Building Permit Application

Applicant Information (required)		
Name:	Address:	Are you also the primary contact? ☐ Yes ☐ No
Postal Code:	Email:	Phone:

Legal Land Owner Information (required)		
Name & Company Name (if applicable):		
Position/title:	Email:	Phone:

Additional Contacts (if applicable)		
Primary Contact:	Email:	Phone:
Building Contractor:	Email:	Phone:
Engineer/Architect:	Email:	Phone:
Mechanical/Plumbing Contractor:	Email:	Phone:

Building Use ☐ Single Family Dwelling ☐ Duplex/ Semi-detached ☐ 3+ Units Residential ☐ Commercial ☐ Industrial ☐ Institutional ☐ Agricultural ☐ Temporary

Nature of Work ☐ New ☐ Alteration ☐ Addition ☐ Repair ☐ Other

Building Address and Legal Land Description		
Address:		
Lot:	Block:	Plan:

Describe the Scope of Work *(explain the project in detail; include specifics so we can understand the project)*

Total Cost of Construction	$

Request for Building and Occupancy Permit (required)

I hereby acknowledge that I have read this application and state that the information contained herein is correct and agree to comply with all City of Regina bylaws and/or provincial laws regarding building and occupancy. It being expressly understood that the issuing of a permit does not relieve the applicant/owner from complying with all bylaws and national building codes though not called for in the specifications or shown on plans and/or applications submitted. I understand that conditions may be placed on the permit and must be complied with during construction.
The building shall not be occupied until such time as an occupancy permit is issued to the owner. Work shall commence within six months, shall not be stalled for period of more than six months, and shall be completed within two years from the date of issue or permit will be cancelled. The use of street, sidewalk or lane during construction requires additional authorization. This application form does not allow work to start as this is not an issued building permit.

The information on and within the permit documents are collected under the Local Authority Freedom of Information and Protection of Privacy Act. The purpose of the collection is to process your application for a building permit. It will be retained as a record of your application and may be used to contact the parties involved in this project. The application and the information contained therein may also be used by the City for compliance or other legal action pursuant to The Cities Act, The Construction Codes Act and the City's Building Bylaw and The Planning and Development Act.
Issued City permits, including name of applicant, name of owner, description of work, location, value of work and contractor names, may be released to members of the public by the City in accordance with the provisions of The Local Authority Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and use of this information, please contact Building Standards at 306-777-7000.

_____	_____	_____	_____ /_____ /_____
Legal Land Owner (printed)	*Signature of Legal Land Owner (or signed Letter of Authorization)*	*Signature of Applicant*	*Date (MM/DD/YYYY)*

Deck & Sunroom

A building permit is required to build an uncovered deck more than 600mm (2ft) high and for all covered decks and sunrooms. Decks and sunrooms that require a building permit also require a development permit. A building permit regulates construction according to the National Building Code, while a development permit regulates the location of a deck according to the Zoning Bylaw. **This application includes a building and zoning review and you will be issued both a building and development permit upon approval.**

This application package is for decks and sunrooms serving residential dwellings such as houses, duplexes and row houses only. Please see Commercial Permits for decks and sunrooms serving commercial apartment buildings, restaurants and other commercial buildings.

If the sunroom will be conditioned (heated/insulated) or if it's framed with dimension lumber, use the 'alteration' application package, as additional submittal items will be required.

Application Checklist

The following items must be included in your application package:

Applications will not be accepted until all information is provided.

Supply accurate and detailed plans to speed up the application review process.

❑ Application Form

- Signed by legal owner of the property (registered on title)
- Decks/sunrooms are considered an 'addition' class of work.

❑ Submission Details Form (Page 4-5)

❑ Site Plan (metric plans preferred)

Including a site survey (Real Property Report or lot plan) with your application package is recommended to increase your first-time approval rate.

If a site survey is unavailable, plans must be well-drawn, properly dimensioned and include all required components (Page 7).

❑ Framing Plan (if applicable)

Plans must include the following components (see Figure 1):

- Location and direction of beams, posts and joists (complete with dimensions)
- Length and width of deck including overhang information (if applicable)

❑ Unconditioned Sunrooms/Covered Deck Plans (if applicable)

Plans must include the following components:

- Sealed foundation drawings – Design must be sealed by an architect or professional engineer registered in Saskatchewan. The design must be site specific and must not be more than two years old.
- Manufactured sunroom specifications – Design must be sealed by an architect or professional engineer registered in Saskatchewan and must not be more than two years old.
- Framing information – Including rafters, beams, posts and/or trusses (as specified on page 4).

REGINA

Deck & Sunroom

How to Submit Your Application

Submit your completed application online by registering for eBuild. Applying online allows you to track the status of your application and access application information from anywhere.

The City will review your application to ensure it meets all requirements. All applications are reviewed under the most current National Building Code of Canada and City Bylaws. The owner is responsible for ensuring their building complies with all construction standards.

Ensure your project plans are legible and precise. Drawings stamped with “not for construction”, “preliminary” or “for permit purposes only” will not be accepted.

Permit Fee

- Covered & uncovered deck permit fee: $100.00
- Sunroom permit fee: $8 per $1000 of the value of work (minimum permit fee of $100)

Once your application is approved, payment must be made online using eBuild, or in person at City Hall. Following payment and final processing by our staff, your permit will be issued and emailed to the applicant. Your approved drawings will then be available on eBuild and construction may begin.

