



# DECK PACKAGE

Updated September 2018

# TOWNSHIP OF BALDWIN

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## Deck Package

### **General Notes**

- A site plan or survey is required showing all lot lines and dimensions, size and location of all buildings, hydro services and the proposed location and size of the deck.
- A floor plan is required showing footing locations, beam/joist orientation, clear spans of beams/joists.
- All lumber used must be pressure treated, stamped and graded No. 2 or better.
- Cut ends in pressure treated lumber shall be treated with pressure treat paint
- 5/4" decking material must be supported at minimum every 16" o.c.
- Stairs stringers shall be spaced at a maximum of 35"

### **Footings & Piers**

- Decks greater than 600mm (23" 5/8") above grade (measured from underside of joist) or attached to a structure must use circular piers.
- Circular piers to be a minimum 10" diameter and extend a minimum 4'-6" below finished grade, extend above grade no more than 3x diameter of the pier and extend no less than 6" above grade.
- 2- 15M bent rebar is required.
- Piers shall be anchored to footing pad or on a minimum 28" "Big Foot" to provide proper bearing and to resist uplift.
- Minimum concrete strength of piers to be 20mPa
- It is recommended to wrap piers with a double layer of plastic poly to prevent frost uplift/damage.
- Deck blocks can be used under the following conditions:
  - 55m<sup>2</sup> maximum area
  - Maximum of 600mm (23 5/8") above grade, measured from underside of floor joists to grade
  - No roof is attached
  - Not attached to another structure

### **Guards**

- Decks with a walking surface less than 23 5/8" above grade do not require a guard as long as the adjacent ground level is consistent for 4' around edge of deck.
- Decks with a walking surface between 23 5/8" and 5'-11", a minimum of 36" high guard is required.
- Decks with walking surface 5'-11" or greater above grade require a 42" guard.
- Guards shall be non-climbable between 140mm (5 1/2") and 900 mm (35 7/16") above the floor or walking surface and vertical spindles shall be spaced no more than 4" apart.
- Deck stairs with 3 or more risers require a handrail.
- Guard posts shall be 4" x 4" solid (Do not notch post).

## **Beams & floor Joists**

- Support posts for beams must be minimum 6" x 6" and all beams must be 3-ply
- Beams to post and post to base connections shall be securely fastened to resist uplift and lateral movement.
- Beams and floor joists shall be sized from the span tables below.
- Minimum permitted joists size is 2" x 8" where SB-7 guards are used.

**BEAMTABLE**

Depth of Beam	Max Span
3 - 2" x 8"	9'-6"
3 - 2" x 10"	11'-6"
3 - 2" x 12"	13'-5"

