

DECK REFERENCE GUIDE —

**City of Niagara Falls
Building Services**



4343 Morrison St, Niagara Falls, ON



905-356-7521 ext. 4330



PBD@niagarafalls.ca



An aerial photograph of Niagara Falls, showing the city's layout, the falls themselves, and the surrounding landscape. The image is in grayscale and serves as a background for the left half of the page.

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The information provided in this construction guide has been prepared by Building Services of the City of Niagara Falls as a reference to the applicable rules, regulations and best practices for the construction of various related building projects. The guide provides both general, as well as specific detailed information related to regulations from varying levels of government and agencies. It should be noted that while much of the information is transferable to projects outside of Niagara Falls, some of the information may be specific to policies, procedures and regulations enforced by the municipality. It is intended this guide be used as a reference to assist with the planning, design and construction of such building projects.

As is the case with all construction projects, the responsibility remains that of the property owner to ensure all the required by-laws, codes and other regulations are met, and all projects are maintained to the requirements established by the City of Niagara Falls through its by-laws. In any case where a discrepancy is found between the information provided in this construction guide and that of any rule, act or regulation, the requirement of the rule, act or regulation shall always prevail.



Exemptions From Permits

Uncovered decks which are less than 600mm [23"] in height above adjacent grade, unless attached to a building/structure

OR

Detached decks which are less than 10m² [108ft²] in area regardless of their height above grade

GET STARTED

Adding a deck to any home is a popular project that many homeowners opt to undertake. Deck projects are particularly popular because they can be used in various ways to improve the value of the home while increasing the usability and functionality of the yard by creating outdoor living space to reflect and enhance the lifestyle of the homeowner.

Regardless of the reason why you have chosen to add a deck to your property, this information brochure will walk you through the key rules and regulations for the construction of a residential deck in the City of Niagara Falls. Some of the regulations described herein, such as zoning requirements, are specific to Niagara Falls while other information such as the Ontario Building Code (OBC) requirements are mandated through the province.

The first and most essential task to resolve prior to starting your deck project is to determine whether a building permit is required. Municipalities in Ontario are required to enforce the OBC which dictates that a building permit shall be obtained prior to the commencement of construction of any building.

Where a building permit is required, the following pages will provide the information necessary to assist with submitting a complete application, designing your deck and preparing the required drawings, and finally, carrying out the construction of the deck.

Preparing the Application

1

Application forms

The application forms are required to obtain all the information necessary to identify the location, owner, applicant and other pertinent information regarding the proposed construction project. Be sure to request or download the tailored application package suited for your project type to ensure that all the required forms are obtained. Depending on the location of your property you may be required to gain clearance from third parties.

2

Required drawings

The required drawings are necessary to illustrate to the Plans Examiner how you intend to construct your proposed project. The drawings are reviewed against the requirements of the Ontario Building code and verified for compliance. A site plan, elevations, floor plan, roof plan (if applicable), sections, connection details (if applicable) and guard details (if applicable) are required for any deck. Drawings can be completed by the homeowner, or a qualified designer. A Schedule 1 Designer Information form is required for all drawings unless stamped by an architect or professional engineer.

3

Applicable fees

The City of Niagara Falls collects building permit fees at time of a complete application. Once an application is accepted for review, Building Services staff prepare an invoice to detail the required fees associated with the proposed construction project. This invoice is sent to the applicant and is required to be paid in full prior to review of the building permit.



Ministry of Transportation

The Ministry of Transportation requires all permits for properties within MTO Controlled Areas to receive a clearance review from them before a permit can be issued.

Contact

HCMS - Highway Corridor Management System

(416) 235 - 4686



Niagara Escarpment Commission
An agency of the Government of Ontario

Escarpment Commission

The Niagara Escarpment commission requires developmental permits for lands adjacent and near the Niagara Escarpment. Building services can advise if your property is subject to NEC regulation.

Contact

Development Permits - Niagara Escarpment Commission (NEC)

(905) 877 - 5191

Application Submittal

The documents required to be completed in your application for permit are available in digital format and can be obtained online from the Building Services at [Building Permit Application Process | Niagara Falls](#)

For a deck permit, you are required to have filled out and signed an [Application for a Permit to Construct or Demolish, Schedule 1 Designer Information](#) form (unless drawings stamped by professional engineer or architect), [Applicable Law Checklist](#) and [Supplemental Data Form](#).

Additionally, if someone else is applying on the homeowner's behalf, an [Authorized Agent Authorization Form](#) needs to be signed and submitted with the application. All forms are available at the link above.

All submissions must be done on our portal at niagarafalls.ca/services/cityview.aspx. A digital submission allows you to make your submission without leaving the comfort of your home or office.

If this is your first time using our online portal, you will first have to create a profile. Once you have created a profile you will be able to apply for a permit through that account by selecting "Apply for a Building Permit". Any correspondence will be sent to the email you use for your portal account and be made available on the portal directly. (Any permits you apply for will be visible through your dashboard. Here you will be able to upload any additional required documents.) All documents must be uploaded in PDF format.