Review Process

Specific items will be reviewed only at INSPECTION, not at the time of application review. An explanation of the requirements for inspection review is included in this package. Depending on project scope, all items may not be reviewed or inspected.

	REVIEWED at APPLICATION	REVIEWED at INSPECTION
Bedroom Window Obstruction	✓	✓
Covered Decks/Sunrooms	✓	✓
Foundation	✓	✓
Framing *(wood decay, columns, deck boards)*		✓
Ledger Boards *(connection to house)*		✓
Stairs, Railings and Guards		✓
Structural Framing *(spans and cantilevers)*	✓	✓
Zoning	✓	

Required Inspections

1. Final - After the structure is complete, including posts, beams, guards and handrails.

Covered decks/sunrooms may require foundation, framing and final inspections based on project scope.

For more information or to book an inspection, call 306-777-7551 or submit a request online.

Park Access:

The owner and/or permit holder must complete the Park or Easement Access Form, or contact the City for the use of, and access through public lands, specifically Public Parks and Utility Easements, to complete the work for which this permit is required.

The owner and/or permit holder is responsible for the cost to repair any damage to the public property or works thereon that may occur.

How to Complete the Submission Details Form

Incised vs. Non-Incised Lumber

To select the appropriate span chart (Page 4-5), you need to first determine whether your lumber is incised or not. Incised lumber has many small slits to allow weather treatment to penetrate beyond the surface of the wood. Incising also reduces the maximum allowable load. If you are unsure of which type of lumber you have, please use the incised lumber charts. All lumber used should also be pressure treated.

Remember to check with the manufacturer's requirements for composite deck boards. Typically, the joist spacing cannot be larger than 300mm (12in).

Understanding the Span Charts (14' x 16' deck; 1 beam/1 span example provided)

1. **Determine the dimensions of your deck. This will dictate how long your joists, beam and column spacing will be.**

   Example: If you are building a 14' length x 16' depth, the joists would be 16' and the beam would be 14'.

2. **Determine whether your lumber is incised or not incised. Using the appropriate joist table, select your joist size and spacing based on the maximum joist length that suits your design.**

   Remember: Maximum Joist Length = Joist Clear Span + Optional Joist Overhang

   If you need a longer joist length than what has been provided in the span charts you may have to reference the Residential Exterior Wood Deck Span Guide (Figure 1) or the Canadian Wood Council Span Book for joists that span multiple beams.

   If a joist overhang (cantilever) is desired, the cantilever length must be included in the maximum joist length.

   Example: The maximum joist length would be 16' = 14' clear span + 2' optional overhang.

3. **Using the corresponding beam table, confirm that the maximum joist span is not being exceeded as noted above.**

   Example: A 2-ply 2x10 beam can support a maximum joist length of 16' with posts spaced at 4', 6' and 8', therefore it passes with any option.

   If a beam cantilever is desired, review the beam chart for the maximum overhang (a smaller cantilever is also permitted).

4. **Select desired post spacing based on the beam overhang and length of deck.**

   Example: Since a 2-ply 2x10 beam span can support 4', 6', or 8' post spacing, any spacing equal to 8' or less would be permitted.

NOTE: if you are planning a deck where the joists span multiple beams (2 or more spans), use the span tables provided in the CWC guide as it provides spans for each unique beam scenario, which may differ from the simplified charts provided in the remainder of this guide.

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Deck & Sunroom

Submission Details

Submit this completed form with your application.

Height of deck

_____ (grade to top of decking)

If the deck is more than 600mm (2ft) above grade, a 900mm (36in) high guard is required.

If the deck is covered or is greater than 1800mm (6ft) above grade, an engineered foundation design and a 1070mm (42in) high guard is required.

Bedroom egress window(s) covered by deck?

❑ Yes ❑ No

If yes, a minimum of 760mm (30in) clearance must be provided along the means of escape.

Manufactured sunroom

❑ I am submitting the manufacturer's specifications for the sunroom design components (sealed by an architect or professional engineer in Saskatchewan).

Foundation type

If an existing deck is now being covered or enclosed, a sealed foundation design is required for the additional structure.

❑ Concrete block / slab

❑ Concrete piles depth _____ size_____

❑ Screw piles

❑ Other _____

Roof framing (covered deck or sunroom)

❑ I am submitting truss layouts and stamped designs at time of permit application.

❑ I am submitting truss layouts at permit application, with stamped designs to be submitted prior to inspection.

❑ I am using dimensional lumber conforming to the Part 9 Span Tables (provide on drawing)

Span Charts – 1 span; Incised Lumber, SPF, Grade 2 (see note on page 5)

Joist Size (check applicable)	**Joist Spacing** (check applicable)		**Maximum Joist Cantilever[2]**
	❑ 300mm (12in)	❑ 400mm (16in)	
	Maximum Total Joist Span (joist span + length of joist cantilever)		
❑ 2 x 6[1]	3.0m (9ft-10in)	2.7m (9ft)	400mm (16in)
❑ 2 x 8	3.9m (13ft)	3.4m (11ft-5in)	
❑ 2 x 10	4.9m (16ft)	4.2 (14ft)	600mm (24in)
❑ 2 x 12		4.9m (16ft)	

[1]2 x 6 framing is not permitted where guardrails are attached, 600mm (2ft) above ground (CWC Guide).
[2]Joist cantilever not permitted to be greater than 25% of the total joist length.