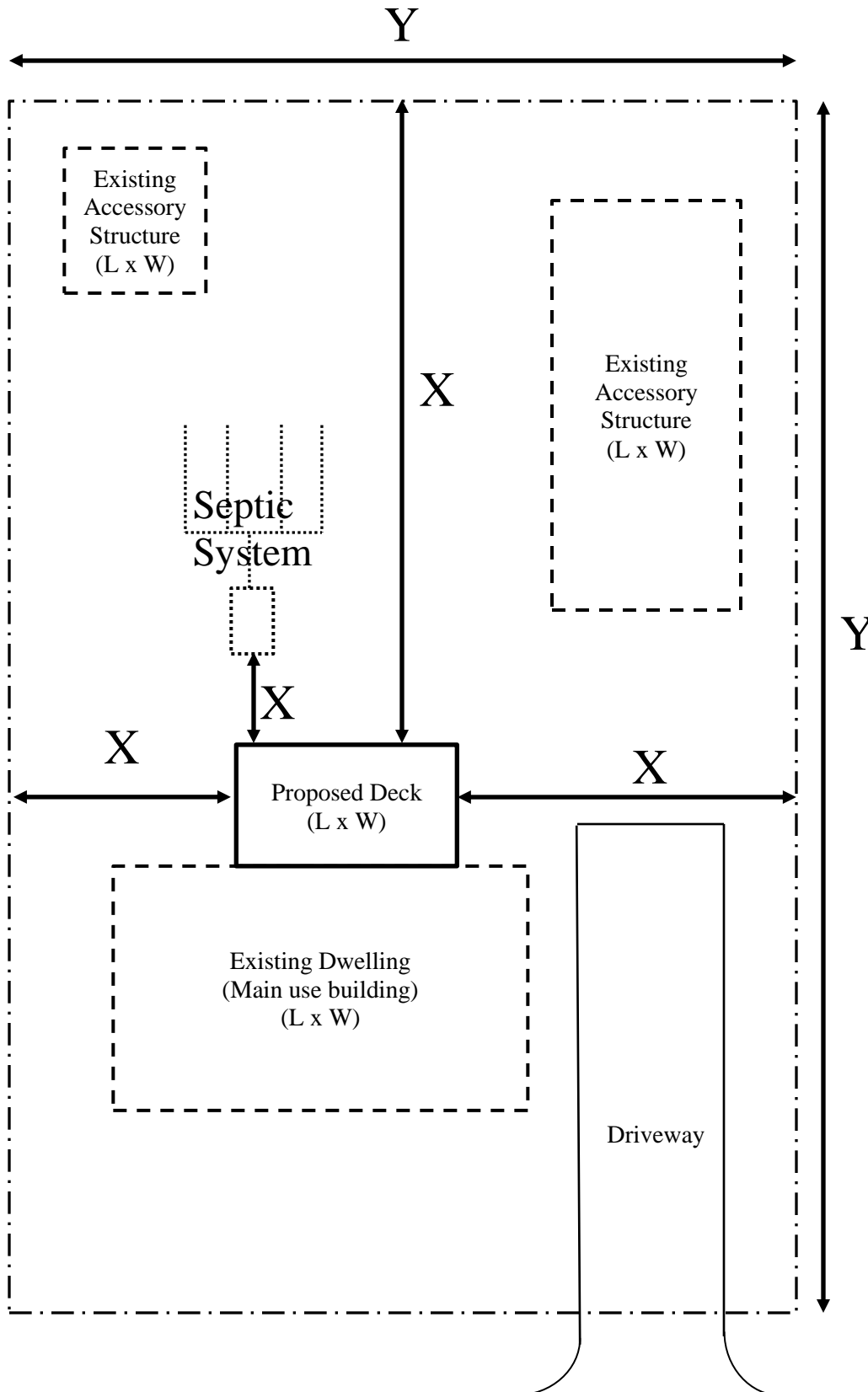
**FLOOR JOIST SPAN TABLE**

Joist Size	Spacing	Max Span
2" x 8"	12" o.c.	11'-7"
	16" o.c.	11'-0"
	24" o.c.	10'-5"
2" x 10"	12" o.c.	13'-8"
	16" o.c.	13'-0"
	24" o.c.	12'-4"
2" x 12"	12" o.c.	15'-7"
	16" o.c.	14'-9"
	24" o.c.	14'-1"

Table for Attaching Deck to Existing Structure Using Lag Bolts

Column 1	Column 2	Column 3
Maximum Clear Floor Span, (ledger board to edge of beam)	Maximum Anchor Bolt Spacing,	
	Staggered 1/2" Diameter Anchor Bolts	Staggered 5/8" Diameter Anchor Bolts
8' - 0"	17 ¾"	19 5/8"
9' - 10"	15 ¾"	17 ¾"
13' - 1"	11 ¾"	15 ¾"
16' - 5"	10 7/8"	12 ¾"

# SITE PLAN EXAMPLE



X = Distance to the property lines/structure from the proposed deck

Y = Property Dimensions

L x W = Length and Width of Structure

### NOTES:

- All existing accessory structures must be shown, along with their dimensions.
- Hydro service must be indicated and whether if there above or below grade wires.
- Septic system location must be indicated and the distance to the tank and/or distribution lines. Contact the Public Health Sudbury and District Office for information on septic system inquiries.
- Indicate any easements and/or Right of Ways
- Adjust site plan to reflect the site-specific conditions (property dimensions, structure locations, driveway location, etc.)

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Denotes Property Lines

Roadway/Street Name

# DECK NOT ATTACHED TO HOUSE

This document may be used in lieu of submitting construction drawings provided:

- The proposed deck is for residential use only and is UNENCLOSED (No roof);
- No hot tubs, pergolas, gazebos, trellis or other roof structures are installed; and
- The deck construction conforms to these details.