Overhead Wires

Niagara Peninsula Energy Inc. requires all permits for properties with overhead wires present to receive a clearance review from them before a permit can be issued.

Contact

[Clearance Review Request | Niagara Peninsula Energy](#)

(905) 356 - 2681



Conservation Authority

The Niagara Peninsula Conservation Authority requires all permits for properties of land adjacent to areas of environmental concern such as wetlands, shorelines and watercourses to receive a clearance review before a permit can be issued.

Contact

[Planning & Permits | Niagara Peninsula Conservation Authority](#)

(905) 788 - 3135

Inspections

1

Footing & Excavation inspection

The footing and excavation inspection is required prior to pouring any concrete and upon completion of the foundation/footing excavation. The OBC requires that the bottom of a foundation/footing be at a minimum depth of 1.2m [3'-11"] from grade level.

2

Framing inspection

A framing inspection is required prior to the installation of the deck boards (walking surface). The building Inspector must be able to inspect all of the structural elements including connections to the dwelling, where applicable, connections to the foundation, framing members, posts, columns, and beams. Where these items can be inspected from below, the deck boards are permitted to be installed prior to inspection.

3

Final inspection

The final inspection is required upon completion of the deck construction and prior to occupancy of the deck. The project is considered complete when all framing, walking surfaces, stairs, handrails, and guards are installed as indicated on the approved drawings and plans in accordance with all applicable codes and by laws.



How to book an inspection

Book online using our Portal

If you would like to request an inspection for your existing permit, sign in to Portal, select "My Items", open "My Permit Applications" and find the permit. If the permit has an inspection waiting to be completed, you will see "Request Inspection". Select the inspection you would like to schedule and fill out the required information. The Building Department will receive a message indicating your request.

Contact us

. (905) 356-7521 ext. 4330
. buildinginspections@niagarafalls.ca

All construction that is authorized through the issuance of a pool permit must be inspected to ensure compliance with the approved drawings and the Swimming Pool By-Law. These inspections are required to be conducted. It is the responsibility of the permit holder to notify the city of the completion of construction. By contacting Building Services, an Inspector will be dispatched to inspect your project. It is important to remember that the Inspector is there to help. By verifying the safety and compliance of your construction with the applicable laws, regulations and codes that govern your project, you can be assured your project will be built to last and will serve the purpose it was intended. If any deficiencies are caught by the inspector, they may fail the inspection, and a reinspection will have to be booked after all the deficiencies are corrected before proceeding.

Please Remember



Contact Building Services

Visit us:

4343 Morrison St, Niagara Falls, ON L2E 6Z9

[Home](#) | [City of Niagara Falls](#)

For permit inquiries:

905 356 7521 ext.4330

pbd@niagarafalls.ca

For inspections scheduling:

905 356 7521 ext.4330

buildinginspections@niagarafalls.ca



Deck Design

Through the process of preparing your deck drawings you will need to make several decisions with respect to how you are going to design your deck. While most homeowners are primarily concerned about furniture layout and where the barbecue will go when designing the deck, these are not the details that Building Services staff will need.

Deck Location

In the design of a deck, the location and how it interacts with the yard is an important factor to contemplate. The location of the deck in the yard is also important to review from a regulation standpoint. The Niagara Falls Zoning By-Law dictates the required distances a deck must be from various property lines in the yard.

Setbacks

Setbacks are determined by the Niagara Falls Zoning By-Law available at <https://niagarafalls.ca/city-hall/planning/zoning.aspx>. Different properties have different zoning requirements depending on what zone they belong to. When looking at the Zoning By-Law it is important to look out for these 3 things.

Rear Yard Setback: the required distance a structure must be from the rear property line.

Side Yard Setback: the required distance a structure must be from the side property line. There are two types of side property lines. Exterior and interior. Exterior refers to a side yard that faces the street while an interior side lot line borders another property. When on a corner lot, the shorter side is considered your front yard.

Lot Coverage: The maximum overall percentage of lot area permitted to be covered by built structures, not including uncovered decks.

Minor Variance: If your proposed design is unable to satisfy the setbacks required, you may request a minor variance. A minor variance is a process which allows property owners the ability to request a modification to their lot setback and coverage requirements. For more information, please visit <https://niagarafalls.ca/city-hall/planning/minor-variance.aspx>.

Minimum Lumber Sizes

A common mistake that many people make with regards to decks is not understanding the mandatory minimum sizes for specific lumber elements. The OBC dictates a number of minimum sizes for specific lumber elements used in exterior deck construction. These minimum sizes consider the added effects of weather and snow loading on exterior components that interior elements do not need to account for. The minimum sizes are identified below. Pressure-treated or decay-resistant lumber is required to be used for exterior decks.



Floor Joists

The OBC dictates that the minimum size of dimensional lumber joists is 38mm x 184mm [2" x 8" nominal]. This is the most common error made in deck construction. Many people try to use 2" x 6" joists which are NOT permitted for use regardless of span.

