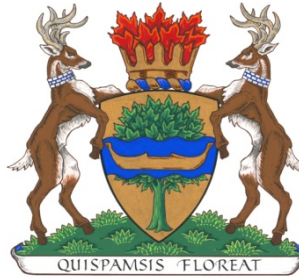


DECK

BUILDING PERMIT APPLICATION AND INFORMATION PACKAGE



Town of Quispamsis
12 Landing Court
PO Box 21085
Quispamsis, NB E2E 4Z4

T: (506)849-5778
F: (506)849-5799
www.quispamsis.ca
quispamsis@quispamsis.ca

Residents constructing or altering a deck on their property are required to obtain a building permit from the town of Quispamsis. To obtain a building permit, return this COMPLETE PACKAGE to the Building Inspection Department. For more information please call (506) 849-5741.

IMPORTANT THINGS TO REMEMBER:

1. Building permit must be issued prior to commencing work.
2. All work must comply to the most recent Zoning By-law (*see attached*).
3. As per Building By-law 044, all construction shall conform to the latest edition of the National Building Code of Canada as adopted by the Province of New Brunswick and all amendments thereto (hereinafter referred to as the "National Building Code").
4. If an easement is located within the boundary of construction, the application must be accompanied by written approval from the proper authority granting permission of the structure.

INFORMATION WE WILL NEED:

- Completed application
- Select fence design
- Site Plan (Copy of Building Location Survey preferred) showing the main building, all other accessory structures, the proposed location of your fence on the property and the front, side and rear line setbacks, and should include any easements
- Estimated construction cost of project
- Where a variance has been granted, attach a copy of the Notice of Decision to the application
- For a pool enclosure, complete and submit the Swimming Pool Application.

Highlights of Recent Changes to Building Permit Process

TOWN OF QUISPAMISIS

Zoning By-law 038 – Section 8(E) – Decks

8.(E) Yards for a Main Building or Structure

- (1) Subject to Section 6.(E). no main building or structure may be placed, erected or altered so that it is:
 - (a) with respect to a street line, within 15 meters (50 ft) in the case of an arterial or collector highway or 7.5 meters (25 ft) in the case of any other street or highway;
 - (b) within 3 m (10 ft) of a side lot line; or
 - (c) within 7.5 meters (25 ft) of the rear lot line.

- (2) Notwithstanding Section 8.(E)(1)(b), where a building lot is 4000 m³ (43 056 ft³) or larger, the main dwelling unit must be located on the lot such that a minimum side lot line setback of 30 meters (98 ft) from at least one (1) side lot line is maintained

NATIONAL BUILDING CODE, 2005

FOUNDATIONS FOR DECKS

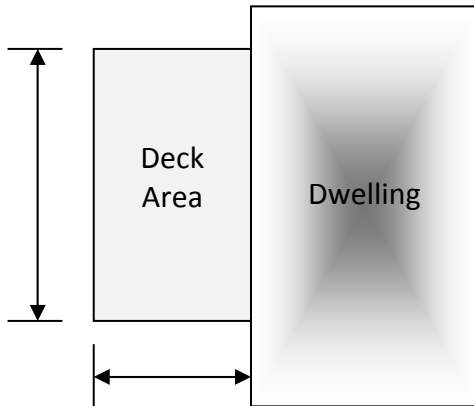
9.12.2.2 Minimum Depth of Foundations

...

- 7) The foundation depths required by Sentence (1) do not apply to foundations for decks and other accessible exterior platforms:
 - a) of not more than 1 storey,
 - b) not more than 55 m² in area,
 - c) where the distance from finished ground to the underside of the joists is not more than 600mm,
 - d) not supporting of roof, and
 - e) not attached to another structure, unless it can be demonstrated that differential movement will not adversely affect the performance of that structure.

- 8) Where decks or other accessible exterior platforms are supported on surface foundations supported on other than coarse-grained soil with good drainage or rock, access to the foundation positions to permit re-leveling of the platform shall be provided:
 - a) by passageways with a clear height under the platform of not less than 600mm and a width of not less than 600mm, or
 - b) by installing the decking in a manner that allows easy removal.

