DECKS

BUILDING PERMITS

All decks constructed within the Town of Tillsonburg require a building permit prior to construction. A complete Building Permit Application requires the following:

- A completed CloudPermit application (https://ca.cloudpermit.com/login-form).
- A copy of a plot plan / survey showing your deck location.
- A copy of your deck plans drawn to scale.
- A lot grading plan *may* be required.

ZONING BY-LAW

Decks, regardless of size, must comply with the provisions of the Town of Tillsonburg zoning by-law. Some general requirements include:

- Decks (including stair portion) are permitted to encroach into a required rear yard setback a maximum of 3.7 meters (12 feet).
- Decks (including stair portion) are permitted to encroach into a required front yard setback a maximum of 1.5 meters (5 feet).
- In most cases, decks are not permitted to encroach into a required side yard setback.

A survey of your property is typically required in order to determine the above setback requirements. If you do not have a copy of your survey, contact the Building Department to see if there is one on file.

GUARDS

The Ontario Building Code states that a platform 24 inches or higher is required to be protected by a guard (railing) that has a minimum height of 36 inches. If the deck is 5 ft 11 inches above the ground, then the minimum guard (railing) height increases to 42 inches.

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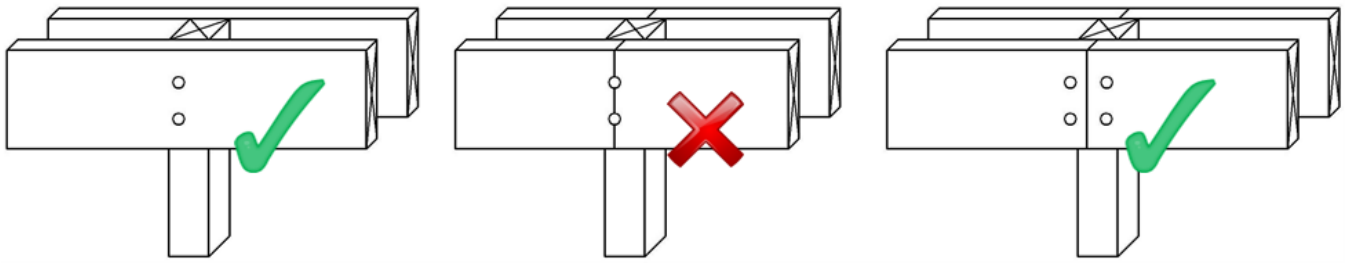
CONSTRUCTION

A deck can be constructed in two different ways. The joists can be placed directly on the ground (on compacted stone) or the deck can be built on footings. The minimum depth for footings is 4 ft. However, if the deck footing is close to the house, the deck footings will need to extend to the same depth as the house footing. The footing can consist of a minimum 6 inch thick concrete pad with a pressure treated or cedar wood post buried in the ground, or a concrete pier. See the attached sketches as reference.

The size of the floor joist depends on the distance that the joists extend before being supported by a beam or joist hanger. The Floor Joist Span Table lists the maximum distance each type of floor joist can span.

Decks that have a height of 24 inches or more are required to be provided with a guard. When a guard is required, the floor joists of the deck must be at least 2 inches x 8 inches or larger.

The beams that support the joists must be fastened to the posts with two 1/2 inch diameter bolts. If more than 1 beam meet at the same post, each beam must be fastened separately (see below).



There are two types of beams that can be used. The first is the flush beam which is typically used for lower decks. The floor joists are fastened to the flush beam with hangers and joist hanger nails.

The second type of beam is the dropped beam which is the more common type of beam. The joists are toe nailed into the top of the beam.

NOTE: The sketches provided with this package are intended to illustrate the types of information required on the drawings to accompany your completed Building Permit Application. Please prepare your own drawings specific to your proposal to submit with the application or have a designer prepare the drawings for you.

