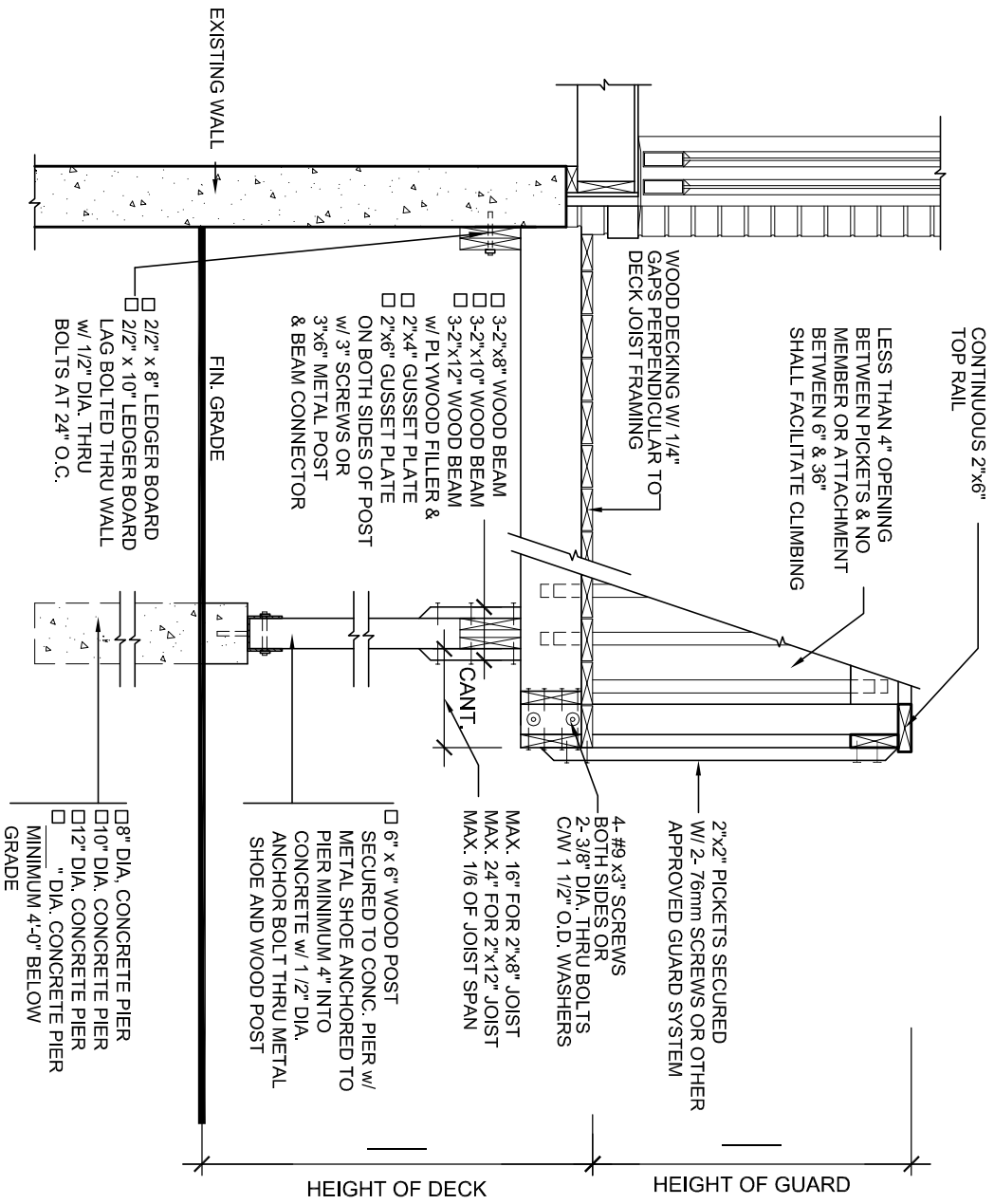
BRAMPTON, ONTARIO

TITLE
SAMPLE SITE PLAN