TYPICAL DECK PLAN

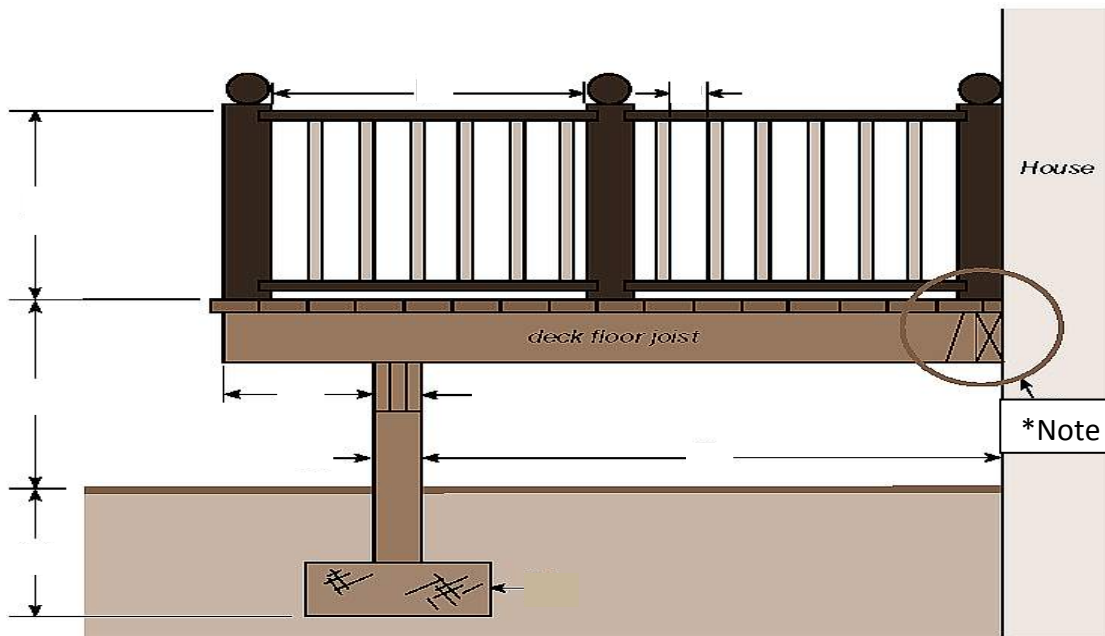


NOTE:

- All materials to be weather treated
- Fasteners are to galvanized
- Add measurements to drawing

Deck

Joist Size & Spacing: _____
 Beam Size, 3 @ _____
 Post Spacing: _____
 Deck Surface: _____