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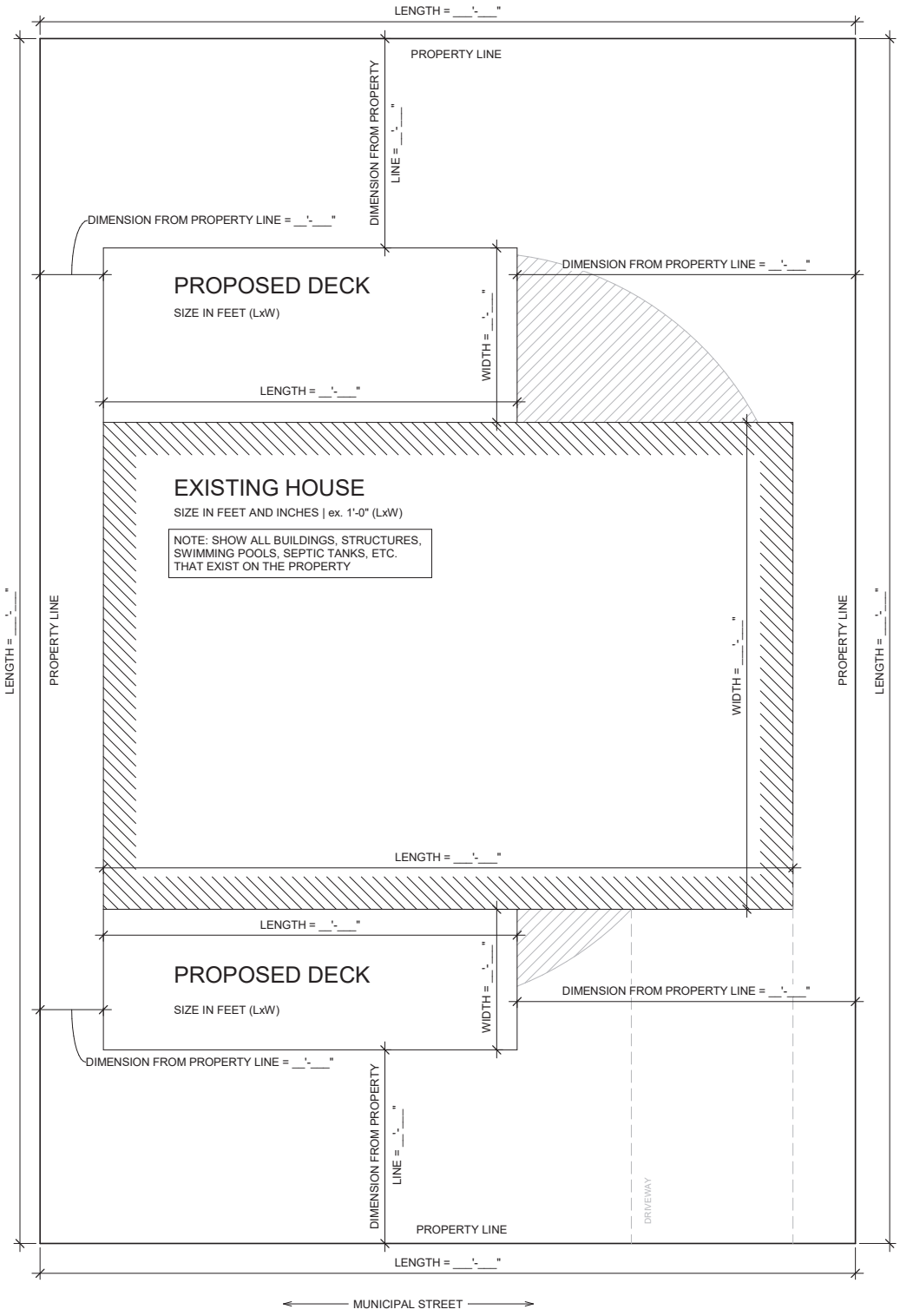
SITE PLAN



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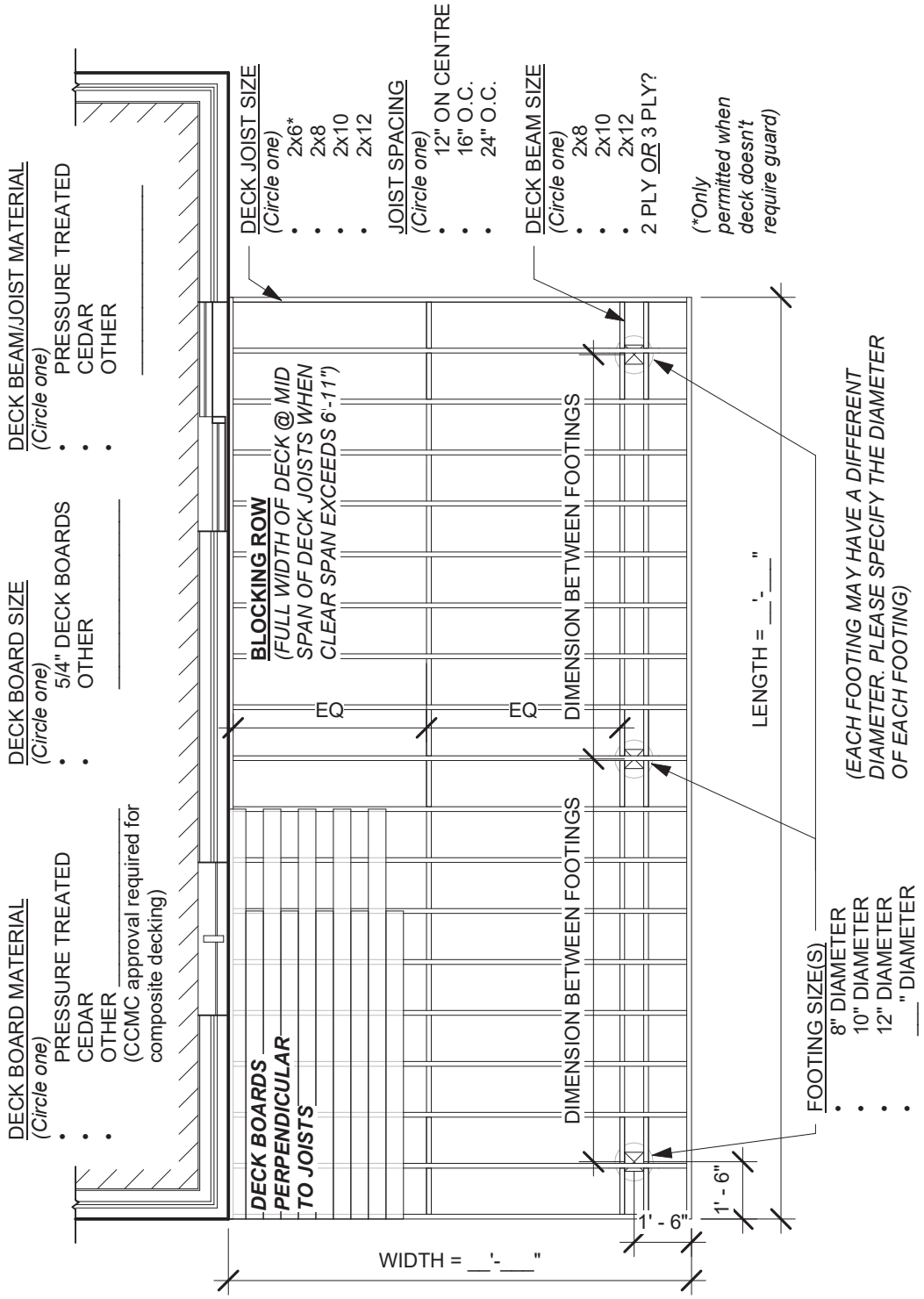
SINGLE BEAM CONFIGURATION



