



Building and Planning Services Department
Building Services
82 Erie Street, 3rd Floor
Stratford ON N5A 2M4

(519) 271-0250 Ext. 5345
building@stratford.ca
www.stratford.ca

Building a Deck: Information Guide

General Information:

The intention of this guide is to help homeowners and builders acquire clear guidance on the requirements for permits related to building a deck. This information is not intended to serve as an exhaustive list and other information may be required depending on the specifics of your proposed project.

When Is a Permit Required?

A building permit is required when the following parameters are met:

- a) The building area of the deck is greater than 10m² (108ft²),
- b) The deck is attached to another structure,
- c) The deck is elevated more than 23 ½" from the walking surface to the grade.

What Do I Need to Acquire a Permit?

- a) Completed application forms, which are available on the City of Stratford website under "Applications and Forms".
- b) A site plan indicating the zoning information, locations and dimensions of the deck in relation to existing buildings and property lines, and an indication of the lot area and lot coverage (amount of property covered by buildings and structures).
- c) Construction drawings that include plan views, elevations, and important related details.

Please note: If roof trusses are to be used, please provide sealed designs issued by a licensed engineer with the application package.

Applications can be submitted through the City of Stratford's Electronic Portal: <https://v4.citywidesolutions.com/epermits/stratford/>. Completed applications and related attachments can also be dropped off in person at the Building and Planning Services Reception Desk.

What Does it Cost?

The fee for an accessory/detached structure is outlined in Schedule A of the Building By-law #112-2005, available at: <https://www.stratford.ca/en/inside-city-hall/building.aspx#Fees>. Payment is required at the time of submitting the application. Please note that the application will not begin to be processed until payment has been received. We accept cash, debit, cheque, and credit card as forms of payment. If you wish to submit electronically, please complete the Credit Card Form to be submitted with your application.

Estimated Wait Times for Permits

The legislated timeframe for this type of permit is 10 business days. This estimate may change depending on the volume of permits, quality of drawings, and applicant's compliance with the application process.

Zoning Information:

The City of Stratford website offers an online, interactive, GIS map of the city that will assist in identifying the zoning of your property: <https://www.stratford.ca/en/live-here/maps.aspx>.

Setbacks and lot coverage requirements in the City of Stratford are governed by Zoning By-law #10-2022. Failing to adhere to the by-law requirements may result in a longer wait time to process your permit application. If you have questions regarding the Zoning By-law, please contact the Planning Department at 519-270-0250, ext. 5345.

Contact:

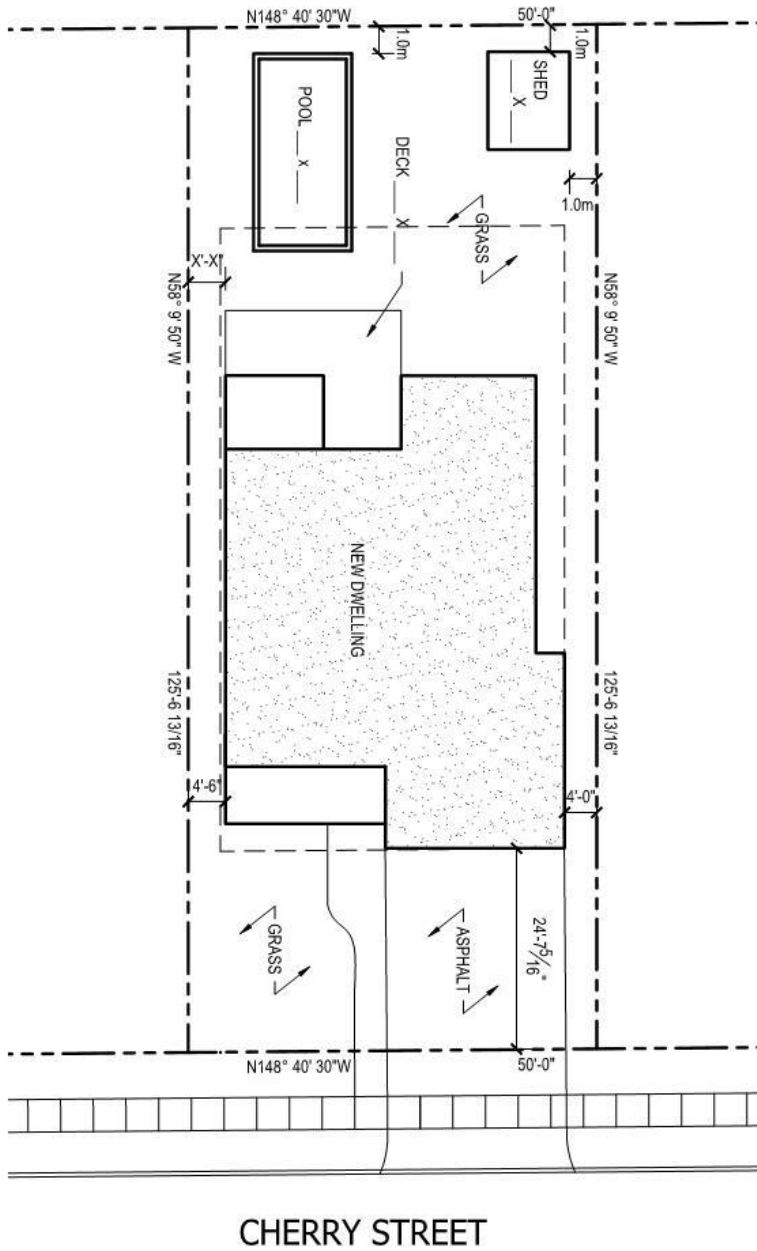
If you require assistance with any of these forms or more information about the processes, please contact the Building and Planning Services Department at (519) 271-0250 ext. 5345, or building@stratford.ca.