Beam Size (check applicable)	**Post Spacing** (check applicable)				**Maximum Beam Cantilever[1]**
	❑ Posts ≤ 1.8m (6ft)	❑ Posts ≤ 2.4m (8ft)	❑ Posts ≤ 2.9m (9ft, 5in)	❑ Posts ≤ 3.3m (10ft, 11in)	
	Maximum Total Joist Span (joist span + length of joist cantilever)				
❑ 2-ply, 2 x 6	3.3m (11ft)	1.8m (6ft)	Not Permitted	Not Permitted	300mm (12in)
❑ 2-ply, 2 x 8	4.9m (16ft)	2.7m (9ft)			400mm (16in)
❑ 2-ply, 2 x 10		4.3m (14ft)			600mm (24in)
❑ 2-ply, 2 x 12		4.9m (16ft)			
❑ 3-ply, 2 x 10			4.9m (16ft)		
❑ 3-ply, 2 x 12				4.9m (16ft)	

[1]Beam cantilever not permitted to be greater than 25% of the total beam length (AWC Guide).

Span Charts – 1 span; Not Incised Lumber, SPF, Grade 2 (see note below)

Joist Size (check applicable)	Joist Spacing (check applicable) ☐ 300mm (12in)	☐ 400mm (16in)	Maximum Joist Cantilever[2]
	Maximum Total Joist Span (joist span + length of joist cantilever)		
☐ 2 x 6[1]	3.0m (10ft)	2.7m (9ft-1in)	400mm (16in)
☐ 2 x 8	4.0m (13ft-2in)	3.6m (12ft)	
☐ 2 x 10	4.9m (16ft)	4.6 (15ft-2in)	600mm (24in)
☐ 2 x 12		4.9m (16ft)	

[1]*2 x 6 framing is not permitted where guardrails are attached, 600mm (2ft) above ground (CWC Guide).*
[2]*Joist cantilever not permitted to be greater than 25% of the total joist length.*

Beam Size (check applicable)	Post Spacing (check applicable) ☐ Posts ≤ 1.8m (6ft)	☐ Posts ≤ 2.4m (8ft)	☐ Posts ≤ 3.1m (10ft, 2in)	☐ Posts ≤ 3.6m (11ft, 10in)	Maximum Beam Cantilever[1]
	Maximum Total Joist Span (joist span + length of joist cantilever)				
☐ 2-ply, 2 x 6	4.3m (14ft)	2.1m (7ft)	Not Permitted	Not Permitted	300mm (12in)
☐ 2-ply, 2 x 8	4.9m (16ft)	3.3m (11ft)			400mm (16in)
☐ 2-ply, 2 x 10		4.9m (16ft)			600mm (24in)
☐ 2-ply, 2 x 12			4.9m (16ft)		
☐ 3-ply, 2 x 10					
☐ 3-ply, 2 x 12				4.9m (16ft)	

[1]*Beam cantilever not permitted to be greater than 25% of the total beam length (AWC Guide).*

NOTE: if you are planning a deck where the joists span multiple beams (2 or more spans), use the span tables provided in the CWC guide as it provides spans for each unique beam scenario, which may differ from the simplified charts provided in the remainder of this guide.

Alternate Beam and Joist Sizing Option, Including Steel/Composite Framing

Deck designs can be based on other span data provided in the Residential Exterior Wood Deck Span Guide. This would be required for two span beams or other wood species. The Canadian Wood Council also has span tables specific to deck structures that may be used.

If you are using alternative span tables, they must conform to Canadian standards, or an engineer's seal/design will be required. If you are using products other than dimension lumber (e.g. metal framing), an engineer's seal/design will be required.