JOIST SIZE	12" SPACING (O.C.)	16" SPACEING (O.C.)	24" SPACING (O.C.)
2X6	10'-3"	9'-4"	8'-2"
2X8	12'-6"	11'-9"	10'-8"
2X10	14'-6"	13'-8"	12'-10"
2X12	16'-5"	15'-5"	14'-6"

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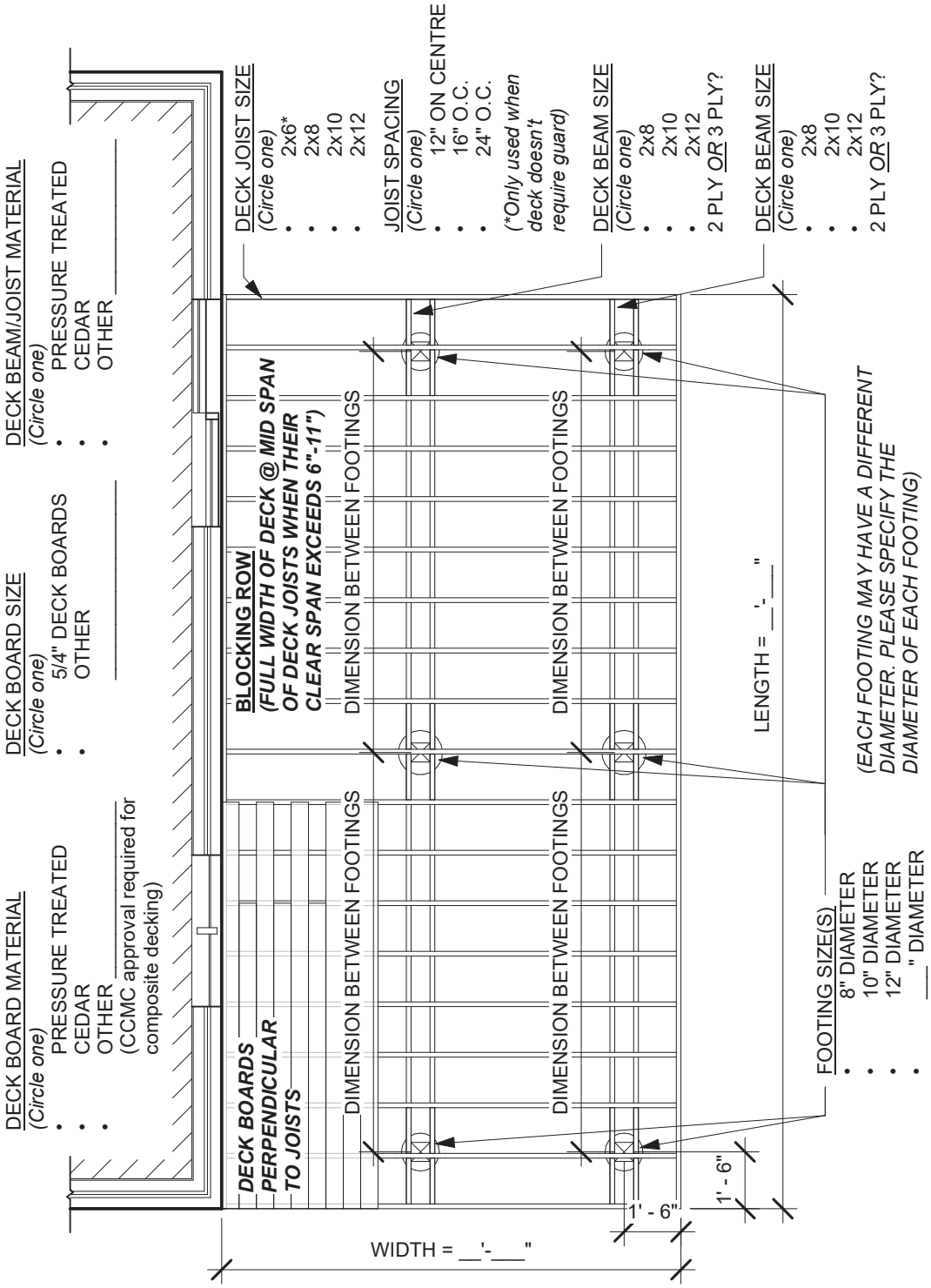
DOUBLE BEAM CONFIGURATION