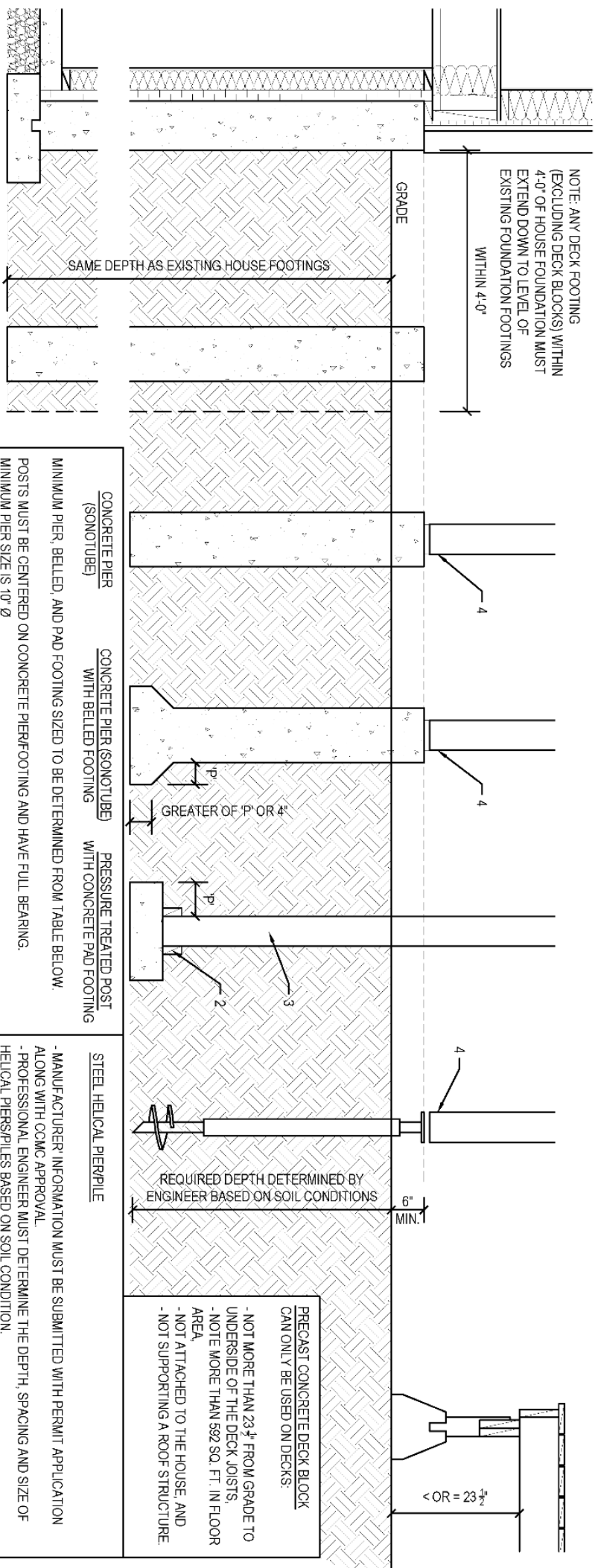
Appendix A: Sample Site Plan Drawing

A site plan identifies buildings and other features in relation to property boundaries. The site plan includes property dimensions, the location of the house on the property including setbacks from all property lines, and any other structures as well as any proposed additions or new structures. It is recommended that a qualified designer or Ontario Land Surveyor prepare the Site Plan Drawing.

SITE PLAN
SCALE 1"=0' = 20"=0"

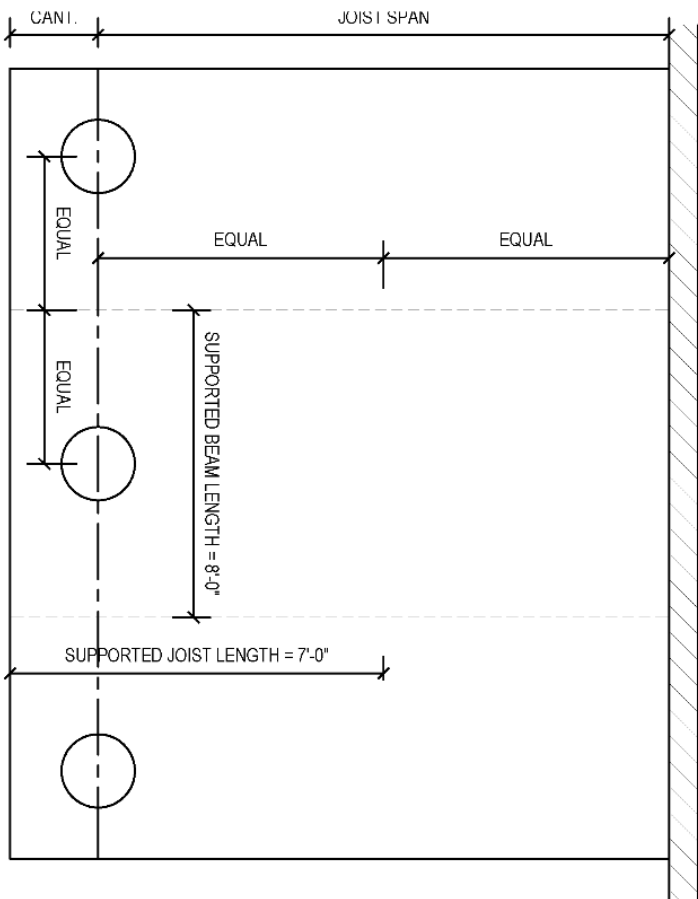


Appendix B: Sample Deck Drawings



DECK FOOTING OPTIONS

SCALE 1/2" = 1'-0"



CALCULATING FOOTING SUPPORT AREA & MIN. FOOTING SIZE

N.T.S.

MINIMUM FOOTING SIZE	MAX. FOOTING CAPACITY ROUND (DIA)	SQUARE
10"	1139 LBS	1450 LBS
12"	1640 LBS	2089 LBS
14"	2233 LBS	2843 LBS
16"	2916 LBS	3713 LBS
18"	3691 LBS	4699 LBS