☐ **Yes, I used alternative span tables provided by the Canadian Wood Council**

Sample Framing Plan

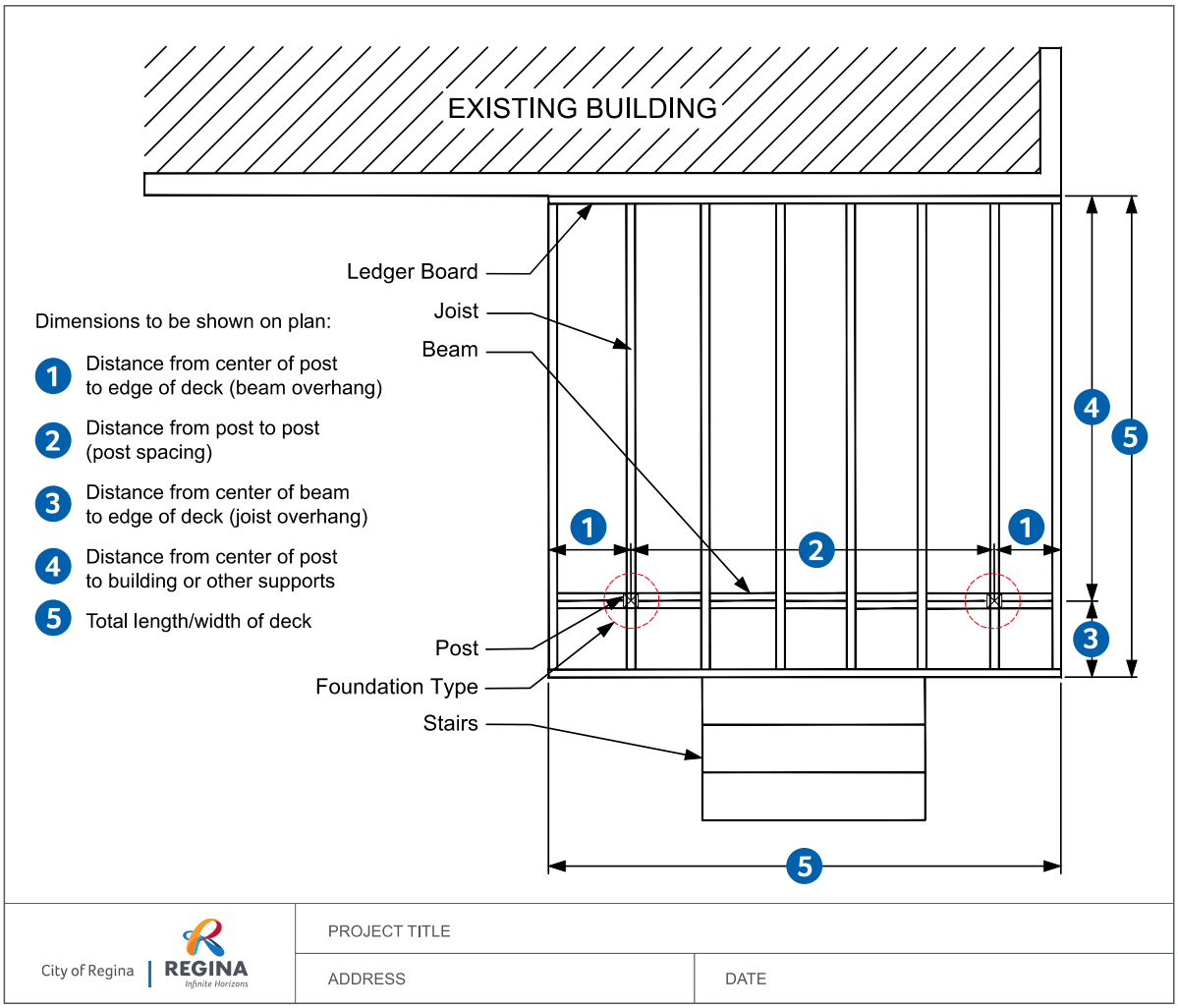


Figure 1 - Sample Framing Plan

Site Plan (metric plans preferred)

Including a site survey (Real Property Report or lot plan) with your application package is recommended to ensure accuracy of information, which may speed up the application review and approval.

If a site survey is unavailable, plans must be well-drawn, properly dimensioned and include the following components (see Figure 2):

- Lot shape and size (with property lines labelled)
- Location and size of all existing and proposed buildings complete with dimensions to all property lines
- Easements, right-of-ways (for utilities or other)
- Decks, projections, cantilevers
- Locations of abutting streets or lanes

It is important that dimensions of the property and existing structures and property line locations are accurate. Please ensure that your property setback requirements are met (see Zoning Requirements for more information).

Site Surveys (real property report or lot plan)

A site plan can be drawn from measurements or preferably using a previously completed real property report (RPR) or a new RPR. If an RPR is not available, a basic lot plan can be obtained from the Information Services Corporation (ISC) at no cost and can be used as the basis for a site plan.

Zoning Definitions

Setbacks - The distances between a property line and the nearest wall or part of the structure. Setback requirements vary between different zones and existing site conditions.

Flankage yard - The side yard of a corner lot which extends from the front yard to the rear yard between the flankage property line and the principal building.

Coverage - The percentage of the lot which is covered by buildings or structures with a roof. Uncovered decks are not included in the total site coverage.

Porch - A covered shelter with direct access to the ground, projecting in front of the entrance to a building, which can be open or closed in.