JOIST SIZE	12" SPACING (O.C.)	16" SPACEING (O.C.)	24" SPACING (O.C.)
2X6	10'-3"	9'-4"	8'-2"
2X8	12'-6"	11'-9"	10'-8"
2X10	14'-6"	13'-8"	12'-10"
2X12	16'-5"	15'-5"	14'-6"

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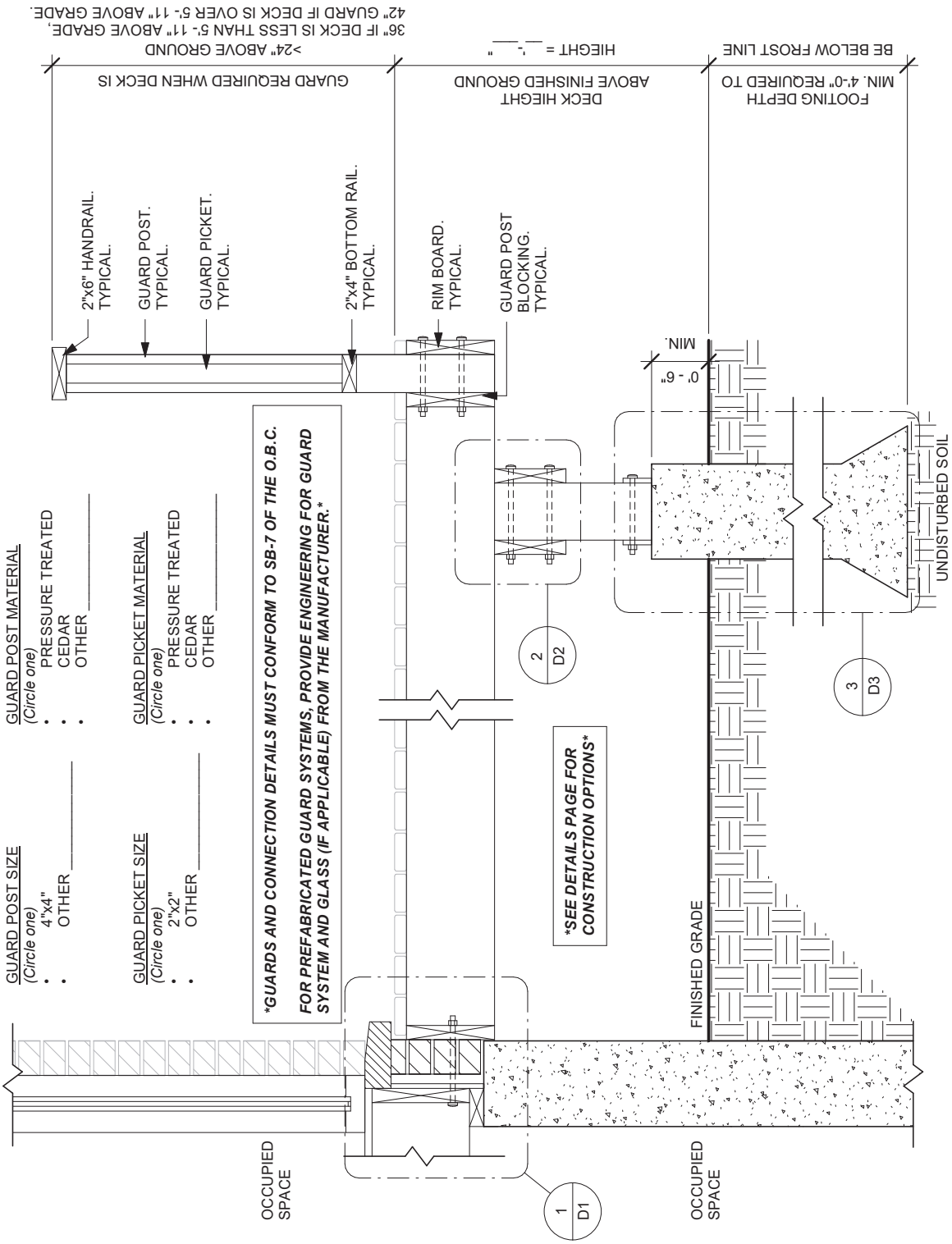
SECTION