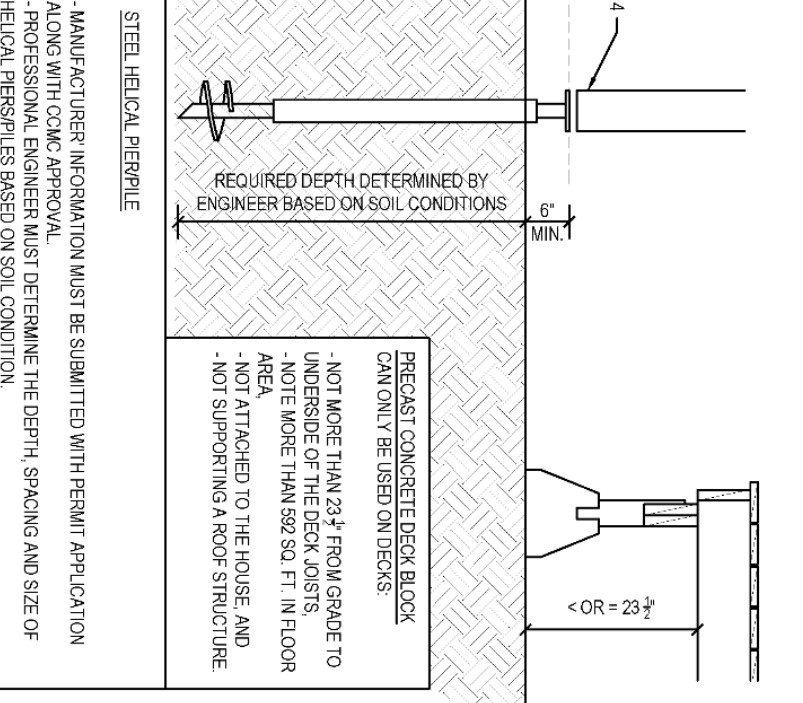
NOTE: MAX. FOOTING CAPACITY BASED ON A SOIL BEARING CAPACITY OF 2000 LBS/SQ. FT.

FOOTING / PIER SIZING TABLE

REQUIRED DECK FOOTING CAPACITY:
 FOOTING LOAD = SUPPORTED BEAM LENGTH x SUPPORTED JOIST LENGTH x 40 LBS/SQ. FT. (DECK LOAD)

USE FOOTING/PIER SIZING TABLE BELOW TO DETERMINE MINIMUM FOOTING SIZE BASED ON FOOTING LOAD.

EXAMPLE (MIDDLE FOOTING):
 SUPPORTED BEAM LENGTH = 8'-0"
 SUPPORTED JOIST LENGTH = 7'-0"
 FOOTING LOAD = 8 x 7 x 40 = 2240 LBS
 THEREFORE MIDDLE FOOTING WOULD REQUIRE 16" Ø OR A 14" SQUARE FOOTING.



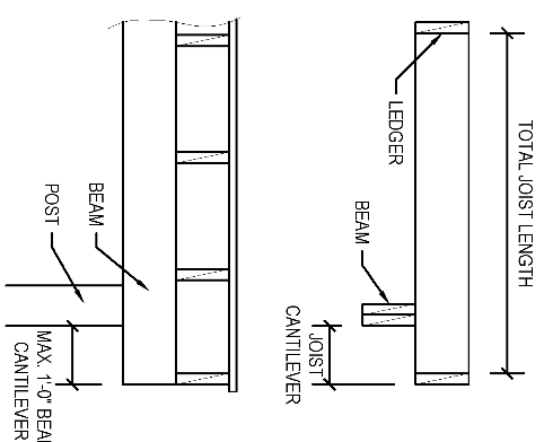
FLOOR JOIST SPAN TABLE

JOIST SIZE	SPACING (O.C.)	MAX. JOIST SPAN	MAX. JOIST CANTILEVER
2x6	12"	10'-4"	NOT PERMITTED
	16"	9'-4"	
	24"	8'-2"	
2x8	12"	12'-5"	LESSER OF 16" OR 1/6 OF TOTAL JOIST LENGTH
	16"	11'-9"	
	24"	10'-9"	
2x10	12"	14'-6"	LESSER OF 24" OR 1/6 OF TOTAL JOIST LENGTH
	16"	13'-9"	
	24"	12'-10"	
2x12	12"	16'-4"	LESSER OF 24" OR 1/6 OF TOTAL JOIST LENGTH
	16"	15'-5"	
	24"	14'-6"	

NOTES TO TABLE: 2x6 JOISTS MAY ONLY BE USED WHERE DECK IS LESS THAN 23 1/2" FROM GRADE WHERE NO GUARD IS TO BE PROVIDED. GUARDS REQUIRE MIN. 2x8 JOISTS.