Decking

Decking materials are being manufactured from many different kinds of material. When using a manufactured product, it shall be sized in accordance with the specifications of the manufacturer of the product. When the decking used is lumber however it shall be a minimum of 25mm x 140mm [5/4" x 6" nominal] deck boards when fastened with 2-63mm [2 1/2"] nails or 38mm x 89mm [2" x 4" nominal] members fastened with 2-76mm [3"] nails.

Guard Elements

Lumber elements used in a guard system have minimum sizes for the various elements. Any post supporting and/or forming part of the guard shall be at least 89mm x 89mm [4" x 4" nominal] in size. Either the top or bottom rails used to support pickets shall be at least 38mm x 89mm [2" x 4" nominal]. Finally, pickets shall be at least 32mm x 32mm [1 9/32" x 1 9/32"].

Where there is a difference in elevation of more than 600mm [23 5/8"] between walking surface of the deck and adjacent surface within 1.2m [3'-11"] of the walking surface has a slope of more than 1 in 2, the OBC requires a guard to be provided. Guard heights shall comply with the table below.

Distance between deck and walking surface above grade m[ft]	<1.8m [5'11"]	>1.8m [5'11"] <10m [32'-10"]	>10m [32'-10"]	Flight of stairs
Required guard height	0.9m [2'-11"]	1.07m [3'-6"]	1.5m [5'-0"]	0.9m [2'-11"]





ADDING A ROOF

The addition of a roof to your deck project changes more than just the look of the deck. When a roof is added to the deck, it impacts the structural components because they are now required to support both the deck and the roof. The following describes the necessary modifications for the addition of a roof.

Wood / Concrete Columns

Columns supporting a roof are required by the OBC to be at least 184 mm [7 ¼"] in diameter for round columns and at least 140mm x 140mm [6" x 6" nominal] for rectangular columns. Size requirements are also dictated for concrete columns as well. The OBC requires that any concrete columns have a diameter of at least 230mm [9"] for round columns and at least 200mm x 200mm [8" x 8"] for rectangular columns.

Column Footings

In addition to the increased requirements for column sizing, concrete foundation columns or piers require the installation of a footing at their base to distribute the added load created by the roof structure. The minimum area of these required footings shall be no less than 0.4m² [4.3 sq. ft.]. The OBC also regulates the thicknesses of the column footings in that the required thickness of each footing shall not be less than that of the width of the projection of the footing beyond the supported element, but at no times less than 100mm [4"].

Helical Piles

Many other methods of supporting foundations have become popular over time. One of the more prominent ones is helical piles. While helical piles can be used for a deck, they require a professional engineer to stamp the drawings indicating the locations of the helical piles along with shop drawings with specifications for the helical piles being used.



Table 1 - Pier Size (diameter at base Ø)

Choose your joist span from the first column and pier spacing from the first row to find the corresponding pier size, where the row and column intersect. The required joist size will be located at the end of the row.

Joist Span	4 feet pier spacing	6 feet pier spacing	8 feet pier spacing	10 feet pier spacing	Joist Size
6 feet	8 in. Ø	10 in. Ø	12 in. Ø	12 in. Ø	2 x 6*
8 feet	10 in. Ø	12 in. Ø	12 in. Ø	14 in. Ø	2 x 6*
10 feet	10 in. Ø	12 in. Ø	14 in. Ø	16 in. Ø	2 x 8
12 feet	12 in. Ø	14 in. Ø	16 in. Ø	18 in. Ø	2 x 10

*Minimum 2" x 8" joists required for wood railing support as per SB-7 of Ontario Building Code

Table 2a - Maximum 2-Ply Beam Length Table 2b - Maximum 3-Ply Beam Length

Choose your supported joist length and beam size. The corresponding box is the maximum beam length.

Supported Joist Length	2 x 8	2 x 10	2 x 12	Supported Joist Length	2 x 8	2 x 10	2 x 12
8'-0"	6'-7"	8'-1"	9'-5"	8'-0"	8'-10"	10'-9"	12'-6"
10'-0"	5'-11"	7'-3"	8'-5"	10'-0"	7'-10"	9'-8"	11'-2"

Table 3 - Maximum Floor Joist Length

Use your joist span to determine the maximum span and cantilever length as per the 2024 Ontario Building Code.

Joist Span	Max. Span	Max. Cantilever	Joist Span	Max. Span	Max. Cantilever
2x8 @ 12" O.C.	12'-6"	20"	2x10 @ 24" O.C.	12'-10"	20"
2x8 @ 16" O.C.	11'-9"	16"	2x12 @ 12" O.C.	16'-5"	28"
2x8 @ 24" O.C.	11'-0"	14"	2x12 @ 16" O.C.	15'-6"	24"
2x10 @ 12" O.C.	14'-6"	28"	2x12 @ 24" O.C.	14'-6"	20"
2x10 @ 16" O.C.	13'-8"	24"			

Notes:

- *Wood posts:*
 - 6" x 6" posts on MIN. 10" sonotubes
- *All fasteners to be resistant to corrosion and lumber to be decay resistant*
- *Decking is to be:*
 - 5/4" x 6" deck boards fastened with 2 ½" nails
 - 2" x 4" deck boards fastened with 3" nails
 - An approved equal

Column Footing Sizes

After determining the span between footings, use this chart to determine the column footing size. If a circular footing is being used, use the **AREA** columns. If a square footing is being used, use the **SIDE** columns, to determine the width of the square footings. The depth of the footing explains its depth below ground.