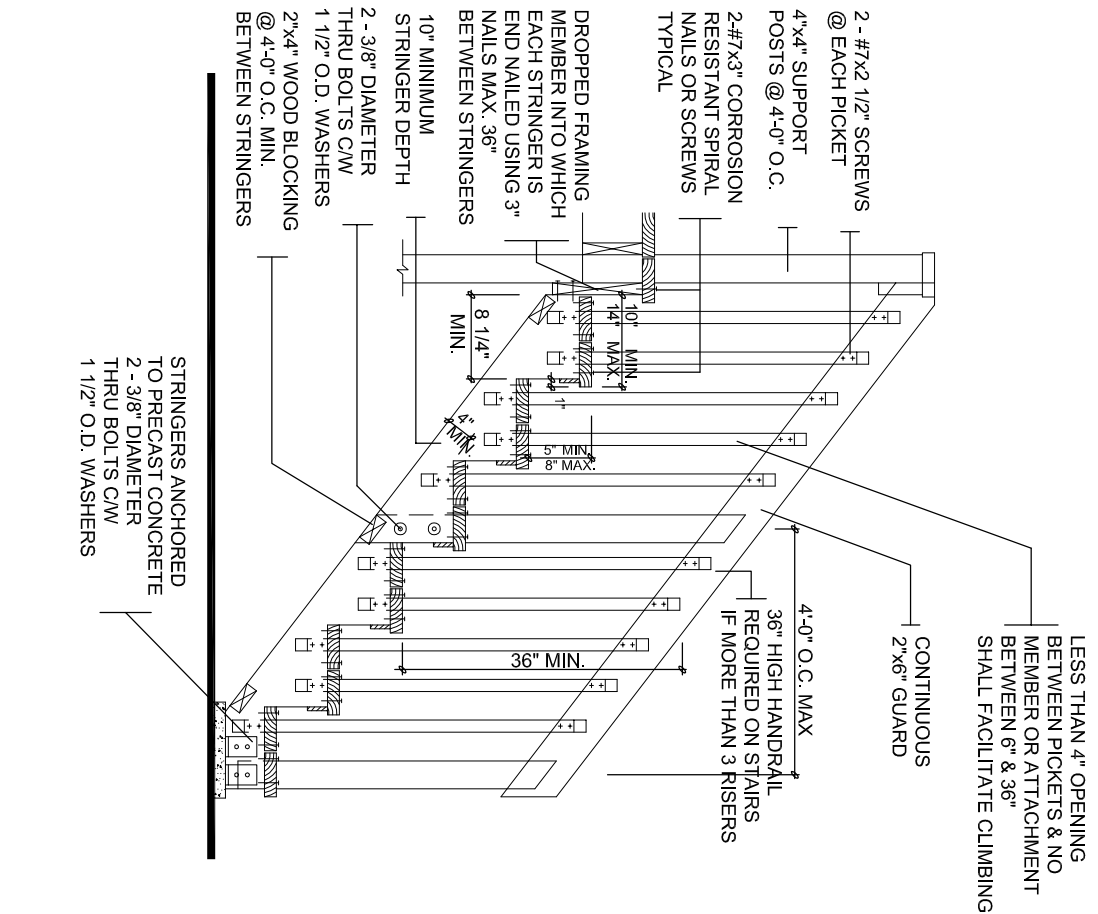
DESIGN BY:
PRINT NAME _____
SIGNATURE _____
SCALE:

