



### Most Common Inspection Deficiencies

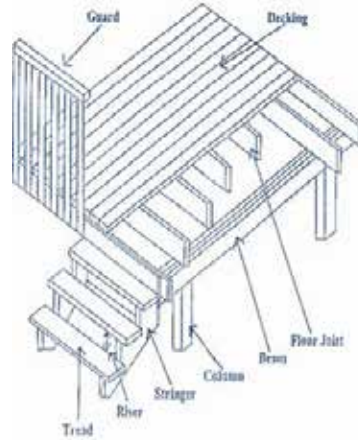
- Notching of railing posts.
- Use of improper, split or undersized pickets in guards.
- Splicing of beams not over supports.
- Use of unauthorized material or systems.
- Unauthorized changes from permit drawings.

### Stairs:

Every exterior stair with more than 3 risers is required to have a handrail on one side.

If there is a difference in elevation that exceeds 600mm (24 in) a guard is also required.

Every flight of stairs shall have uniform rise and run with a maximum tolerance of 6mm (1/4 in).



### Required Inspections:

1. Excavation/Footing – For piers and pads prior to backfill, our inspector will confirm that the foundation system is constructed as per the Ontario Building Code and approved plans.
2. Framing - Required at completion of structural framing and guards prior to installation of decking.
3. Final - Required at completion of the deck framing, stairs and guards.

Any proposed changes from the approved plans must be approved by a Building Inspector prior to construction.

***Failure to have the required inspections performed may result in you having to uncover and expose the work for inspection, Orders issued, etc.***

## City of Kingston

### Deck Construction 2012

The City of Kingston requires a permit to be issued prior to starting construction, if the deck is greater than 2 ft above ground level. Building permit applications can be obtained from the Building Services Department located at 1211 John Counter Blvd and our website [www.cityofkingston.ca/business/licenses/build-permit.asp](http://www.cityofkingston.ca/business/licenses/build-permit.asp).

With the submission of a Building Permit Application we will require:

1. A copy of a survey/site plan showing:
  - a. Lot lines including dimensions.
  - b. Location of proposed deck dimensioned to all other buildings and lot lines and the municipal address.

2. One copy of the deck construction drawings. The drawings must have sufficient detail so that someone, following the drawings, could build the deck. The following shall be provided:

- a. Foundation Plan detailing:
  - i. Footing size and location.
  - ii. Size, span, and direction, of beams, floor joist and decking.
  - iii. Dimensions of all components.

- b. Elevations to show:
  - i. The general appearance of the deck.

- c. Cross Section detailing:
  - i. Footing depth and construction.
  - ii. Height of deck walking surface above grade.
  - iii. Height of guard above walking surface.
  - iv. Step details.
  - v. Deck construction.
  - vi. Guard construction.
  - vii. Details, such as deck to house connection

3. Two Copies of manufacture's installation instructions for proprietary products and materials if applicable.

4. Payment of a permit fee of \$12/\$1000 of construction or minimum \$45. We accept, cheque, Visa, MasterCard or Debit Card.

5. A \$200.00 surcharge is added to any deck that is started without a permit. The permit can usually be issued within 5 to 10 business days if the application is complete.

### Qualifications:

The owner of a house is allowed to prepare and take responsibility for the design of a deck attached to a house without having to be qualified under the Ontario Building Code. However, the owner must still prepare plans and specifications in sufficient detail to demonstrate the project will comply with all technical requirements of the Ontario Building Code. Any persons other than the owner who prepare plans and specifications and take responsibility for the design of an attached deck or a detached deck (for a house) greater than 50m<sup>2</sup> (538ft<sup>2</sup>) must possess the required technical qualifications prescribed under the Ontario Building Code but need not be a registered designer (for which they would have required liability insurance).

### Deck Blocks:

Deck blocks can only be used where:

1. The deck is not attached to the house.
2. The deck is less than 55m<sup>2</sup> (592 ft<sup>2</sup>).
3. The distance from the finished ground to the under side of the floor joists is not more than 600mm (23 5/8 in) at any point.

### Wood Columns:

1. The minimum size of wood columns shall not be less than 140 mm X 140mm (6"X6") unless calculations are provided from a qualified person confirming that a lesser size is adequate, and
2. Columns greater than 600mm (23 5/8 in) in length shall be laterally supported by cross-bracing.

### Guards:

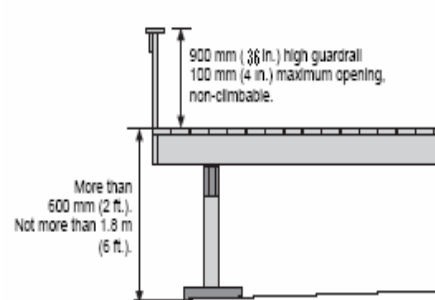
If the deck is more than 600mm (23 5/8 in) off the ground, a minimum 900mm (35 in) high guard must be placed around the deck.

If the deck exceeds 1800mm (5ft 11 in) above the ground, a 1070mm (42 in) high guard must be installed.

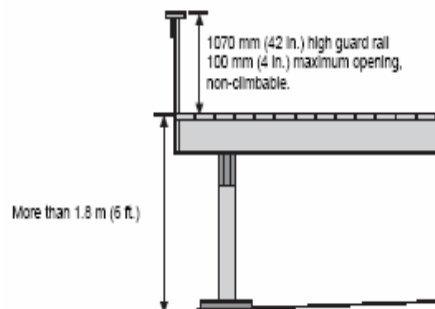
All openings in the guards must not exceed 100mm (4 in). If a bench is incorporated into the guard the required guard height is measured above the bench surface (P.Eng may be required). Guards must comply with SB-7 or be engineered or have BMEC authorization.



Guardrail Height



Guardrail Height



### Proprietary Products and Materials:

Not all products or materials sold are approved for use in Ontario. PVC or composite decking and guard systems must have a Building Materials Evaluation Commission (BMEC) authorization to be used in Ontario. Steel, aluminum and glass railing systems must be designed in accordance with structural requirements of Part 4 (Division B) of the Ontario Building Code (OBC).

All applications proposing the use of materials or system not specifically allowed for under Part 9 (Division B) of the OBC, must submit the applicable manufacturer's installation manual and engineering data and/or BMEC approval with the application. Please check into these items before purchasing or planning to use any of these products.