BEAM SPAN TABLE

SUPPORTED JOIST LENGTH	MAX. 2-PLY BEAM SPAN				MAX. 3-PLY BEAM SPAN			
	2x6	2x8	2x10	2x12	2x6	2x8	2x10	2x12
4'-0"	8'-0"	10'-4"	12'-7"	14'-7"	9'-2"	12'-7"	16'-1"	19'-7"
6'-0"	6'-10"	8'-4"	10'-4"	11'-9"	8'-4"	11'-0"	14'-1"	17'-1"
8'-0"	5'-11"	7'-2"	8'-10"	10'-3"	7'-7"	10'-0"	11'-10"	14'-1"
10'-0"	5'-3"	6'-5"	7'-10"	9'-2"	7'-1"	9'-4"	10'-10"	12'-7"
12'-0"	4'-10"	5'-11"	7'-2"	8'-4"	6'-8"	8'-7"	9'-11"	11'-6"
14'-0"	4'-6"	5'-5"	6'-8"	7'-9"	6'-4"	7'-11"	9'-2"	10'-8"



FOOTING NOTES:

1. MINIMUM DEPTH OF BELLED/PAD FOOTING IS THE GREATER OF 4" OR THE PROJECTION 'P' OF THE BELLED/PAD FOOTING BEYOND THE POST/PIER.
2. POST BEARING ON PAD FOOTING REQUIRES 2-2x4 P.T. CLEATS FASTENED TO OPPOSITE SIDES OF POST WITH MIN. 3-3/4" GALVANIZED NAILS TO RESIST UPLIFT. CLEATS TO EXTEND MIN. 2" BEYOND POST ON EACH SIDE.
3. BURIED PRESSURE TREATED POST MUST BE RATED FOR GROUND CONTACT.
4. POST SADDLE ANCHORED TO CONCRETE OR STEEL HELICAL PIER/PILE.
