

Decks

Building Permit Submission Requirements



Introduction:

This is an overview of the fees, forms, and submission requirements for a Building Permit application for an attached Deck. By using the tables provided in this flyer you can ensure that your building permit application and submissions will be accepted, reviewed, and issued in a timely fashion.

Building Permit Fees:

For applicable permit fees refer to the fees section of our website at www.toronto.ca/building, fee brochures, or feel free to ask one of our Customer Service Staff at our four District Offices (see map on the back of this page). The following methods of payment are accepted at Customer Service counters: Cash; Certified cheque; Personal cheque for fees over \$2000; Debit, MasterCard and Visa

Residential FASTRACK

This project type may be eligible for Residential FASTRACK. This service is available in all of our District Offices, 5 days a week during regular business hours. The goal is to issue your permit while you wait; however, for more complex projects it may take up to 5 business days to complete the review.

Form Requirements:

Application to Construct or Demolish	<input checked="" type="checkbox"/>
Declaration for Time Frames	<input checked="" type="checkbox"/>
Municipal Road Damage Deposit Form	<input type="checkbox"/>
Tree Declaration Form	<input type="checkbox"/>
Letter(s) of Undertaking	<input type="checkbox"/>
General Review Commitment Certificate(s)	<input type="checkbox"/>

Building Permit Plan Requirements:

GENERAL INFORMATION

All drawings to be drawn on standardized sized sheets, drawn to scale, fully dimensioned, signed & dated.	<input checked="" type="checkbox"/>
Drawings to include the designer's name, registration number, qualification identification number, signature and a statement that the person has reviewed & taken responsibility for the design activities.	<input type="checkbox"/>
Proof of compliance with any Applicable Laws (as defined in the Ontario Building Code)	<input type="checkbox"/>

SITE PLAN

Property lines & lot area referenced to a current survey.	<input checked="" type="checkbox"/>
Location of all existing & proposed buildings including overall dimensions, setbacks to property lines, and deck projections beyond building walls	<input checked="" type="checkbox"/>
Existing & proposed grades and height of deck above grade	<input checked="" type="checkbox"/>

FOOTING AND FOUNDATIONS

Soil bearing capacity	<input checked="" type="checkbox"/>
Details of footings including: location; size; depth; frost protection details; and, height above grade	<input checked="" type="checkbox"/>
Termite and Decay Protection	<input type="checkbox"/>

CONCRETE

Compressive Strength	<input checked="" type="checkbox"/>
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FLOOR AND SUPPORTING STRUCTURAL SYSTEM

Sizes and locations of all Columns	<input checked="" type="checkbox"/>
Sizes, locations and Spans of all Beams	<input checked="" type="checkbox"/>
Location, Details, and Specifications of joists and ledgers	<input checked="" type="checkbox"/>
Anchors and fasteners	<input checked="" type="checkbox"/>

STAIRS

Stair details including: rise and run of staircase; width, height and depth of stairs and landings; and headroom	<input checked="" type="checkbox"/>
Design details for required handrails	<input checked="" type="checkbox"/>
Foundation requirements for stairs and landings	<input checked="" type="checkbox"/>