**MINIMUM REQUIRED GUARD HEIGHT:**  
 (Measurements for deck height taken from finished grade to the **top of the floor joists**)  
 0" – 23 5/8" From Grade = Guards Not Required  
 23 5/8" – 5'11" From Grade = 36" Guard Required  
 OVER 5'11" From Grade = 42" Guard Required

**GUARD CONSTRUCTION:**  
 As per SB-7 or as per engineered design with 4" max. opening between pickets. (Attach guard details if designed by an engineer)

**GUARDS NOT TO FACILITATE CLIMBING:**  
 Guards shall be designed so that no member, attachment or opening located between 140mm (5 1/2") and 900 mm (35 7/16") above the floor or walking surface protected by the guard will facilitate climbing.

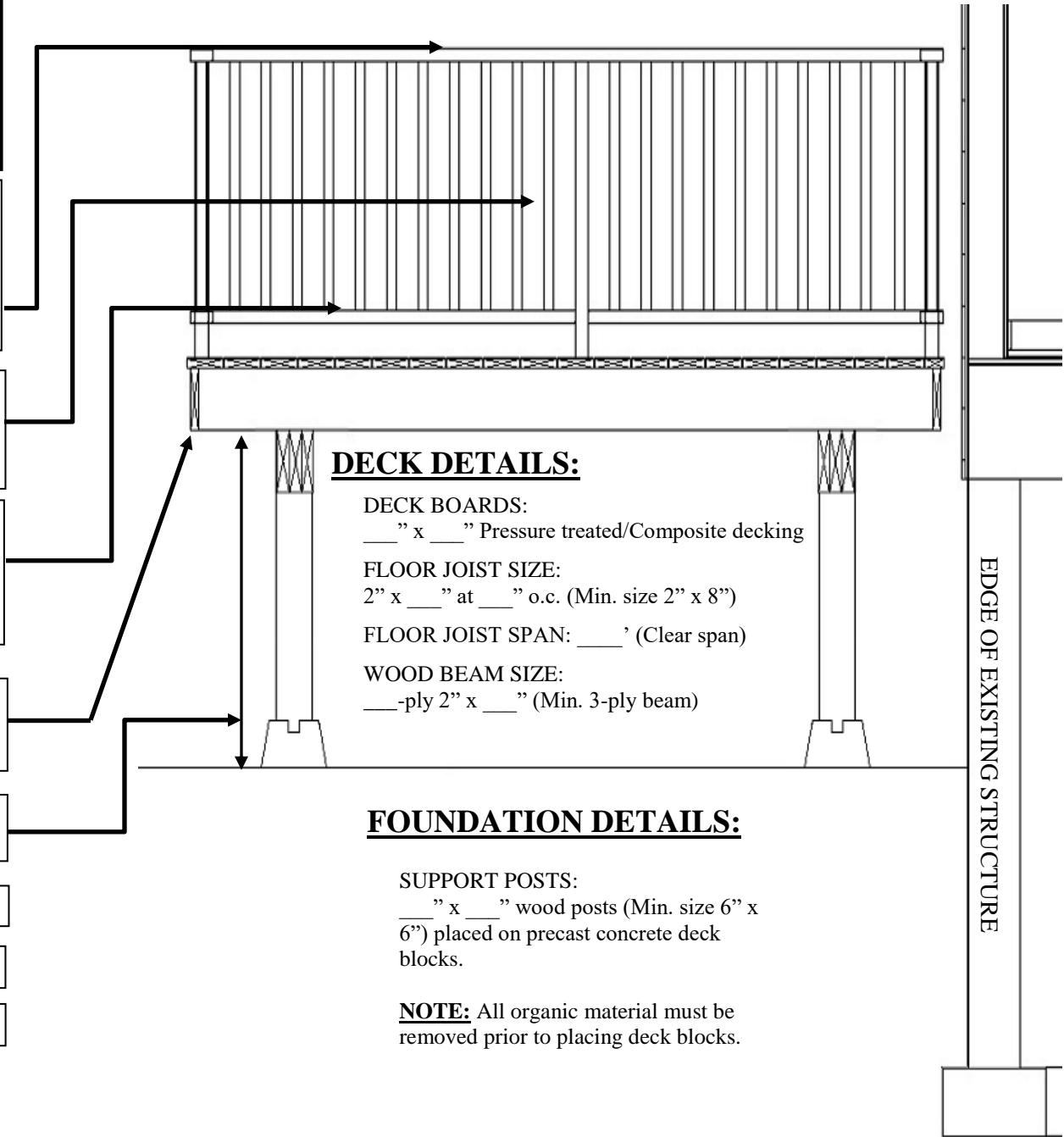
**MAX. CANTILEVER OF FLOOR JOISTS:**  
 2" x 8" Floor Joists used = 15 3/4"  
 2" x 10" or larger Floor Joists used = 23 5/8"