5. DECKS SUPPORTING ROOF OR HOT TUB LOADING TO BE DESIGNED BY PROFESSIONALS.

GENERAL NOTES:

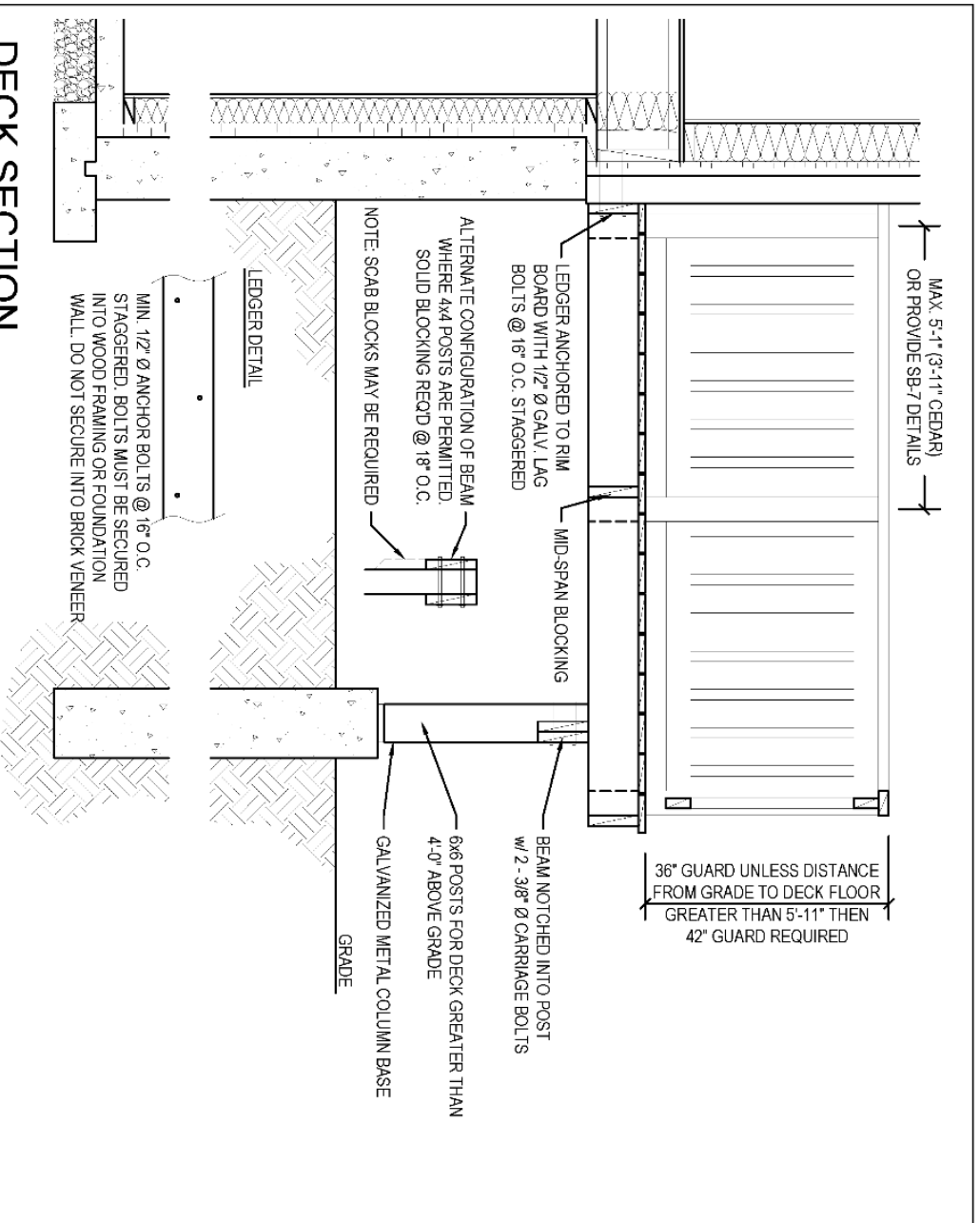
1. THESE DRAWINGS ARE THE SOLE PROPERTY OF THE CITY OF STRATFORD AND ANY REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIBITED.
2. DO NOT SCALE DRAWINGS.
3. ALL DIMENSIONS TO BE SITE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. NO INFORMATION ON THESE DRAWINGS SUPERSEDES THE REQUIREMENTS OF THE GOVERNING CODES INCLUDING THE ONTARIO BUILDING CODE.
5. DIMENSIONS AND SPECIFICATIONS OF ROOF TRUSSES AND ENGINEERED FLOOR SYSTEMS ARE TO BE DESIGNED BY A PROFESSIONAL ENGINEER OR OTHER APPROVED AUTHORITY.
6. NOTIFY THE DESIGNER OF ANY CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE DESIGNER DOES NOT ASSUME ANY LIABILITY FOR ERRORS OR OMISSIONS ON THESE DOCUMENTS UNLESS NOTIFIED IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