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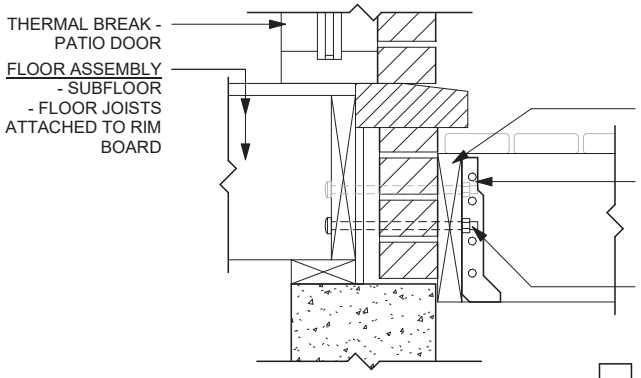
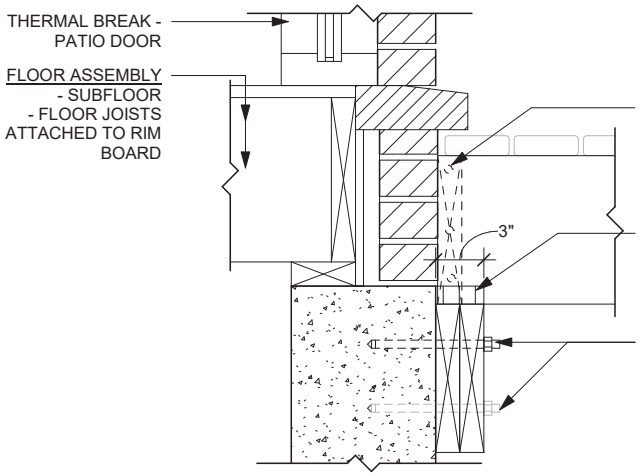
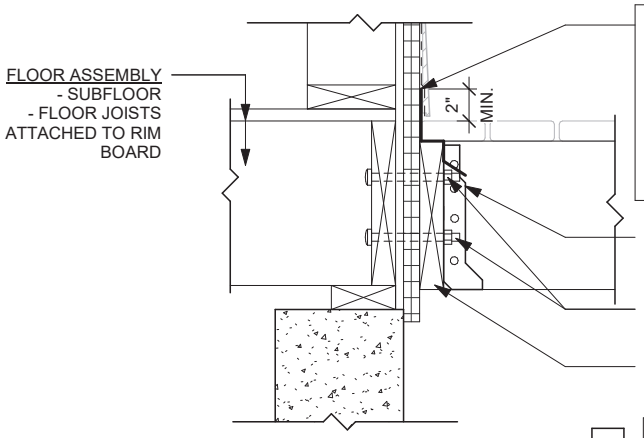
SECTION DETAIL - LEDGER BOARD CONNECTION



☐ DETAIL 1a - BRICK - LEDGER BOARD TO RIM BOARD



☐ DETAIL 1b - BRICK - DROPPED LEDGER BOARD TO FOUNDATION WALL



FLASHING REQUIREMENTS

- EXTEND 2" VERTICALLY ABOVE DECK, UNDER THE MEMBRANE OR SHEATHING.
- MUST BE BENT TO HAVE SLOPE OUTWARD, TO SHED WATER AT BOTTOM.
- TERMINATE AT EACH END HORIZONTALLY WITH AN END-DAM.
- MUST LAP 1/2" OVER THE BUILDING ELEMENT BELOW, AND
- TERMINATE IN A DRIP EDGE (BEND AT BOTTOM) 1/4" AWAY FROM LOWER BUILDING ELEMENT