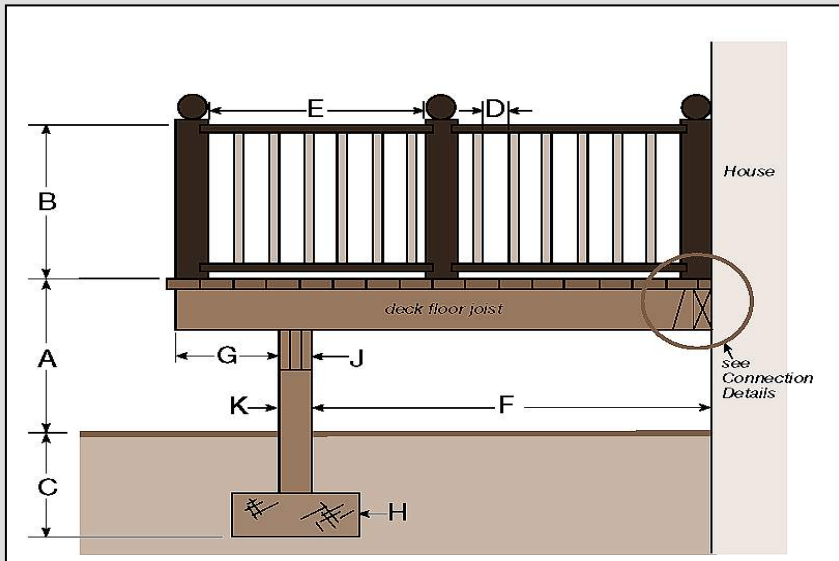
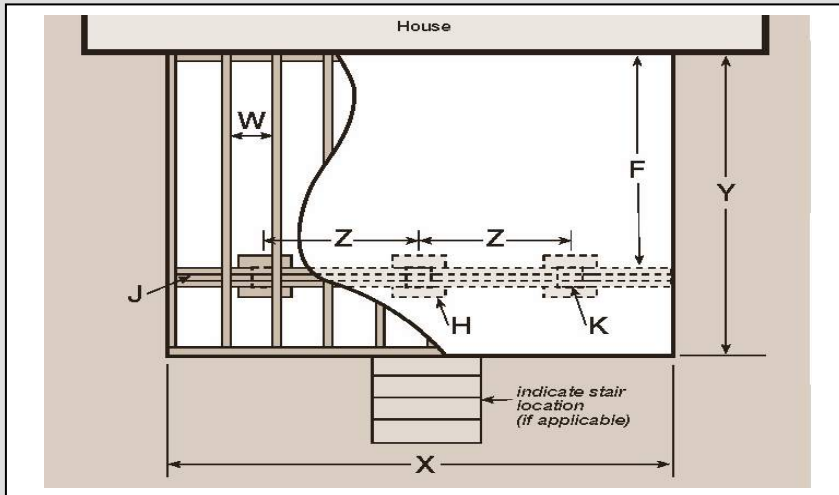
Joist Cantilever "C" Ins.			
Joist Size	Joist spacing		
	12"	16"	24"
2 x 6	28"	20"	16"
2 x 8	30"	24"	20"
2 x 10	39"	30"	24"

Note 1: Deck to House Connection:

2 – 0.5" (12mm) diameter x 4 (100mm) long lag bolts at 16" (400mm) on center for maximum joist span of 10" (3m).

EXAMPLE: DECK CONSTRUCTION PLAN

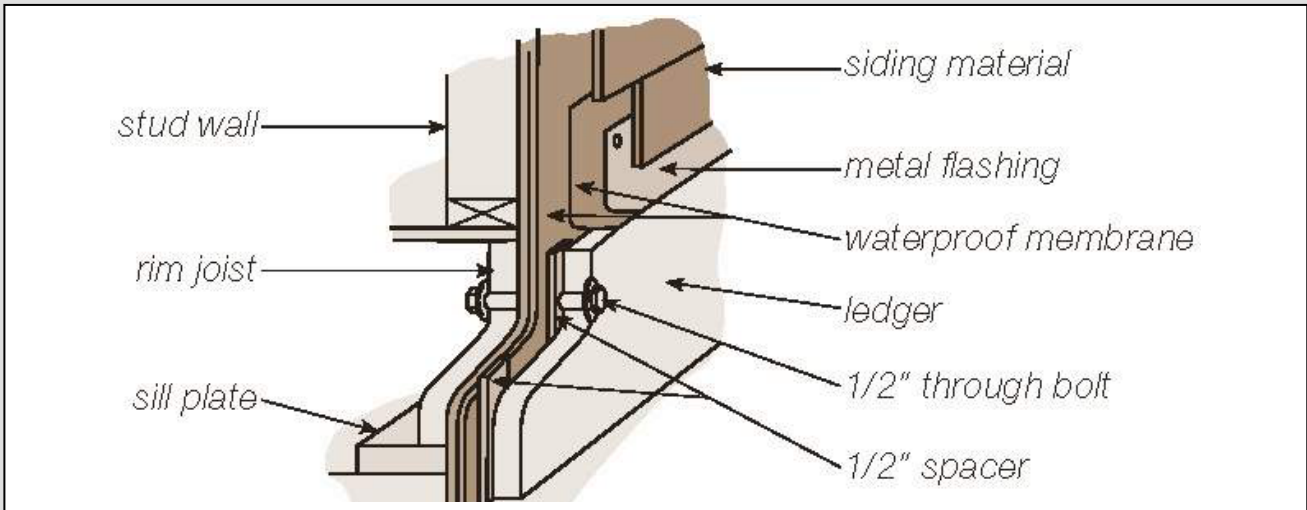
Indicate construction details outlined in the plan and elevation below. Also, indicate the location of the deck on the site plan.