Maximum 600mm (23 5/8") above grade, measured from grade to the underside of the floor joists.

No roof is to be placed on and/or attached to the deck.

Deck shall not be attached to any other structure.

Maximum size of the deck is 55 m<sup>2</sup> or 592 ft<sup>2</sup>



## DECK DETAILS:

**DECK BOARDS:**  
 \_\_\_" x \_\_\_" Pressure treated/Composite decking  
**FLOOR JOIST SIZE:**  
 2" x \_\_\_" at \_\_\_" o.c. (Min. size 2" x 8")  
**FLOOR JOIST SPAN:** \_\_\_' (Clear span)  
**WOOD BEAM SIZE:**  
 \_\_\_-ply 2" x \_\_\_" (Min. 3-ply beam)

## FOUNDATION DETAILS:

**SUPPORT POSTS:**  
 \_\_\_" x \_\_\_" wood posts (Min. size 6" x 6") placed on precast concrete deck blocks.

**NOTE:** All organic material must be removed prior to placing deck blocks.

# DECK ATTACHED TO HOUSE

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- The proposed deck is for residential use only and is UNENCLOSED (No roof);
- No hot tubs, pergolas, gazebos, trellis or other roof structures are installed; and
- The deck construction conforms to these details.

## MINIMUM REQUIRED GUARD HEIGHT:

(Measurements for deck height taken from finished grade to top of floor joists)

0" – 23 5/8" From Grade = Guards Not Required  
 23 5/8" – 5'11" From Grade = 36" Guard Required  
 OVER 5'11" From Grade = 42" Guard Required

## GUARD CONSTRUCTION:

As per SB-7 or as per engineered design with 4" max. opening between pickets. (Attach guard details if designed by an engineer)

## GUARDS NOT TO FACILITATE CLIMBING:

Guards shall be designed so that no member, attachment or opening located between 140mm (5 1/2") and 900 mm (35 7/16") above the floor or walking surface protected by the guard will facilitate climbing.

## JOIST HANGERS:

Attached to ledger board with approved nails

## MAX. CANTILEVER OF FLOOR JOISTS:

2" x 8" Floor Joists used = 15 3/4"  
 2" x 10" or larger Floor Joists used = 23 5/8"

10" Sono tube c/w 2-15 M Bent Rebar

## BACKFILL:

Clean granular backfill around piers

Minimum 4'6" below grade

## DECK DETAILS:

### DECK BOARDS:

\_\_\_" x \_\_\_" Pressure treated/Composite decking

### FLOOR JOIST SIZE:

2" x \_\_\_" at \_\_\_" o.c. (Min. size 2" x 8")

FLOOR JOIST SPAN: \_\_\_' (Clear span)

### LEDGER BOARD SIZE:

2" x \_\_\_" with \_\_\_" lag bolts @ \_\_\_" o.c.

### WOOD BEAM SIZE:

\_\_\_-ply 2" x \_\_\_" (Min. 3-ply beam)

## SUPPORT POSTS:

\_\_\_" x \_\_\_" with steel saddle embedded into concrete. (Min. size 6" x 6")

## FOUNDATION DETAILS:

### FOOTINGS:

28" 'Bigfoot' or  
 footing pad \_\_\_" x \_\_\_" x \_\_\_"  
 spaced at \_\_\_' o.c.

NOTE: Piers cannot be spaced more than 9'6" o.c. and footings must be placed on undisturbed/virgin soil.