SPAN (FT)	SPAN (M)	AREA (FT ²)	AREA (M ²)	SIDE (IN)	SIDE (M)	Depth (IN)
9.84	3.00	4.3	0.40	25	0.63	10
10	3.05	4.4	0.41	25	0.64	11
11	3.35	4.8	0.45	26	0.67	11
12	3.66	5.2	0.49	27	0.70	12
13	3.96	5.7	0.53	29	0.73	12
14	4.26	6.1	0.57	30	0.75	13
15	4.57	6.6	0.61	31	0.78	13
16	4.87	7	0.65	32	0.81	14
17	5.18	7.4	0.69	33	0.83	14
18	5.49	7.9	0.73	34	0.86	15
19	5.79	8.3	0.77	35	0.88	15
20	6.10	8.7	0.81	35	0.90	16

Handrail:

☐ No ☐ Yes If yes, provide height and fastening details below.

Guards:

☐ No ☐ Yes

If yes, provide the following details:

Spacing of posts, height of guardrail and location of top and bottom rail above walking surface, detail of connection to rim joist, detail of top and bottom rail connection to post

- Guard posts shall not be notched and to be attached using 2 ½" bolts or hold down anchors per manufacturer's specifications.
- Maximum 100mm (4") openings between pickets and no member or attachment between 140mm (5.5") and 890mm (35") shall facilitate climbing.

Beams:

- Fasten together with minimum two rows of 89 mm (3½") nails, spaced at most 450 mm (1'-6") apart, starting 100 mm (4") to 150 (6") mm from each beam or lintel end.
- Install solid blocking at the mid-span of floor joists when spans exceed 2100 mm (6'-11").

Cantilever distances for beams and joists:

- Up to 400 mm (1'-4") for 50 mm (2") by 200 mm (8") joists
- Up to 600 mm (2') for 50 mm (2") by 254 mm (10") joists
- Up to 300 mm (1') for beams unless they support walls and a roof, in which case no cantilever is allowed

Minimum bearing for beams and lintels:

- 38 mm (1½") for two-ply beams or lintels with spans of three meters or less
- 76mm (3") for two-ply beams or lintels with spans greater than three meters and for three, four, and five-ply beams or lintels

Posts:

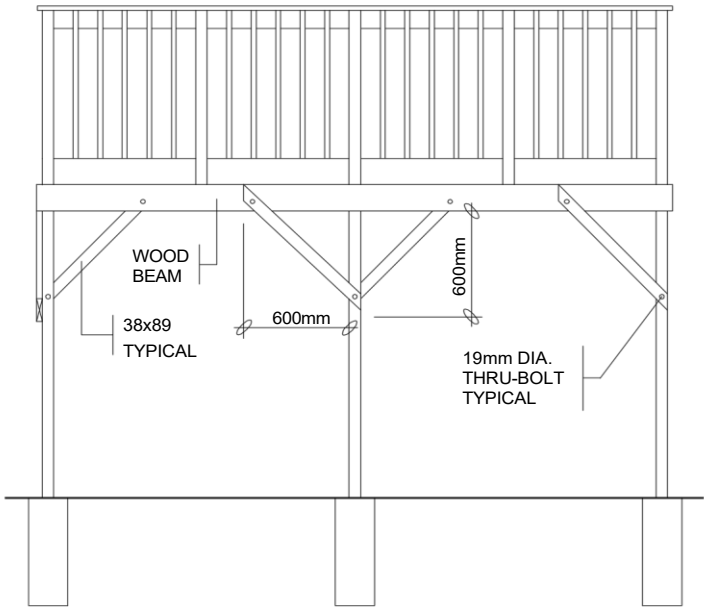
- Use 150 mm (6") by 150 mm (6") posts centered over piers and fastened to post saddles and beams.

ELEVATED DECKS

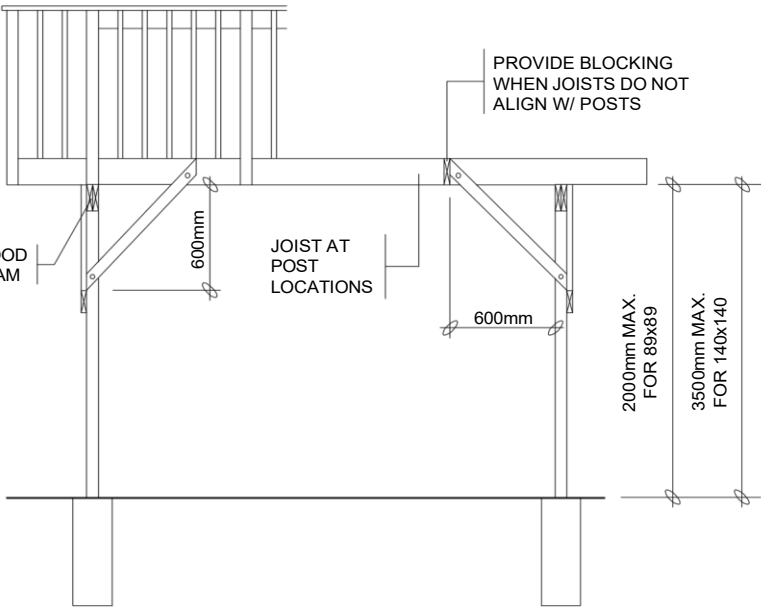
The height of your deck impacts more than just its appearance. As a deck is raised higher off the ground, it becomes more prone to forces due to side-to-side movement from wind or use. To keep the structure stable and secure, lateral bracing is required. The following outlines when bracing is needed and how to properly install it.