GUARDS

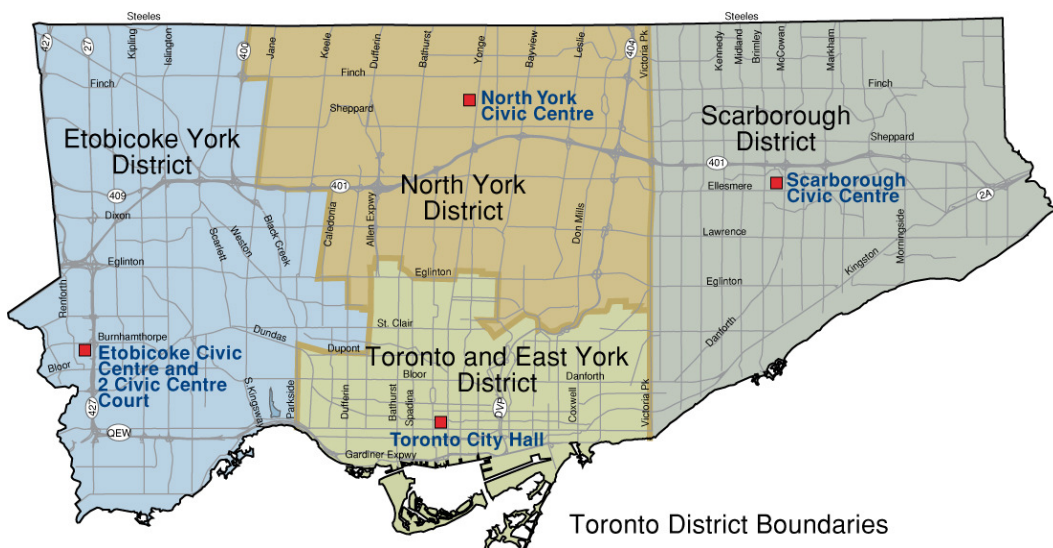
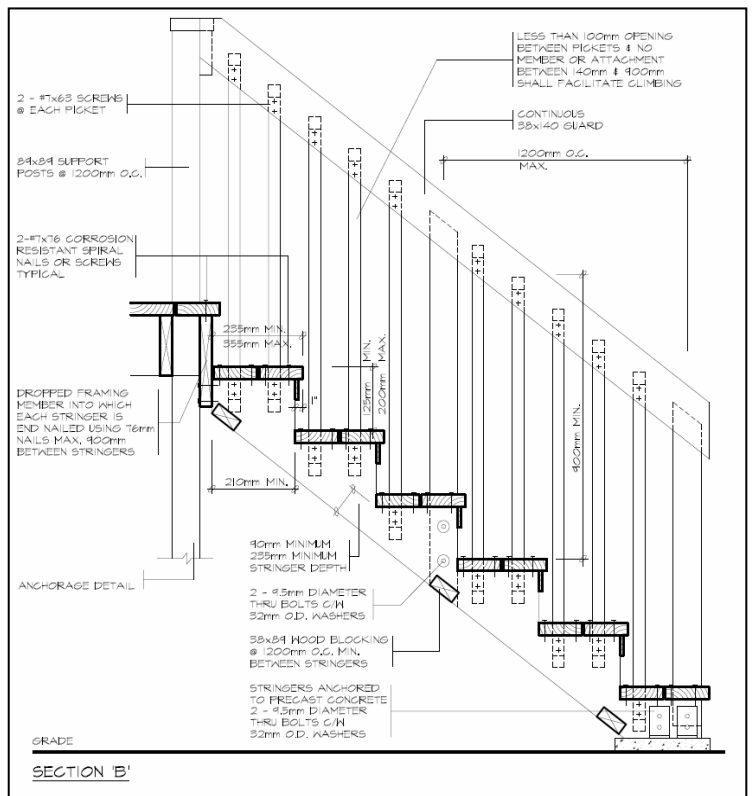
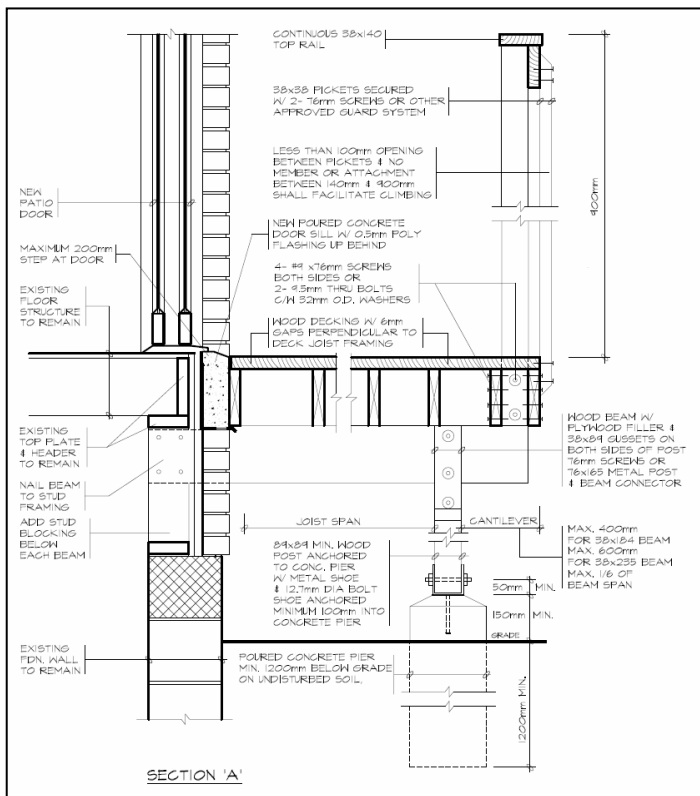
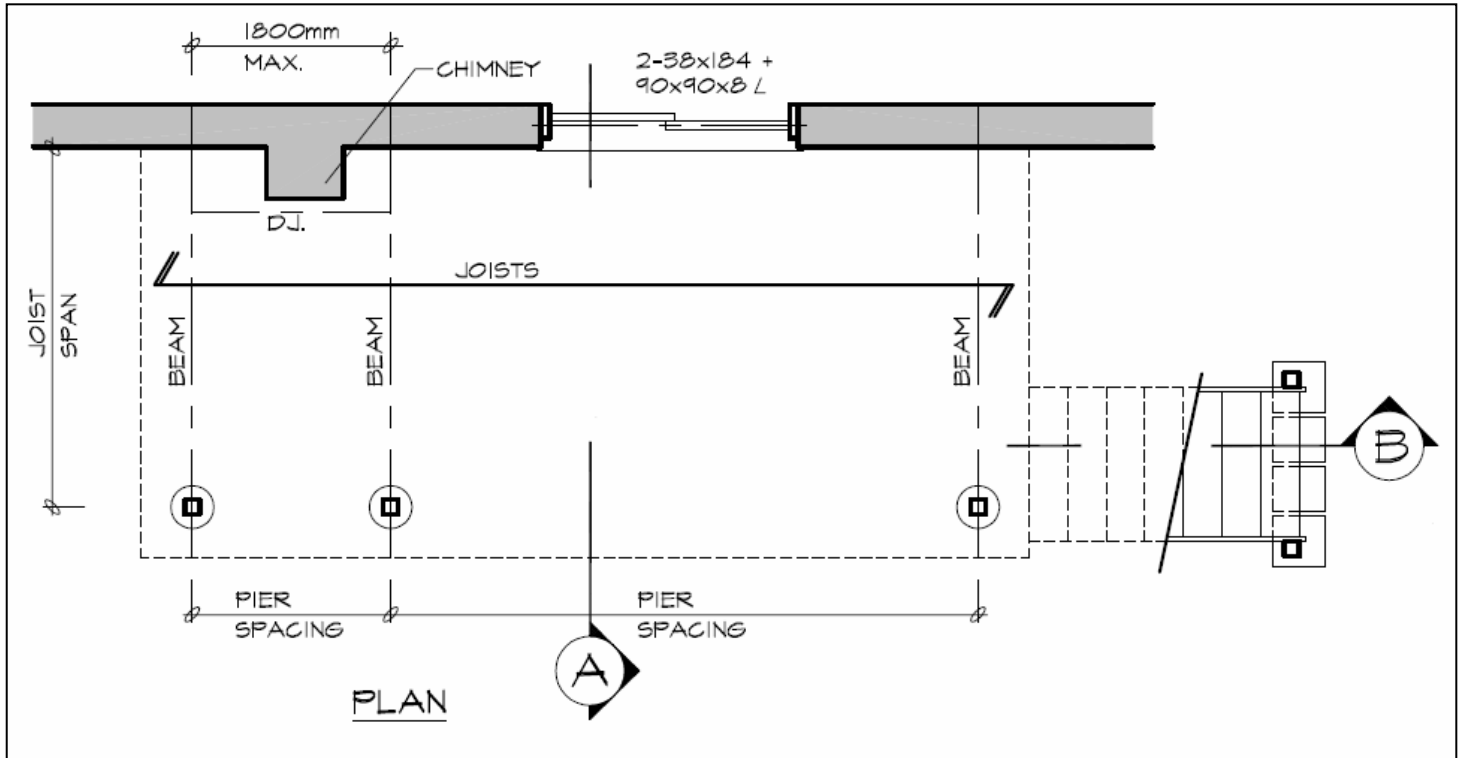
Construction details about guards including information about openings and climbability	<input checked="" type="checkbox"/>
Location of guards with respect to: stairways; landings; and, edges of proposed deck	<input checked="" type="checkbox"/>

= Required

= Required where applicable

Additional information may be required on a case by case basis

Sample Plans: (Excerpted from the Toronto Area Chief Building Officials Committee Standard Details)



Etobicoke York District
2 Civic Centre Court, 1st Floor
Toronto, ON M9C 5A3
416-394-8002

North York District
North York Civic Centre
5100 Yonge Street, 1st Floor
Toronto, ON M2N 5V7
416-395-7000

Toronto and East York District
Toronto City Hall
100 Queen Street W, Ground Floor
Toronto, ON M5H 2N2
416-392-7539

Scarborough District
Scarborough Civic Centre
150 Borough Drive, 3rd Floor
Toronto, ON M1P 4N7
416-396-7526

Visit our website at
www.toronto.ca/building

Toronto District Boundaries