Sample Site Plan

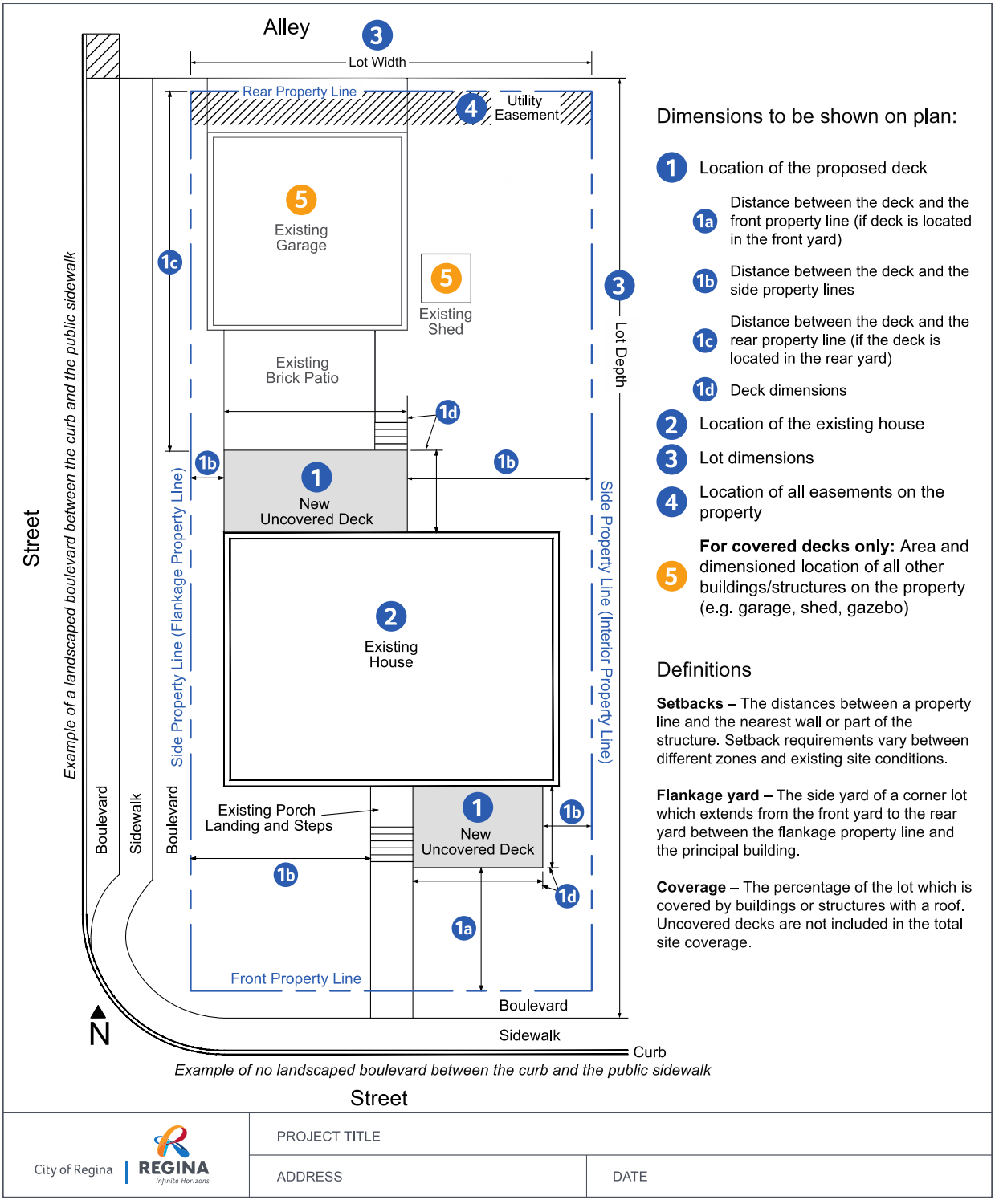


Figure 2 - Sample Deck Site Plan

Zoning Requirements (including setbacks)

Decks that require a building permit also require a development permit. A building permit regulates construction according to the National Building Code, while a development permit regulates the location of a deck according to the Zoning Bylaw. **This application includes a building and zoning review and you will be issued both a building and development permit upon approval.** All decks must comply with zoning regulations even if a building permit is not required.

Property Zones

Deck regulations vary depending on the zone of the property and if it is located within the Residential Infill Development (RID) overlay zone.

The RID overlay zone establishes specific requirements for buildings and structures within Regina's infill boundary (see map). The construction of proposed front decks within the RID overlay zone may be affected by existing conditions on site and actual setbacks of the neighbouring properties.

Access the City of Regina's zoning map to determine your property's current zone and overlay zones, such as the RID overlay zone. The zone for a property is found to the right of the "Code" field in the search results window.

Regulations for each zone, including overlay zones, can be found in the Regina Zoning Bylaw 2019-19.

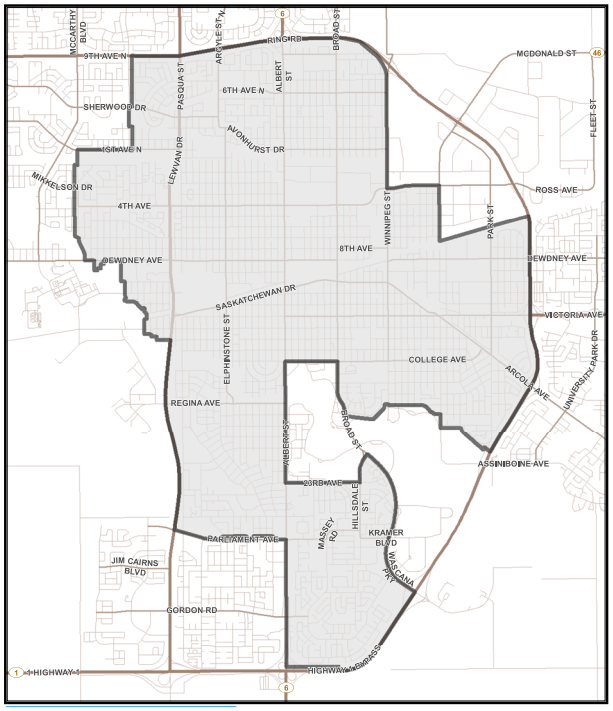


Figure 3 - Residential Infill Development (RID) Overlay Zone

The following information is provided for guidance only. This is not an exhaustive list of the zoning requirements and exceptions may apply. Before finalizing your design, applicants are encouraged to contact Service Regina **online** or by phone at **306-777-7000** to confirm requirements as they vary depending on the zone and other factors.

Covered Deck

A covered deck or porch is permitted to encroach into the front or rear yard. For the purposes of zoning, a sunroom that meets the definition of a “porch” (see Page 7) may follow the same regulations as a covered deck otherwise, the sunroom would be considered a “building addition” and subject to different regulations. The following setbacks are required:

Distance from Rear Property Line	**Lot with lane access**	3.0m
	Lot without lane access	3.5m
Distance from Front Property Line	**Lot outside the RID overlay zone boundaries**	3.0m
	Lot within the RID overlay zone boundaries	A covered deck can encroach up to 1.5m into the lesser of: a) the existing front yard setback of the building on site or b) the minimum front yard setback required in Subsection 8K.4.1 of the Zoning Bylaw. Contact Service Regina to confirm setback requirements.
Distance from Shared Property Line (Interior Property Line)		Same required side yard setback as the principal building
Distance from Property Line Next to a Street (Flankage Property Line)		450mm

Covered decks contribute to site coverage. Generally, the site coverage includes the percentage of the lot that is covered by any structure or building with a roof. The maximum allowable site coverage for most residential zones is 50 per cent. A site plan is required and must show the exterior dimensions of all existing structures on the property including the existing house, any accessory buildings (garage, storage shed, gazebo) and any other covered structures.