☐ DETAIL 1c - SIDING - LEDGER BOARD TO RIM BOARD

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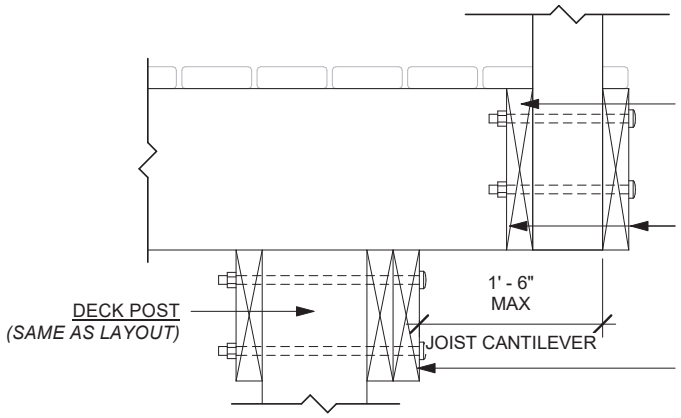
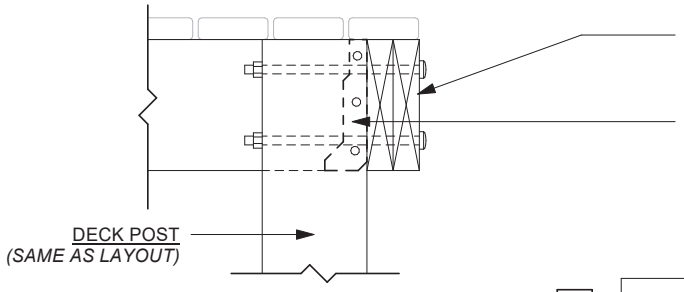
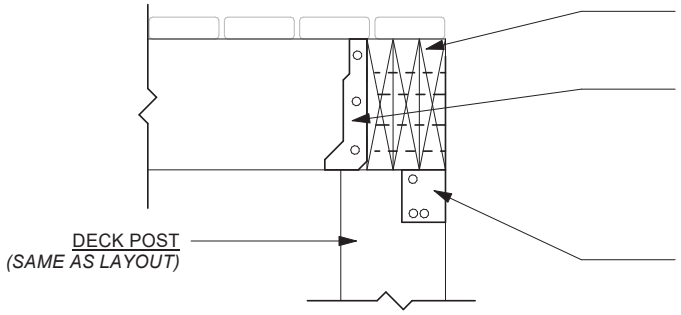
SECTION DETAIL - BEAM CONNECTION



DETAIL 2a - DROPPED BEAM TO POST



DETAIL 2b - FLUSH BEAM TO POST



DETAIL 2c - BEAM TO POST CAP

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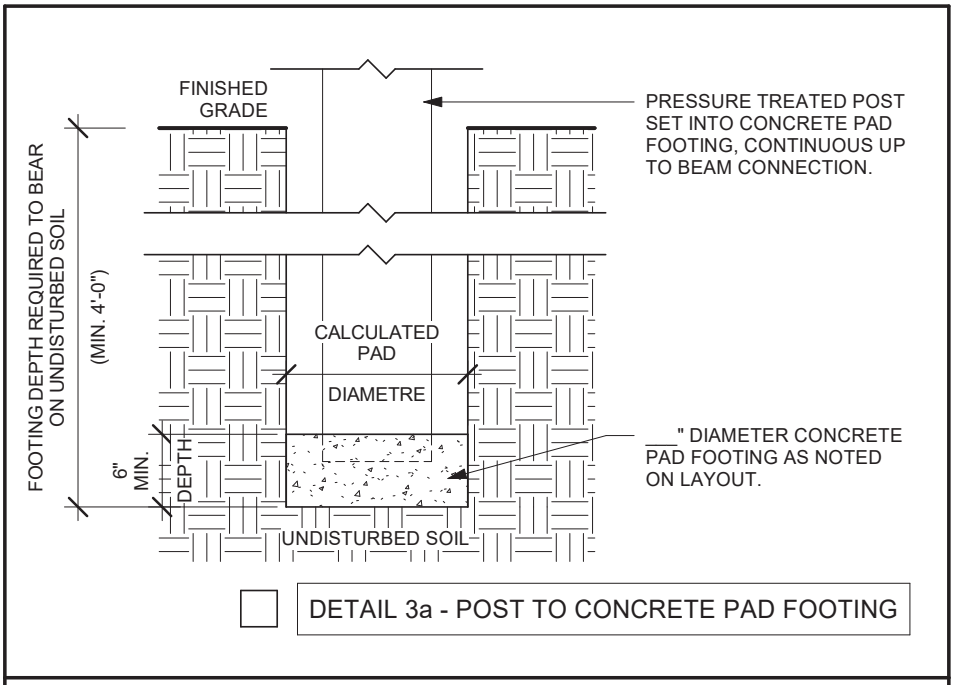
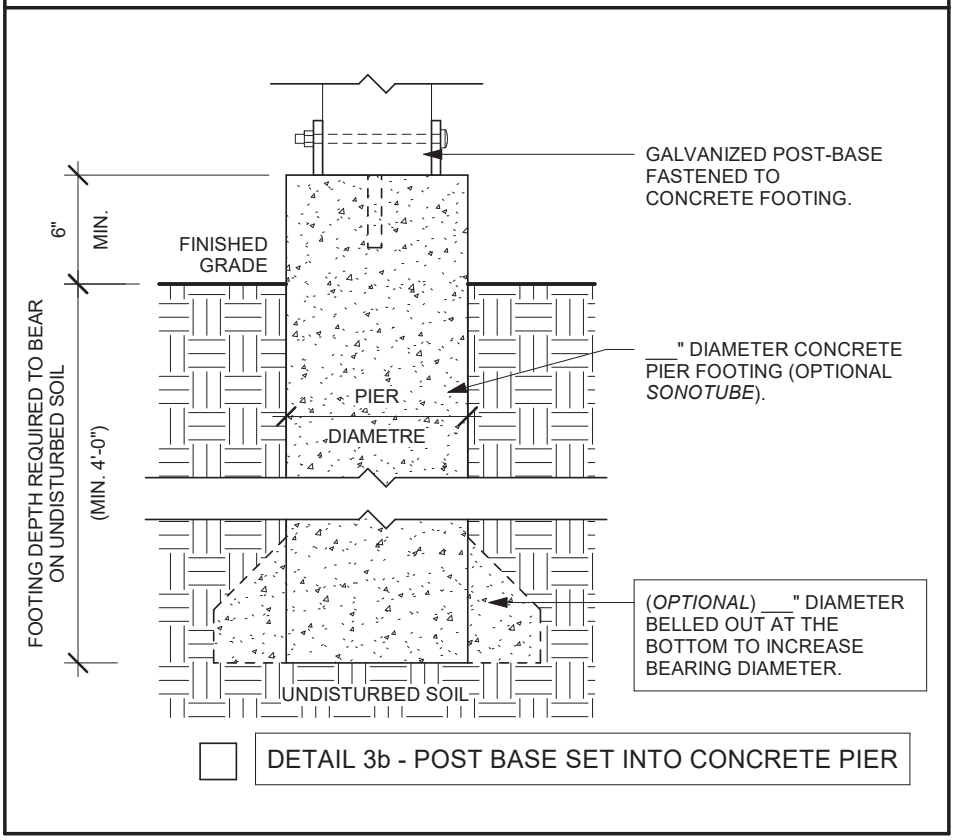
SECTION DETAIL - FOUNDATION CONNECTION