DECK FOUNDATION PLAN





DECK SECTION for FOUNDATION WALLS



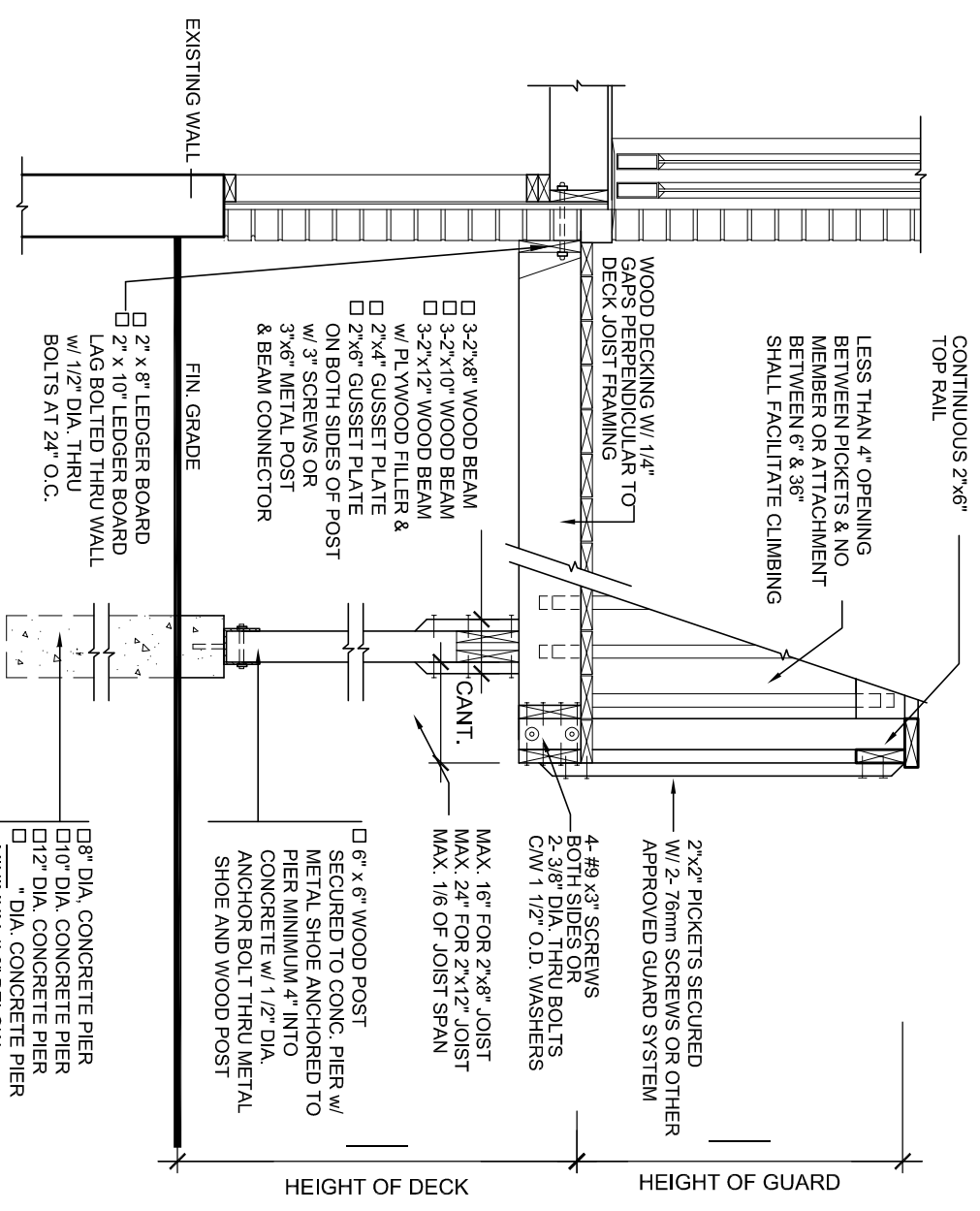
SECTION THRU STAIRS



ADDRESS
BRAMPTON, ONTARIO

TITLE
DECK LAYOUT

DESIGN BY:
 PRINT NAME
 SIGNATURE
 SCALE:



DECK SECTION for WOOD FRAMED WALLS



ADDRESS
BRAMPTON, ONTARIO

TITLE
DECK LAYOUT

DESIGN BY:
PRINT NAME
SIGNATURE
SCALE:

BEAM SIZING TABLE

SUPPORTED JOIST LENGTH (ft)	LIVE LOAD 1.9 kPa			LIVE LOAD 2.5 kPa			LIVE LOAD 3.0 kPa		
	PIER SPACING (ft.)			PIER SPACING (ft.)			PIER SPACING (ft.)		
	6'-7" (2.0m)	9'-10" (3.0m)	13'-1" (4.0m)	6'-7" (2.0m)	9'-10" (3.0m)	13'-1" (4.0m)	6'-7" (2.0m)	9'-10" (3.0m)	13'-1" (4.0m)
4'-11" (1.5m)	2/2"x6"	2/2"x8"	3/2"x10"	2/2"x6"	3/2"x8"	3/2"x10"	3/2"x6"	2/2"x10"	2/2"x12"
6'-7" (2.0m)	2/2"x6"	3/2"x8"	3/2"x10"	2/2"x8"	2/2"x10"	3/2"x12"	2/2"x8"	2/2"x10"	3/2"x12"
8'-2" (2.5m)	2/2"x8"	2/2"x10"	3/2"x12"	2/2"x8"	3/2"x10"	3/2"x12"	2/2"x8"	3/2"x10"	4/2"x12"
9'-10" (3.0m)	2/2"x8"	2/2"x10"	3/2"x12"	2/2"x8"	3/2"x10"	4/2"x12"	2/2"x8"	3/2"x10"	4/2"x12"
11'-6" (3.5m)	2/2"x8"	3/2"x10"	3/2"x12"	2/2"x8"	3/2"x10"	4/2"x12"	3/2"x8"	3/2"x12"	N/A
13'-1" (4.0m)	2/2"x8"	3/2"x10"	4/2"x12"	2/2"x8"	3/2"x12"	N/A	3/2"x8"	3/2"x12"	N/A