Uncovered Deck

If Deck is Less Than 600mm Above Grade	
Setback from Any Property Line	Unrestricted

If Deck is 600mm or More in Height Above Grade		
Setback Distance from Rear Lot Property Line	**Lot with lane access**	2.0m
	Lot without lane access	3.5m
Distance from Front Property Line		An uncovered deck can encroach up to 2.5m into: a) the established front yard setback or b) the approved front yard setback
Distance from Shared Property Line (Interior Property Line)		The lesser of: a) the required side yard setback of the principal building or b) the existing side yard setback of the building on site.
Distance from Property Line Next to a Street (Flankage Property Line)		450mm

Stairs, Landings and Ramps

Structures used to safely exit a building (egress), such as stairs, landings or ramps, are permitted to encroach into any side yard and no setback is required.

Building Code Requirements

Here are National Building Code (NBC) requirements that must be met and will be inspected. Please note that this is not an exhaustive list of NBC requirements, and exceptions may apply:

Bedroom Window Obstruction

If a deck covers a basement bedroom window, a minimum of 760mm of clearance is needed along the path of travel for a means of escape (Article 9.9.10.1).

Covered Decks or Sunrooms (if applicable)

Pre-manufactured Trusses - Pre-manufactured trusses require sealed drawings showing that they were designed by a professional engineer or architect operating within the provisions of the Professional Engineer/Architect Act in the Province of Saskatchewan. These sealed designs shall be site specific, and not more than two years old.

At a minimum, truss layouts are required at the time of permit application. Sealed truss shop drawings must be submitted prior to the framing inspection by emailing buildingdocs@regina.ca. **(Note: if the truss shop drawings are not provided prior to the framing inspection, the inspection will be cancelled, rescheduled and may result in additional fees).** Alternatively, the sealed truss shop drawings may be submitted at permit application, along with the truss layout.

Manufactured sunroom specifications – Manufactured sunrooms are beyond the scope of Part 9. The design drawings must be submitted with the permit application and must be sealed by a professional engineer or architect registered in Saskatchewan and not be more than two years old.

Other engineered products - Products (such as Laminated Veneer Lumber (LVL), etc.), or structural components that are beyond the scope of the Part 9 span tables (such as beams and lintels that cannot be verified from the NBC tables) are required to be sealed by a professional engineer or architect. These components must be identified on the drawings, and sealed designs must be submitted following the truss design process selected. The sealed designs must be site specific and less than two years old.

Rafters (Article 9.23.4.2. and Subsection 9.23.14) - All rafters made on site will have to be drawn for the permit application and show how they meet the snow loads and spans from Part 9 of the NBC.

Lintels (Article 9.23.12.3) - Lintels to be shown to meet the Part 9 span tables of the NBC, or they are required to be engineered, as described above. Where lintels span more than 3m, they shall be supported on each side by two trimmer studs (under the lintel) fasted to a king stud (beside the lintel). Spans less than 3m can be supported on each side by one trimmer fastened to a king stud.

Foundation Requirements

Architect's or engineer's seal – Uncovered decks at or under 1.8m in height from grade do not require a foundation design from a professional.

Uncovered decks over 1.8m and all covered decks require a sealed foundation design by an engineer or architect who is licensed in the province of Saskatchewan. Designs must be site specific and no more than two years old.

Releveling (Sentence 9.12.2.2.(8)) – Where decks are supported on surface foundations (ie. concrete block and slab) supported on non-coarse-grained soil with good drainage or rock, access to the

foundation to permit re-levelling must be provided by leaving 600mm under the deck or by installing removeable decking.

Framing

Combustible deck component restrictions (Sentence 9.10.15.5.(5)) - Combustible deck components (e.g. wood or vinyl boards) which are closer than 1.2m to the side yard property line are not permitted beside row houses if the combustible material is greater than 1m above the ground. This National Building Code requirement does not apply to houses, duplexes and semi-detached houses.

Wood type - All wood construction standards in this document are for framing constructed from incised (pressure treated) Spruce-Pine-Fir, Grades 1 or 2.

Columns (Section 9.17) - Wood columns must be at least as wide as the member being supported. Where steel columns are used, the steel plate must be at least as wide as the member being supported.

Beams (Sentence 9.23.8.1) - Beams shall have even and level bearing and the bearing at end supports shall be not less than 89mm long, except as stated in the notes to Span Tables 9.23.4.2.-H to 9.23.4.2.-K. Other beam connections (e.g. beam bolted to side of posts) are not allowed unless a sealed design is provided by an engineer or architect.

Beam Depth - When joists are fastened to the side of a beam with joist hangers, the beam depth must be equal to or greater than the joist depth. Alternatively, the joists may be supported on the underside by sitting on top of the beam.

Blocking – Although not required for decks, blocking between joist is recommended to help stabilize the joist and reduce vibration. Typically blocks are provided approximately every 2m (6ft) and above a beam which is adjacent to a joist cantilever.