DETAIL 3a - POST TO CONCRETE PAD FOOTING



DETAIL 3b - POST BASE SET INTO CONCRETE PIER

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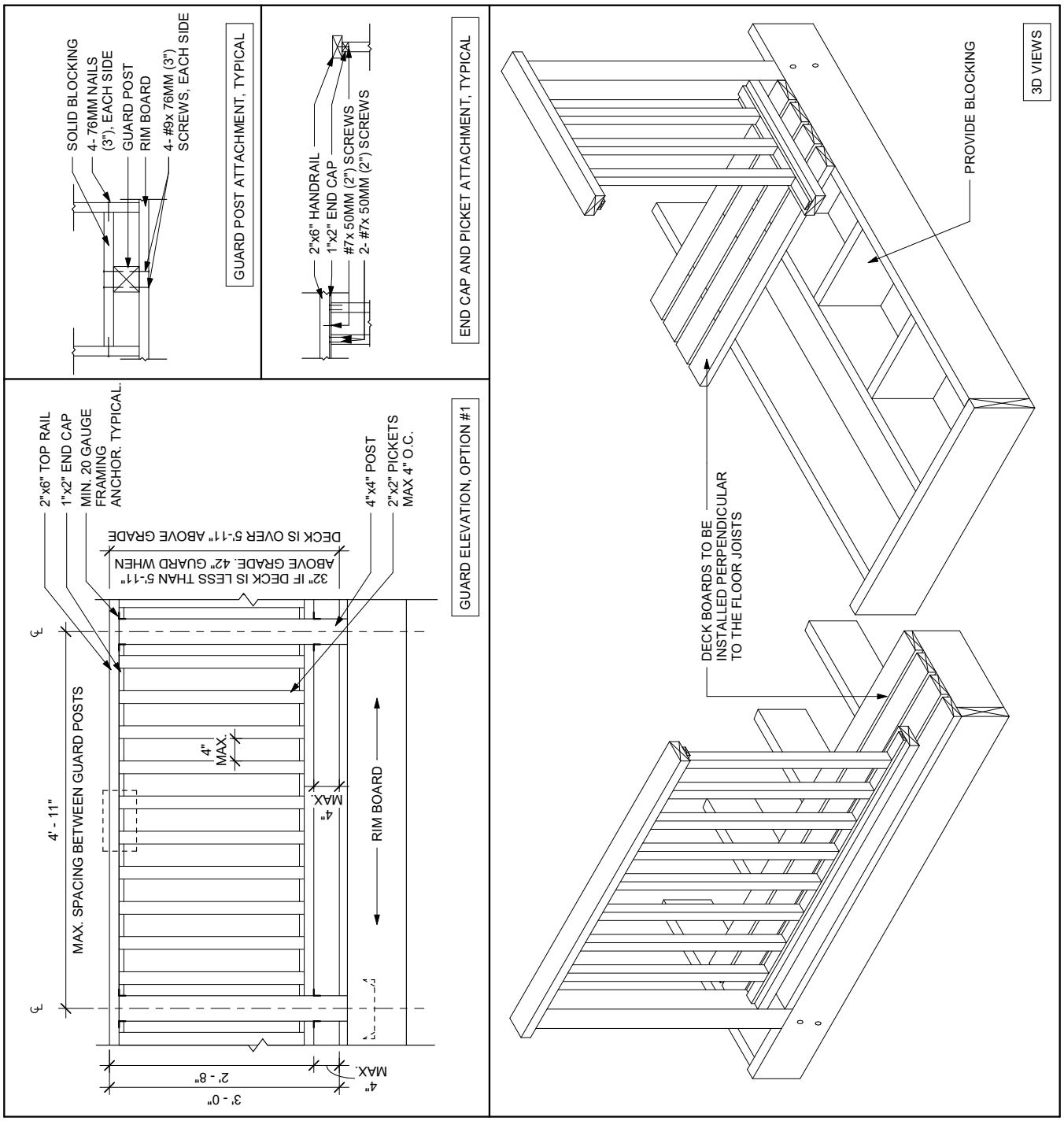
GUARD DETAIL - OPTION 1