STRUCTURAL SIZING TABLES

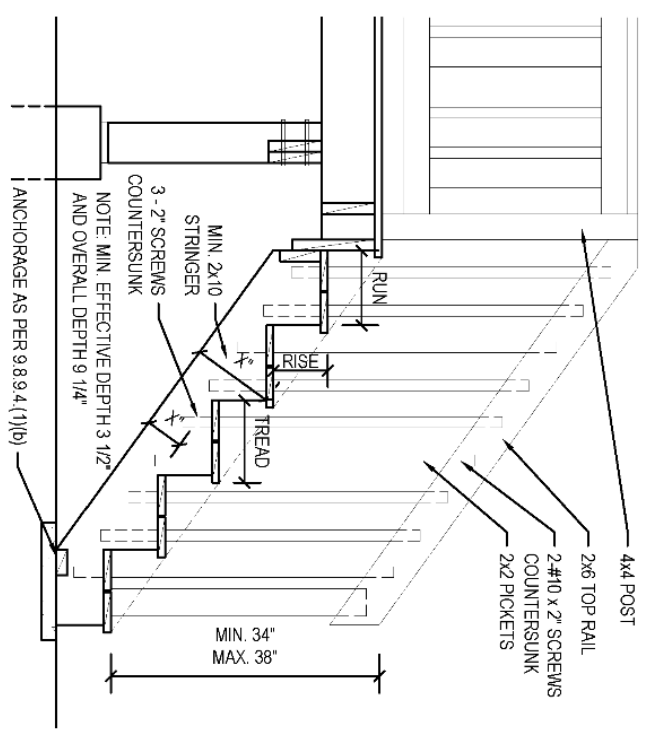
N.T.S.