Deck boards (Sentence 9.23.15.5) - Deck boards must conform to the options below:

- 2 x 4, 2 x 6, or 5/4 x 6 decking
- Composite decking (refer to manufacturer's specifications, see below)
- Other comparable material (refer to Table 9.23.15.5.-A for reference of subfloor thicknesses)

Composite Decking - If using composite for decking, be sure to read the manufacturer's specifications to ensure the correct joist spacing is selected for adequate support, typically 300mm on center.

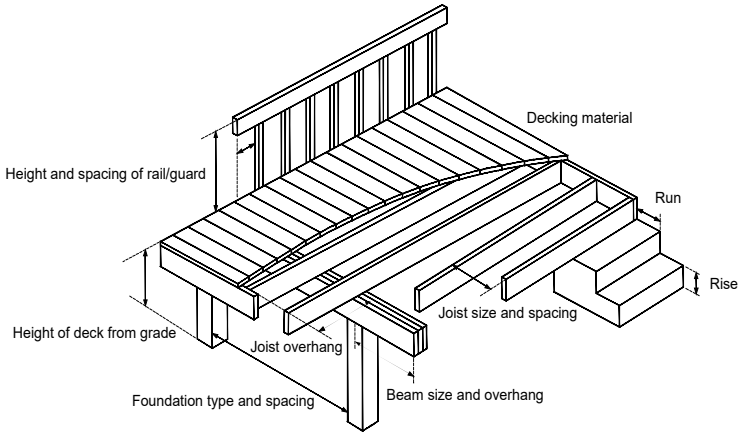
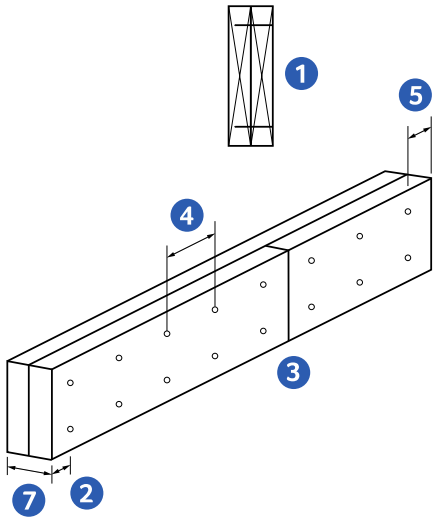


Figure 4 - 3D Deck Drawing (for applicant reference only)

Built-Up Beam

Built-up beams are individual pieces of lumber fastened together. There are requirements around how this must be done, nailing patterns and where splicing of members can occur. See below for more information.



1. Minimum nail penetration in second member must be at least 8 times the diameter of the nail.
2. Spliced beams must sit on a 140mm x 140mm (6in x 6in) column or larger. Minimum bearing of 70mm (2.75in).
3. Individual members can be butt together if the joint is over a support as per Article 9.23.8.3.(2).
4. 450mm (18in) max as per Article 9.23.8.3.(7).
5. Nails must be provided on each end of the beam within 100-150mm (4-6in) as per Sentence 9.23.8.3.(7).
6. If nails are not used, ensure the manufacturer's recommendations are followed. *(Deck screws are not appropriate to join a built up beam.)*
7. Columns or piles must not be less than the width of the supporting member as per Article 9.17.4.1.

Figure 5 – Built-Up Beam Detail

Ledger Boards (connection to house)

The ledger board must be anchored to the house and flashed to shed water away from the building.

The NBC does not provide guidance on attaching a deck to a house. The ledger board of the deck should be securely fastened to the house by a qualified person, such as an experienced contractor.

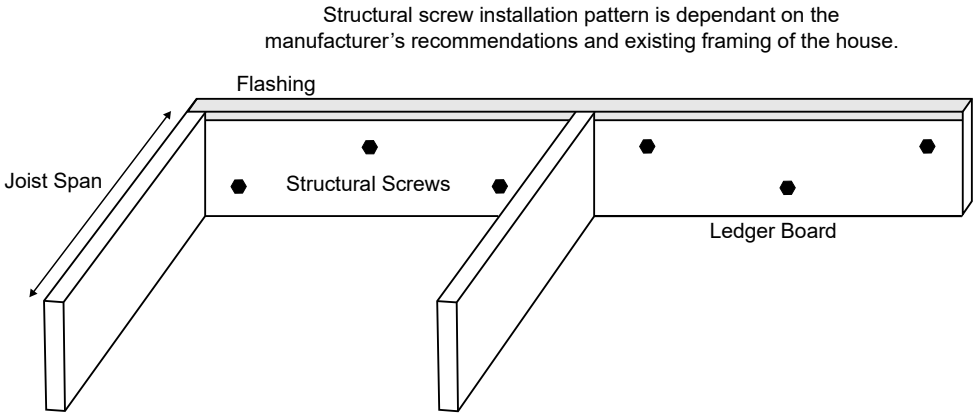


Figure 6 – Ledger Board Attachment

Ledger Attachment Guidelines:

- Deck screws and nails may not be used to attach a ledger
- Most applicants choose to use structural screws as ledger fasteners though galvanized lag screws and lag bolts may be used

- All fasteners must be galvanized or permitted for use in pressure treated lumber
- Flashing must be installed to shed water off the ledger and other attachments
- A weather barrier such as building paper or Tyvek must be placed between the house and ledger for proper water shedding and prevention of wood decay
- Manufacturer's instructions must be followed, including:
    - Fastener type/brand (brands may have different capacity)
    - Number of fasteners and spacing
    - Backing material (rim board)
- Fasteners attaching ledger boards to the house must penetrate the exterior sheathing and be embedded into solid lumber
- Ledger connection details provided by design professionals must be adhered to during construction

Joist Hangers - Using mechanical attachment devices such as joist hangers, ties and/or anchors requires that fasteners attaching such devices, conform to manufacturer's specifications. These specifications are determined based on wood type, local climate and finish coating of the fastener.

