

Plan Review Checklist – Decks

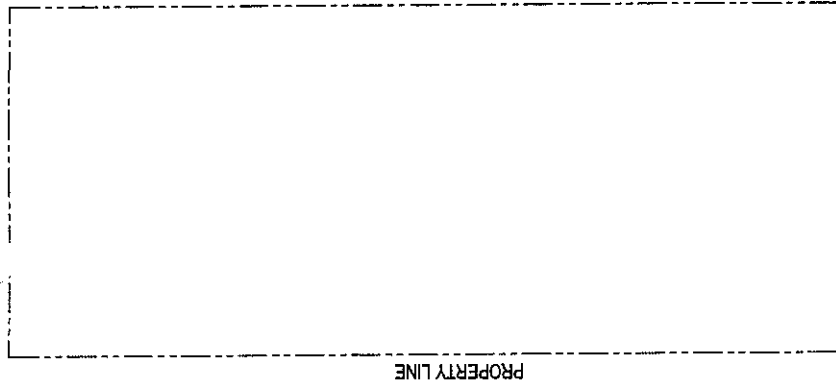
Home Owner/Builders: The following information is required when submitting an application for a residential building permit and before a building permit is issued. The plan review will not begin until all required information is provided.

Required Information:

- 2 sets of **Site Plans** with the following information
 - Show size and location of proposed deck
 - Show size and location of existing buildings on property
 - Show lot dimensions and shape
 - Show distance between buildings and property lines
 - Show North direction arrow
- 2 sets of **Deck Layout Drawings** with the following information
 - Interior wall location (if enclosed)
 - Window sizes and locations (if enclosed)
 - Door sizes, location and swing direction
- 2 copies of the **Deck Checklist** properly filled out
 - Piles or an engineer's design may be required for a deck greater than 2' and 55m² or if the deck is supporting a roof load.
- 2 copies of the **Building Permit Application** properly filled out

Required On-Site Inspections: (inspection requirements may change depending on the project type and size)

- Plan Review (Prior to the commencement of any construction)
- Framing/Final (Prior to using deck)



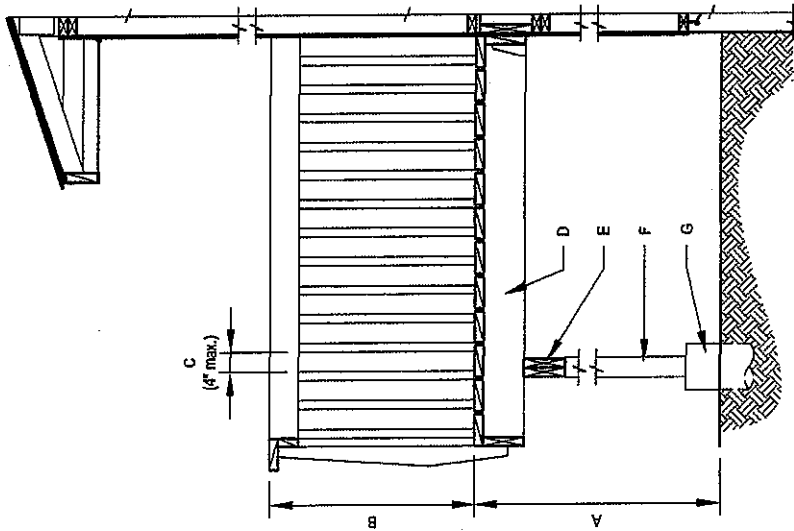
STREET



SITE PLAN

On Site Plan:

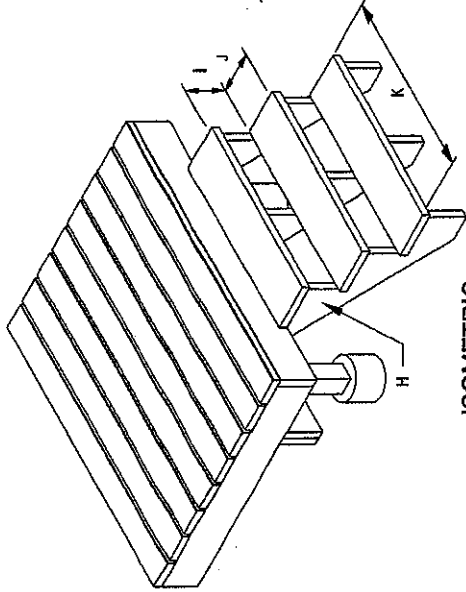
- Show size and location of house
- Show size and location of proposed deck
- Show distances to property lines
- Show lot dimensions and shape of lot
- Show direction of North



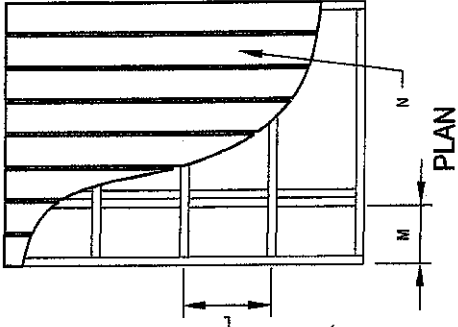
SECTION

Note:

Guard Rail required when deck walking surface height is > 24" (600 mm) above finished grade.
 Minimum Guard Rail Height is 36" (900 mm) when the walking surface is not more than 72" (1800 mm) from finished grade, serving one dwelling unit and 42" (1070 mm) in height when walking surface is over 72".
 A Stair Handrail is required when there are more than 3 risers.
 Exterior wood steps shall not be in direct contact with the ground unless suitably treated with wood preservative.
 A deck is allowed to project into a 24.6' (7.5 m) front yard setback 6' (1.8m).



ISOMETRIC



PLAN

- A) Deck Height Above Grd.: _____
- B) Guard Rail Height: _____
- C) Spindle Spacing: _____
- D) Joist Size: _____
- E) Beam Member Size: _____
- F) No. of Members: _____
- G) Column: _____
- H) Foundation/Footing: _____
- H) Stair Stringer Size: _____
- I) No. of Stringers: _____
- I) Stair Rise: _____
- J) Stair Run: _____
- K) Stair Width: _____
- L) Joist Spacing: _____ o/c
- M) Cantilever: _____
- N) Floor Decking: _____

Owner's Information

Owner's Name: _____
 Owner's Address: _____
 Date: _____

DATE REVISION BY	DESIGNED BY:	DATE:	SCALE:	PAGE:
	Dm By: TCR	MAY 12, 2003	AS NOTED	1 / 1
	CHECKED BY:	PROJECT:		
	N/A	DECK CHECKLIST WITH NATIONAL BUILDING CODE AND REGULATORY BYLAW INFORMATION		
	JOB NO.:			
	N/A			