JOIST SIZING TABLE

JOIST SPAN (ft.)	LIVE LOAD 1.9 kPa			LIVE LOAD 2.5 kPa			LIVE LOAD 3.0 kPa		
	JOIST SPACING (inches)			JOIST SPACING (inches)			JOIST SPACING (inches)		
	12"	16"	24"	12"	16"	24"	12"	16"	24"
6'-7" (2.0m)	2"x6"	2"x6"	2"x6"	2"x6"	2"x6"	2"x6"	2"x6"	2"x6"	2"x6"
8'-2" (2.5m)	2"x6"	2"x6"	2"x8"	2"x6"	2"x6"	2"x8"	2"x6"	2"x8"	2"x8"
9'-10" (3.0m)	2"x6"	2"x8"	2"x8"	2"x8"	2"x8"	2"x10"	2"x8"	2"x8"	2"x10"
11'-6" (3.5m)	2"x8"	2"x8"	2"x10"	2"x8"	2"x10"	2"x10"	2"x10"	2"x10"	2"x10"
13'-1" (4.0m)	2"x10"	2"x10"	2"x12"	2"x10"	2"x10"	2"x12"	2"x10"	2"x10"	2"x12"

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 (inches)	sq.ft.
8" (200mm)	0.32 sqft (0.03m2)
10" (250mm)	0.53 sqft. (0.05m2)
12" (300mm)	0.86 sq.ft (0.08m2)
14" (350mm)	1.07 sq.ft (0.10m2)
16" (400mm)	1.4 sq.ft (0.13m2)
20" (500mm)	2.15 sq.ft. (0.20m2)
24" (600mm)	3.22 sq.ft. (0.30m2)

POST SIZING TABLE

POST SIZE (inches)	MAXIMUM HEIGHT (ft.)	MAX. SUPPORTED DECK AREA (sq.ft.)		
		LIVE LOAD (kPa)		
		1.9	2.5	3.0
4"x4"	3'-3" (1.0m)	116.9	93.7	80.5
	4'-11" (1.5m)	63.8	51.2	44.0
	6'-7" (2.0m)	33.9	27.2	23.4
6"x6"	6'-7" (2.0m)	147.1	118.2	101.5
	8'-2" (2.5m)	100.3	80.5	69.2
	9'-10" (3.0m)	68.3	54.9	47.1
	11'-6" (3.5m)	47.5	38.1	32.7

GENERAL NOTES

1. A MINIMUM LIVE LOAD OF 1.9 (kPa) SHALL BE APPLIED IN ALL LOCATIONS.
2. 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)
3. A SITE PLAN OR SURVEY IS REQUIRED SHOWING ALL LOT LINES & DIMENSIONS, SIZE & LOCATION OF ALL EXISTING BUILDINGS & DECKS.
4. LUMBER NO. 2 SPF OR BETTER WOOD POSTS MIN. 89x89 (SOLID). USE CORROSION RESISTANT SPIRAL NAILS OR SCREWS.
5. A DECK IS NOT PERMITTED TO BE SUPPORTED ON BRICK VENEER.
6. CANTILEVERED JOISTS AND BEAMS ARE LIMITED TO 1/6 THE MEMBERS LENGTH.
7. CONCRETE PIERS SHALL BEAR ON UNDISTURBED SOIL. THE BEARING CAPACITY OF THE SOIL SHALL BE DETERMINED PRIOR TO CONSTRUCTION.
8. MAXIMUM HEIGHT REFERS TO THE HEIGHT OF THE POST FROM THE TOP OF THE PIER TO THE DECK SURFACE.
9. BEAMS WITH MORE THAN 2 MEMBERS MUST BE SUPPORTED BY 6"x6" POSTS.
10. THE ALLOWABLE SOIL BEARING PRESSURE SHALL BE REDUCED BY 50% WHILE THE WATER IS AT OR NEAR THE BOTTOM OF THE FOOTING EXCAVATION.
11. CONTACT YOUR LOCAL BUILDING DEPARTMENT FOR FURTHER INFORMATION ABOUT LOCAL SOIL BEARING CAPACITIES.
12. JOISTS SPANNING MORE THAN 6'-10" (2.1m) ARE TO HAVE BRIDGING AT LEAST EVERY 6'-10" (2.1m) O.C..



ADDRESS

BRAMPTON, ONTARIO

TITLE
TABLES & NOTES

DESIGN BY:
 PRINT NAME _____
 SIGNATURE _____
 SCALE: _____