Please provide dimensional information (use diagrams as a guide)

A	Height above finished ground level	H	Column footing size
B	Height of guard	J	Beam size
C	Footing depth below grade for frost protection – 1.2 m (4 ft) minimum	K	Column supporting beam – minimum column size 140 mm x 140 mm (6 in x 6 in)
D	Openings in the guard – maximum 100 mm (4 in)	W	Joist size and spacing
E	Distance between posts – maximum 2.4 m (8ft) apart	X	Deck width
F	Span of floor joist	Y	Deck length
G	Cantilever (if applicable)	Z	Distance between columns

FASTENING DETAIL TO MAIN STRUCTURE



ACCEPTABLE SPANS FOR DECK BEAMS AND JOISTS:

Beam (J) Sizes and Options.

Wood Beam Size	Supported Joist Length of Wood Joists				
	8' - 0"	10' - 0"	12' - 0"	14' - 0"	16' - 0"
	Maximum Span of Wood Beam Between Columns (Z)				
3 - 2" x 8"	10' - 0"	9' - 4"	8' - 7"	7' - 11"	7' - 5"
4 - 2" x 8"	11' - 0"	10' - 3"	9' - 8"	9' - 2"	8' - 7"
3 - 2" x 10"	12' - 10"	11' - 6"	12' - 6"	9' - 8"	9' - 1"
4 - 2" x 10"	14' - 1"	13' - 1"	12' - 1"	11' - 2"	10' - 6"
3 - 2" x 12"	14' - 11"	13' - 4"	12' - 2"	11' - 3"	10' - 6"
4 - 2" x 12"	17' - 2"	15' - 4"	14' - 0"	3' - 0"	12' - 2"

Joist (W) Sizes and Options.

Lumber Size	Spacing of Joists (W) (on center)	Span (F)	Spacing of Joists (W) (on center)	Span (F)
2" x 6"	16"	9' - 8"	12"	10' - 8"
2" x 8"	16"	12' - 9"	12"	13' - 6"
2" x 10"	16"	15' - 7"	12"	16' - 1"
2" x 12"	16"	17' - 10"	12"	18' - 11"

Footing (H) Options.

A deck may be supported with a 24" x 24" column pad on a minimum 10" sono tube. You may also use a "big foot" footing and sono tube combined.

NOTES:

1. Supported joist length is half the sum of joist spans on both sides of the beam.
2. Lumber used for joists, trusses, rafters and beams shall be identified by a grade stamp to indicate its grade as determined by the *Standards Grading Rules for Canadian Lumber*.

FREQUENTLY ASKED QUESTIONS

1. What do I need to apply for a permit?

You will need to submit with a completed permit application from

- 3 copies of the complete plans, showing all structural components
- 3 copies of a site plan showing the proposed location of the project in relation to any other buildings on the property, the property lines and water courses
- All applicable fees and deposits

2. How much will my permit cost?

The permit fee to construct a deck is based on \$6.00 per \$1,000.00 of the estimated value of your project.

3. Do I need to call for inspections?

Yes, once the permit is issued, you are required to call for the following inspections:

- Footing
- Final

4. What do the construction and elevation plans have to indicate?

The construction plans must show the overall size of the deck, the size and spacing of the beams, posts, and deck joists, the species and grade of wood material being used, the type of foundation to support the deck, and the location of stairs.

The elevation plan must show the height of the deck floor above finished ground level at its highest point and the height and type of guardrail being used around the perimeter of the deck

5. What are the construction requirements for a required guardrail?

A required guardrail shall be non-climbable. If the height of the deck floor is less than 1.8m the guardrail is required to be 900 mm high, with a maximum opening of 100mm wide. If the deck floor is higher than 1.8 m the guardrail is required to be 1070mm high, with a maximum opening of 100 mm wide.