Lateral Bracing

Under the Ontario Building Code (OBC), any free-standing deck that's more than 600 mm above ground must be built to resist lateral loading due to side-to-side movement and shifting. Alternatively, if the deck supports a larger area than what's allowed within the OBC post sizing tables, posts must meet the same lateral reinforcement requirements.



BRACING PARALLEL TO BEAM



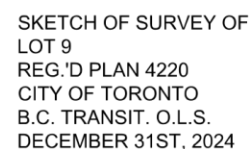
BRACING PERPENDICULAR TO BEAM

FREE STANDING DECKS GREATER THAN 600mm ABOVE GRADE SHALL RESIST LATERAL LOADING & MOVEMENT. ALL POSTS MUST BE BRACED WHERE THE SUPPORTED AREA EXCEEDS THOSE LISTED IN THE TABLE ON D01d

POST SIZING TABLE				
POST SIZE (mm)	MAXIMUM HEIGHT (m)	MAX. SUPPORTED DECK AREA (m ²)		
		LIVE LOAD (kPa)		
		1.9	2.5	3.0
140x140	2.0	13.67	10.98	9.43
	2.5	9.32	7.48	6.43
	3.0	6.35	5.10	4.38
	3.5	4.41	3.54	3.04

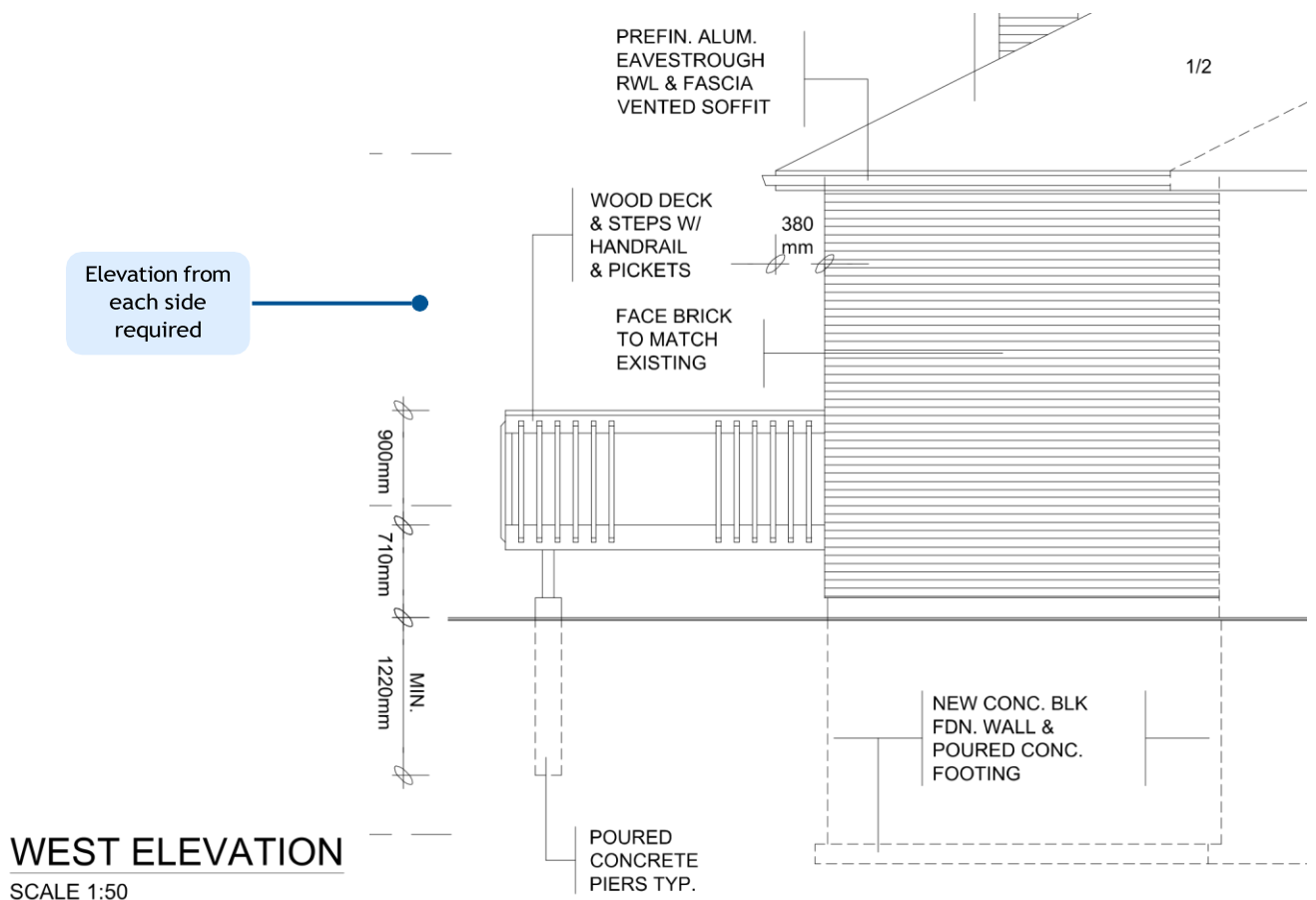
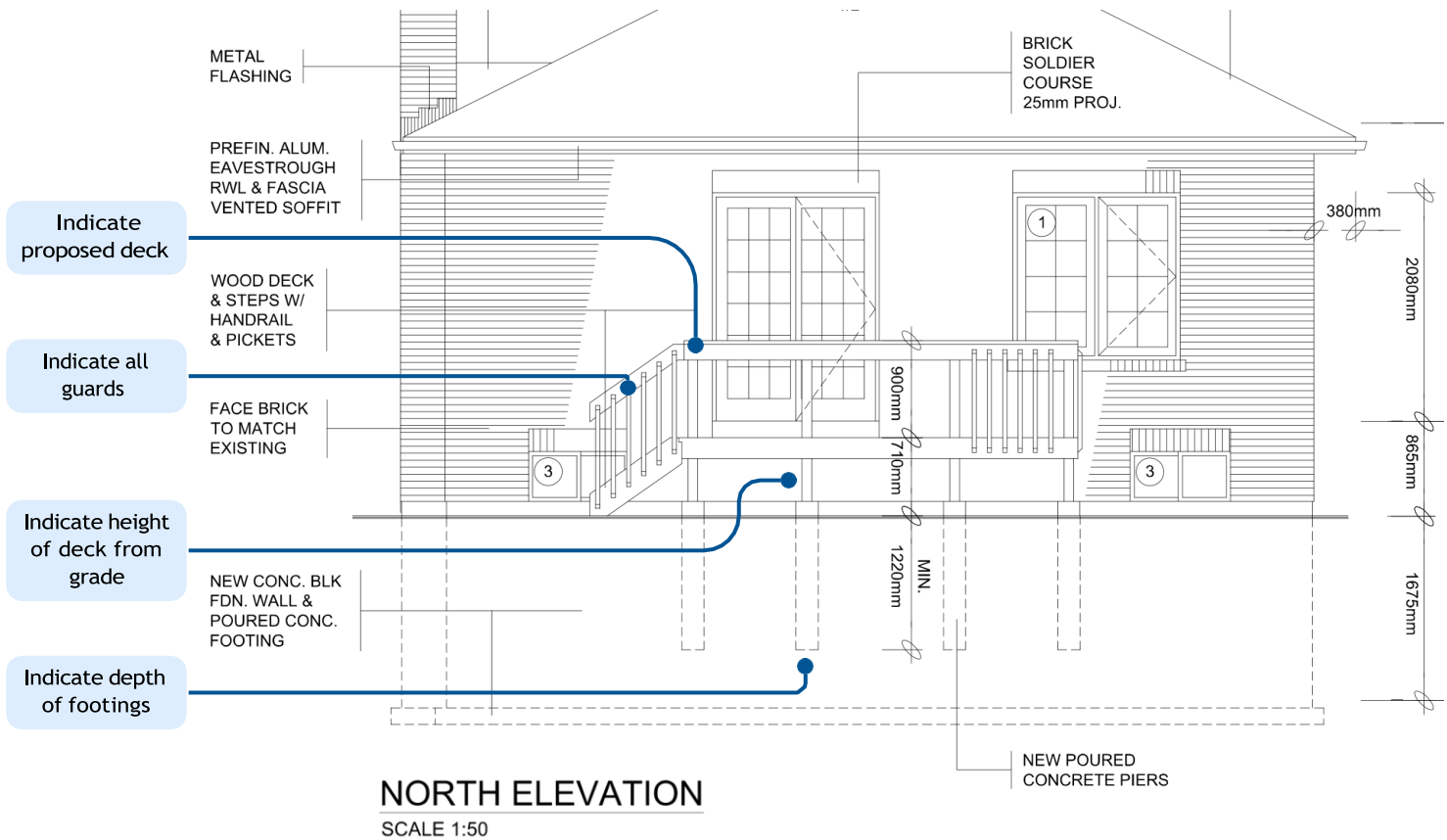
A set of drawings must be submitted alongside your application describing the proposed construction. The drawings should be made in a way that allows someone to be able to construct the deck without having any questions. Drawings can be made by the homeowner, qualified designer, architect or professional engineer. A Schedule 1 Designer Information form is required unless a professional engineer or architect has stamped the drawings. Drawings must be to scale (min. 3/16" - 1'-0") with paper size, 11 x 17. See example drawings below.