Deck Screws - found in most retail establishments are not permitted for attaching joist hangers and will not be accepted.

Ramps (if applicable)

Application and width (Sentences 9.8.5.1.(1) - 9.8.5.2.(2)) – The below information applies to pedestrian ramps, except ramps in a barrier-free path of travel. Ramps serving a single dwelling unit or a house with a secondary suite including their common spaces shall be not less than 860mm wide.

Ramp slope and maximum rise (Sentences 9.8.5.4.(1) & 9.8.5.5.(1)) – The slope of ramps shall be not more than 1 in 10 for exterior ramps and interior ramps serving residential occupancies. Where the slope of the ramp is greater than 1 in 12, the maximum rise between floors or landings shall be 1500mm.

Required handrails (Article 9.8.7.1.) – Ramps within a dwelling unit or a house with a secondary suite less than 1100mm wide in straight or curved orientation require 1 handrail; all other scenarios require 2 except where the ramps rise is not more than 400mm, as no handrail is required. Continuity, height and requirements for guards follow the same requirements as that for stairs, noted later in this document.

Roofing (if applicable)

Roof sheathing (Table 9.23.16.7.-A) - The roof sheathing type, grade, thickness and edge support (H-clips) to conform to the requirements of this table.

Roof slope and roofing type/provisions (Section 9.26) - Roofing to be provided to protect the building from precipitation. The type of roofing and installation shall conform to Section 9.26. A summary of slopes and applicable roofing types is shown in Table 9.26.3.1 (e.g. where the slope of a roof with asphalt shingles is less than 1 in 3, the low slope requirements of Subsection 9.26.8 would apply).

Soffits (if applicable)

Minimum distance from property lines (Sentences 9.10.14.5.(9)-(11)) - The roof soffit is not permitted to be closer than 0.45m from the property line. This means that if the garage wall is within 0.45m of the property line, no roof soffit is permitted. However, the roof soffit is permitted to extend up to the property line (but not past the property line) where is faces the lane/street.

Non-vented soffit requirements (Sentence 9.10.14.5.(12)) - Where the roof soffit is less than 1.2m from a property line or from the centerline of the lane/street, the soffit shall not have any openings. Most commonly, unvented aluminum soffit is installed (NBC also permits 12.7mm gypsum soffit board, 11mm thick plywood, 12.5mm thick OSB or waferboard, or 11mm thick lumber).

Stairs, Railings and Guards

Width (Article 9.8.2.1) - Stairs serving a single dwelling unit are to be at least 860mm wide.

Configuration (Subsection 9.8.3) - Most commonly, stairs for decks are constructed as straight flights. Refer to NBC for unique configuration requirements, such as winders.

Rise and run (Articles 9.8.4.1 - 9.8.4.8)

- Treads and risers must have a uniform rise and run in any one flight, including top and bottom risers.
- Risers must be 125mm minimum to 200mm maximum.
- Runs must be 255mm minimum to 355mm maximum.

Landings (Subsection 9.8.6) - Landings are required at the top and bottom of each flight of stairs (deck surfaces and ground surfaces meeting the requirements of landings are permitted). In general, the width and length of the landing must be at least as wide as the stairs.

Handrail height (Subsection 9.8.7) and guards (Subsection 9.8.8) - If the walking surface is 600mm or more above grade, then a guard must be provided (note that “walking surface” is applicable to both the deck surface, as well as to the treads of stairs). If the elevation difference is 1800mm or less, then a 900mm high guard is permitted. However, if the elevation difference is more than 1800mm, then the guard must be at least 1070mm high. The open space between spindles must not be more than 100mm. The triangular openings formed by stair risers, stair treads and the bottom element of the guardrail shall prevent the passage of a 150mm diameter sphere.

Built-in benches do not satisfy the non-climbable requirement of a guard (Article 9.8.8.6). Handrails are required on stairs with more than three risers and must be 865mm to 1070mm high. In many cases, designers are able to satisfy both handrail and guardrail requirements for stairs and ramps with a handrail at the necessary height and with spindles with the correct spacing (as opposed to providing one of each).

Best practice for the fastening of handrails and guards must be referenced from the chosen manufacturer’s specifications. In general, screws must penetrate solid lumber and be fully embedded. Blocking may be required to ensure a solid connection.

Openings in Guards (Article 9.8.8.5.) – Openings through guards (such as those serving stairs, i.e. spindles) shall be sufficiently spaced to prevent the passage of a 100mm diameter spherical object. The triangular openings formed by the stair riser, tread, and the bottom of the required guard shall prevent the passage of a 150mm diameter sphere.

Wood Decay Protection

Clearance off ground (Sentence 9.3.2.9.(3)) - Structural wood elements must be pressure-treated where the clearance between the wood member and ground level is less than 150mm.

If wood members are not pressure treated and are supported by concrete that is in contact with the ground, they must have a 0.05mm polyethylene film or Type S roll roofing in between the wood and the concrete support (Articles 9.23.2.2 & 9.23.2.3).