TRUE NORTH	CONSTRUCTION NORTH
<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1. THESE DRAWINGS ARE THE SOLE PROPERTY OF THE CITY OF STRATFORD AND ANY REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIBITED. 2. DO NOT SCALE DRAWINGS. 3. ALL DIMENSIONS TO BE SITE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. 4. NO INFORMATION ON THESE DRAWINGS SUPERSEDES THE REQUIREMENTS OF THE GOVERNING CODES INCLUDING THE ONTARIO BUILDING CODE. 5. DIMENSIONS AND SPECIFICATIONS OF ROOF TRUSSES AND ENGINEERED FLOOR SYSTEMS ARE TO BE DESIGNED BY A PROFESSIONAL ENGINEER OR OTHER APPROVED AUTHORITY. 6. NOTIFY THE DESIGNER OF ANY CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE DESIGNER DOES NOT ASSUME ANY LIABILITY FOR ERRORS OR OMISSIONS ON THESE DOCUMENTS UNLESS NOTIFIED IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION. 	
<p>CLIENT: CITY OF STRATFORD</p>	
<p>PROJECT: DECK</p>	
<p>LOCATION: SAMPLE STRATFORD, ON</p>	
<p>DRAWING: FOOTING DESIGNS</p>	
<p>DRAWN: COS</p>	<p>PROJECT #: 2019-003</p>
<p>SCALE: AS NOTED</p>	<p>D1</p>
<p>DATE: February, 2022</p>	

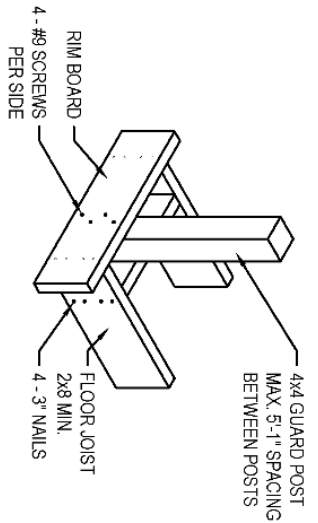




DECK SECTION
SCALE 1/2" = 1'-0"



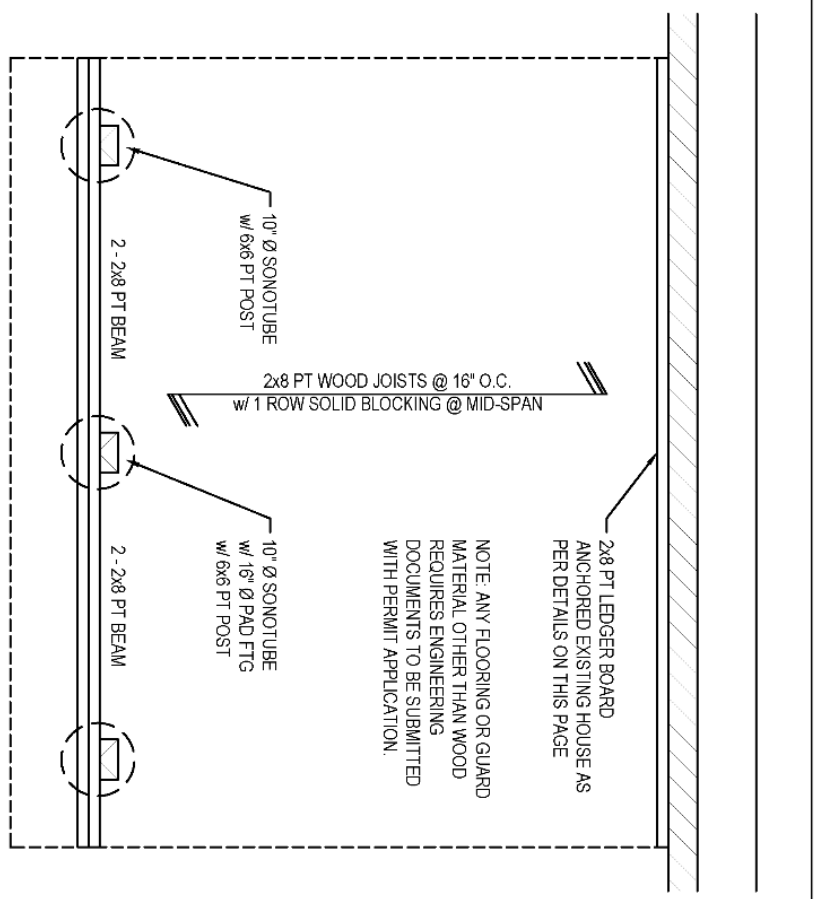
STAIR SECTION
SCALE 1/2" = 1'-0"