SITE PLAN (reference only)

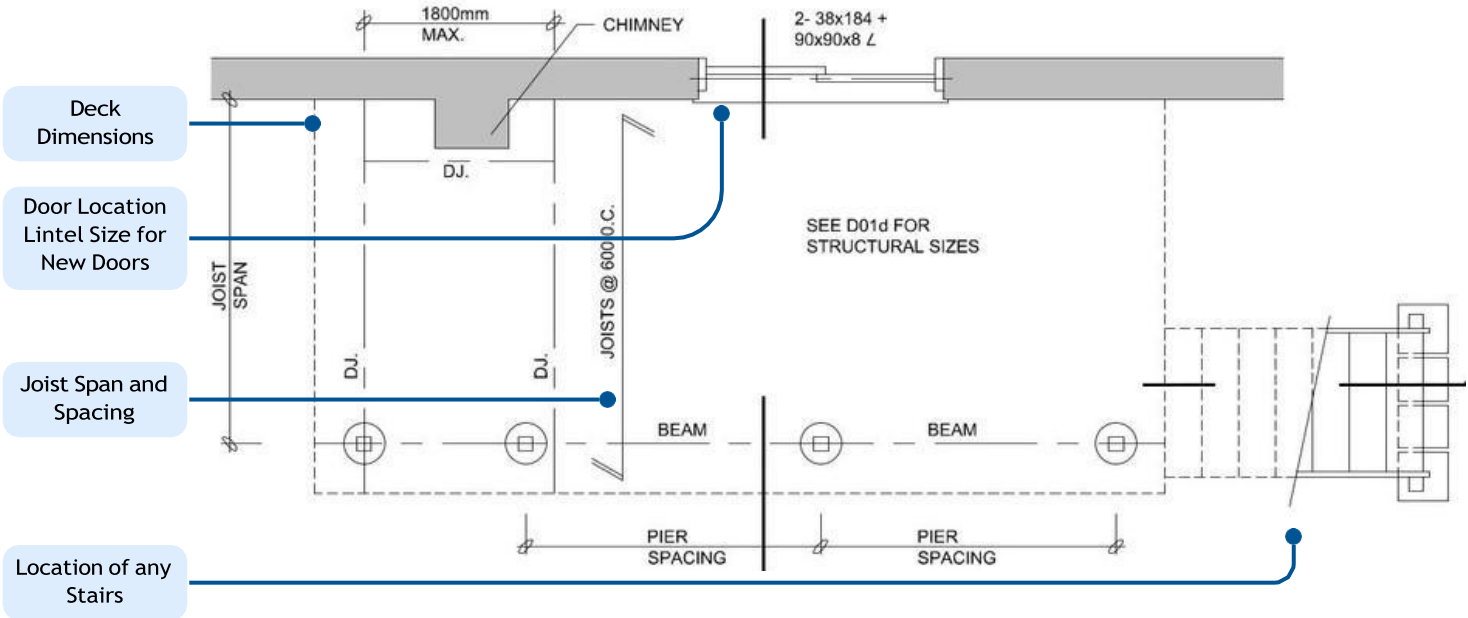


- Indicate Site Statics Including:
 - Property Zoning
 - Setbacks

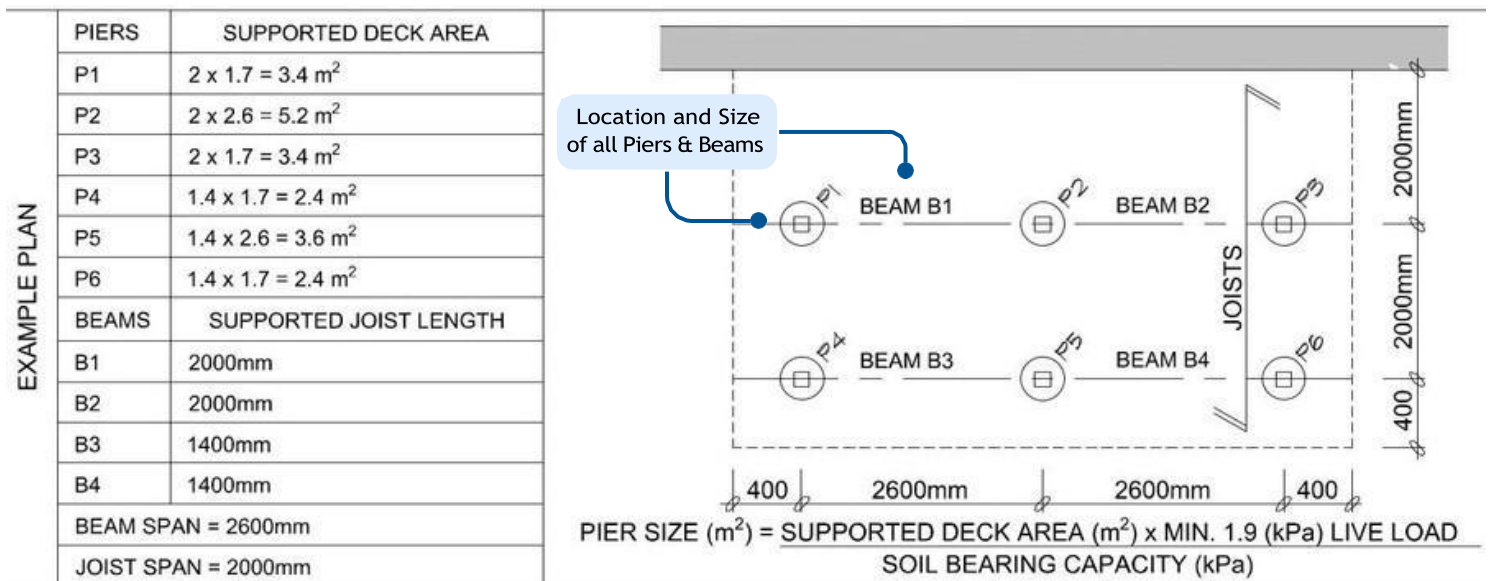
ELEVATIONS (reference only)