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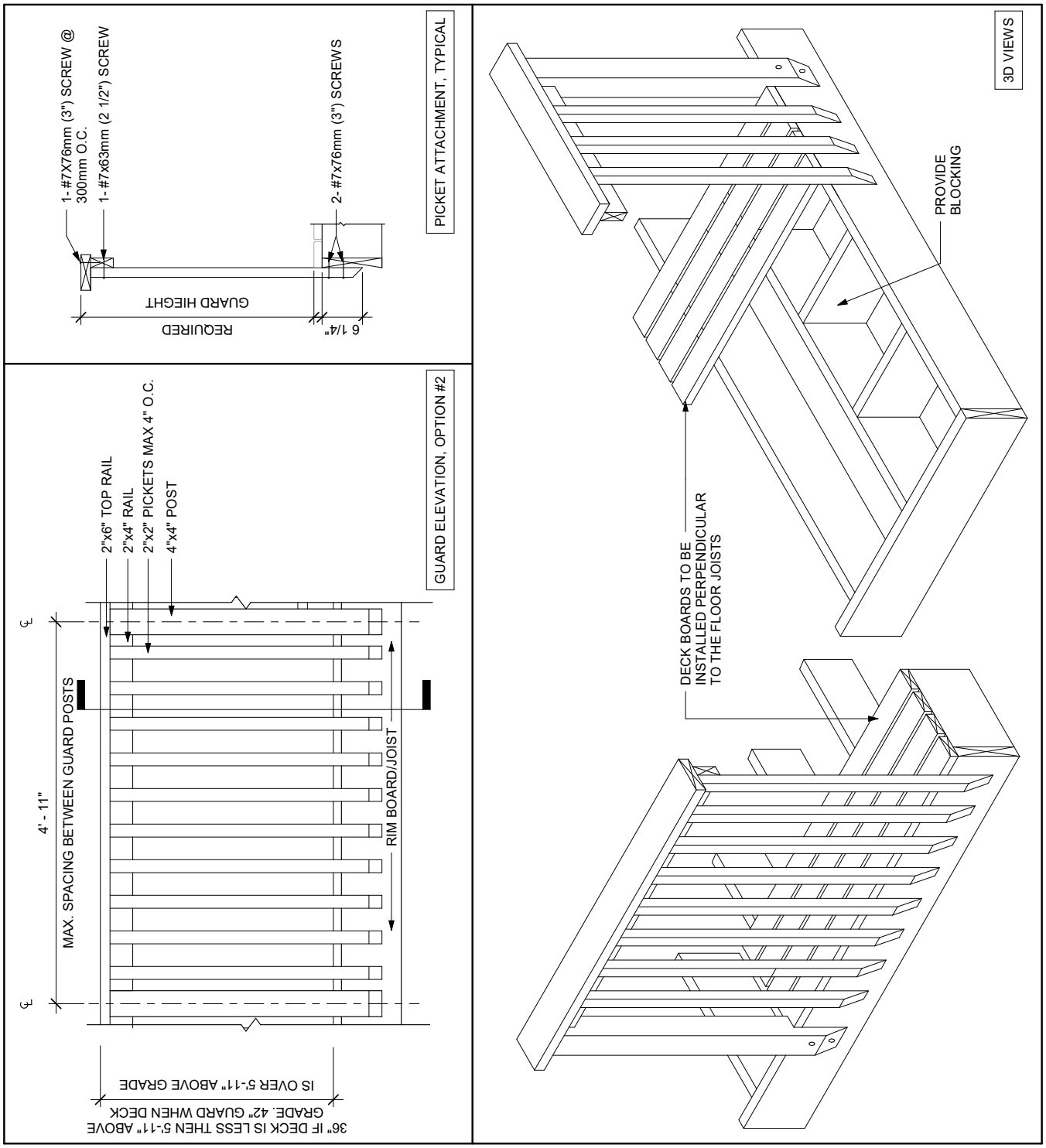
GUARD DETAIL - OPTION 2



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