Stairs: if the elevation is greater than 600 mm to ground level, the height of the required rail is 965mm. Stairs containing three (3) risers or less do not require a rail.

- DECK -

Building Permit Application



TOWN OF QUISPAMISIS
Application For Building Permit

*NOTE: AS PER BUILDING BY-LAW 044. ALL CONSTRUCTION SHALL CONFORM TO THE NATIONAL BUILDING CODE

PERMIT NO. _____

1. IDENTIFICATION:									
APPLICANT:					EMAIL:				
ADDRESS:									
PHONE NUMBERS		HOME#			WORK #			CELL #	
PROPERTY OWNER									
NAME:					EMAIL:				
ADDRESS:									
PHONE NUMBERS		HOME #			WORK #			CELL #	
CONTRACTOR									
COMPANY NAME:				CONTACT:			EMAIL:		
ADDRESS:									
PHONE NUMBERS		HOME #			WORK #			CELL #	
2. PROJECT LOCATION:									
Civic No.:		Street Name:			PID:				
Lot No.:		Subdivision Name:			Corner Lot:		Yes <input type="checkbox"/>		No <input type="checkbox"/>
Lot Dimensions:		Lot Area:			Frontage:			Depth:	
Location On Lot - Setbacks		Front			Side		Rear		From House
3. PROJECT DETAILS:									
Size of Deck:					Height of Railings:				
Foundation:									
Deck Construction Plan Measurements (page__):									
A	Height above finished ground level			H	Column footing size				
B	Height of guard			J	Beam size				
C	Footing depth below grade			K	Column supporting beam				
D	Openings in the guard			W	Joist size and spacing				
E	Distance between posts			X	Deck width				
F	Span of floor joists			Y	Deck length				
G	Cantilever (if applicable)			Z	Distance between columns				