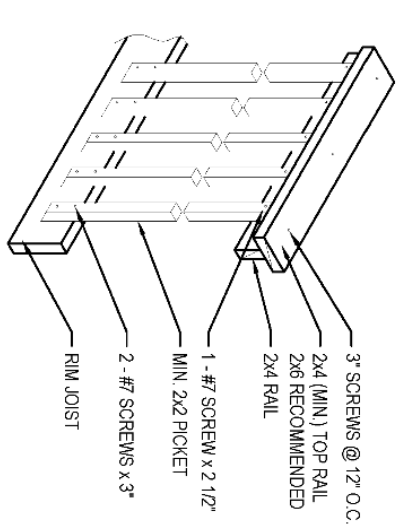
GUARD POST DETAIL
SCALE 1/2" = 1'-0"

STAIR DIMENSIONS			
TYPE	MAXIMUM	MINIMUM	
RISE	7 7/8"	4 7/8"	
RUN	14"	10"	
TREAD	14"	11"	

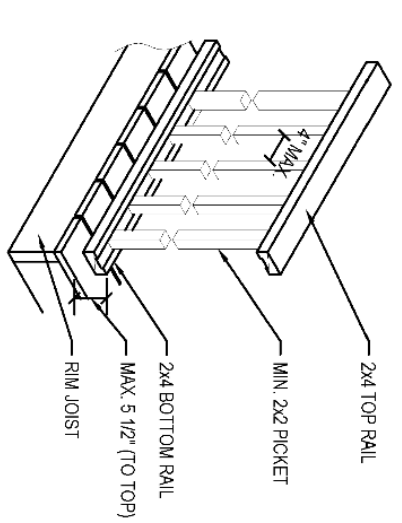
NOTE: RISE AND RUN TO BE UNIFORM FOR EACH FLIGHT OF STAIRS.
NOTE: SPACING OF STRINGERS MAX. 36" w/ 1.5" TREAD MATERIAL



DECK STRUCTURAL PLAN
SCALE 1/2" = 1'-0"



GUARD DETAIL (OPT. A)
SCALE 1/2" = 1'-0"



GUARD DETAIL (OPT. B)
SCALE 1/2" = 1'-0"

GUARD NOTES:
- GUARDS ARE REQUIRED WHEN THE FINISHED DECK FLOOR IS 23 1/2" OR MORE ABOVE GRADE.
- AN ENGINEERED STAMPED DETAIL IS REQUIRED FOR ANY GUARD SYSTEM THAT INCORPORATES ANY COMPONENT THAT IS NOT WOOD CONFORMING TO SB-7.

TRUE NORTH CONSTRUCTION NORTH

GENERAL NOTES:
1. THESE DRAWINGS ARE THE SOLE PROPERTY OF THE CITY OF STRATFORD AND ANY REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIBITED.
2. DO NOT SCALE DRAWINGS.
3. ALL DIMENSIONS TO BE SITE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. NO INFORMATION, THESE DRAWINGS SUPERSEDES THE REQUIREMENTS OF THE GOVERNING CODES INCLUDING THE ONTARIO BUILDING CODE.
5. DIMENSIONS AND SPECIFICATIONS OF ROOF TRUSSES AND ENGINEERED FLOOR SYSTEMS ARE TO BE DESIGNED BY A PROFESSIONAL ENGINEER OR OTHER APPROVED AUTHORITY.
6. NOTIFY THE DESIGNER OF ANY CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE DESIGNER DOES NOT ASSUME ANY LIABILITY FOR ERRORS OR OMISSIONS ON THESE DOCUMENTS UNLESS NOTIFIED IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

NO	REVISION	DATE
B	2022 Q3/Q4 STAIR REVISIONS	14/02/2022
A	ISSUED FOR PERMIT	03/04/2019



CLIENT: CITY OF STRATFORD

PROJECT: DECK

LOCATION: SAMPLE STRATFORD, ON

DRAWING: SECTION, DETAILS

DRAWN: COS

PROJECT #: 2019-003

SCALE: AS NOTED

DATE: FEBRUARY, 2022

D2