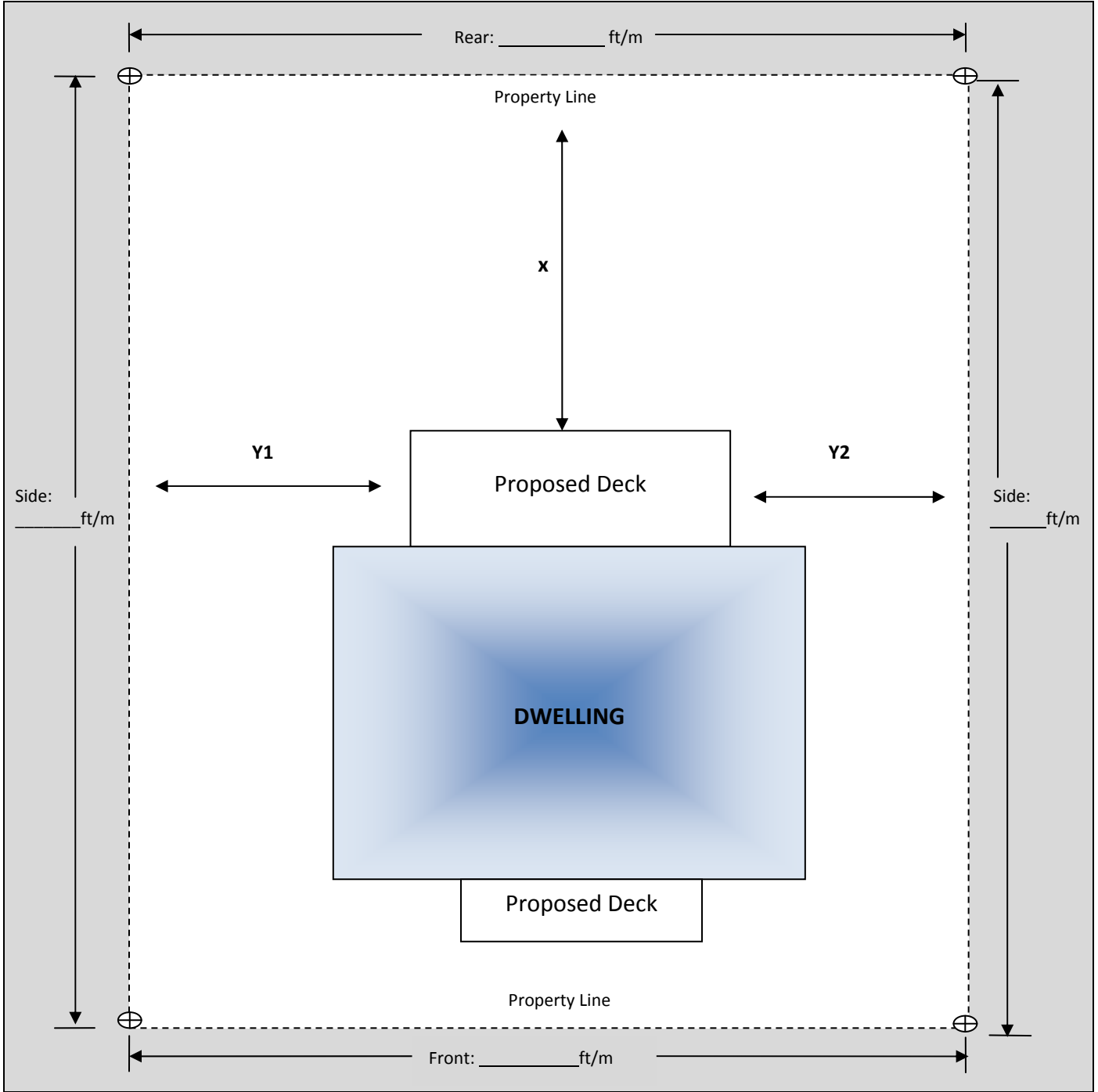
Proposed Starting Date:		Expected Completion Date:	
Estimated Construction Cost:		Permit Fee:	Refundable Deposit:
Variance:	<input type="checkbox"/> N/A	<input type="checkbox"/> Granted (decision attached)	<input type="checkbox"/> Pending
PAC Stipulations:			

4. TERMS & CONDITIONS:	
By signing, the owner/applicant hereby make application to 'Construct, alter, remodel, repair, place as described above and in accordance with attached plans and specifications.	
<ul style="list-style-type: none"> • I am aware that the installation of the deck railings and guards are to be in accordance with the National Building Code. • I acknowledge my understanding that the foregoing is an application only, and until a building permit has been issued by the Building Inspector and received by me, no part of the intended work shall be undertaken. • I am aware of the requirements and I undertake to carry out the intended work in compliance of the Building By-law, the Zoning By-law and any other applicable by-laws of the Town. • I am also aware that this permit expires one year from the date of the issuance of the Building Permit and all work must be completed within one year of the date of the permit. • Once constructed, I agree to use the structure for the sole purposes indicated in the preceding application. • I understand that if my proposed work in any way does not meet the requirements of the aforementioned by-laws, I must request in writing a variance of the particular by-law from the Planning Advisory Committee. Until such variance has been granted by that body in writing, I will not commence any work. <p><input type="checkbox"/> I have read and agreed to the aforementioned terms and conditions</p>	
Signature of Applicant	Date
Signature of Property Owner <i>(if different from applicant)</i>	



SITE PLAN FOR DECKS (TYPICAL)

Town of Quispamsis
Building Inspection Department



Civic No.:	Street Name:		
Rear Deck Dimensions (ft/m)	X (rear yard distance)	Y1 (side yard distance)	Y2 (side yard distance)
Front Deck Dimensions (ft/m)	X (front yard distance)	Y1 (side yard distance)	Y2 (side yard distance)
⊕ = property pin / survey marker		The distance from the proposed deck to the property boundary must be shown on the site plan. If there is a watercourse on the property, the distance from the proposed deck to the watercourse must be indicated. Location of deck shall not be located on any drainage swale(s) or easements.	