FLOOR PLAN (reference only)



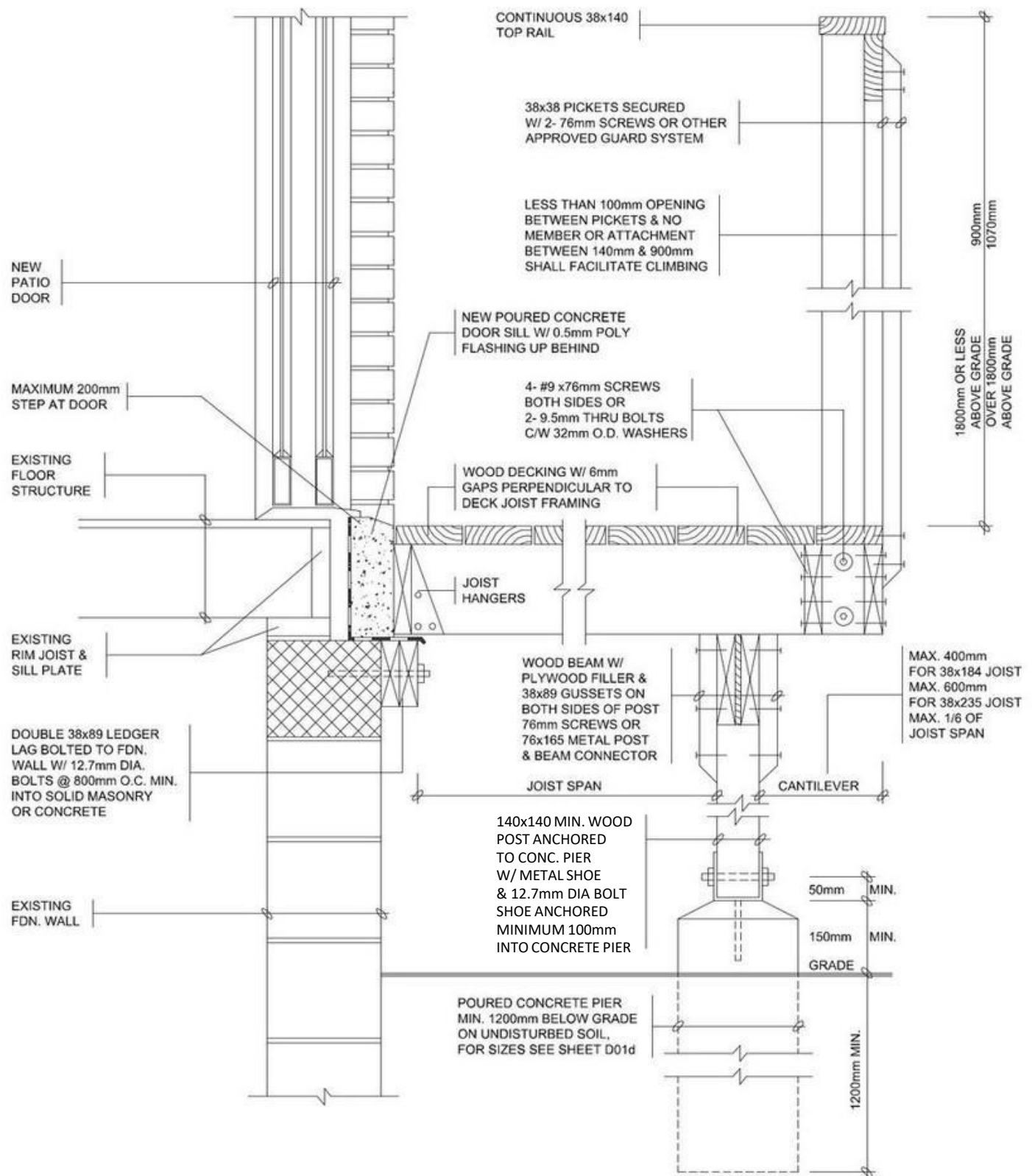
STRUCTURAL PLAN (reference only)



WALL CONNECTION DETAIL / SECTION (reference only)

Fixed to Foundation

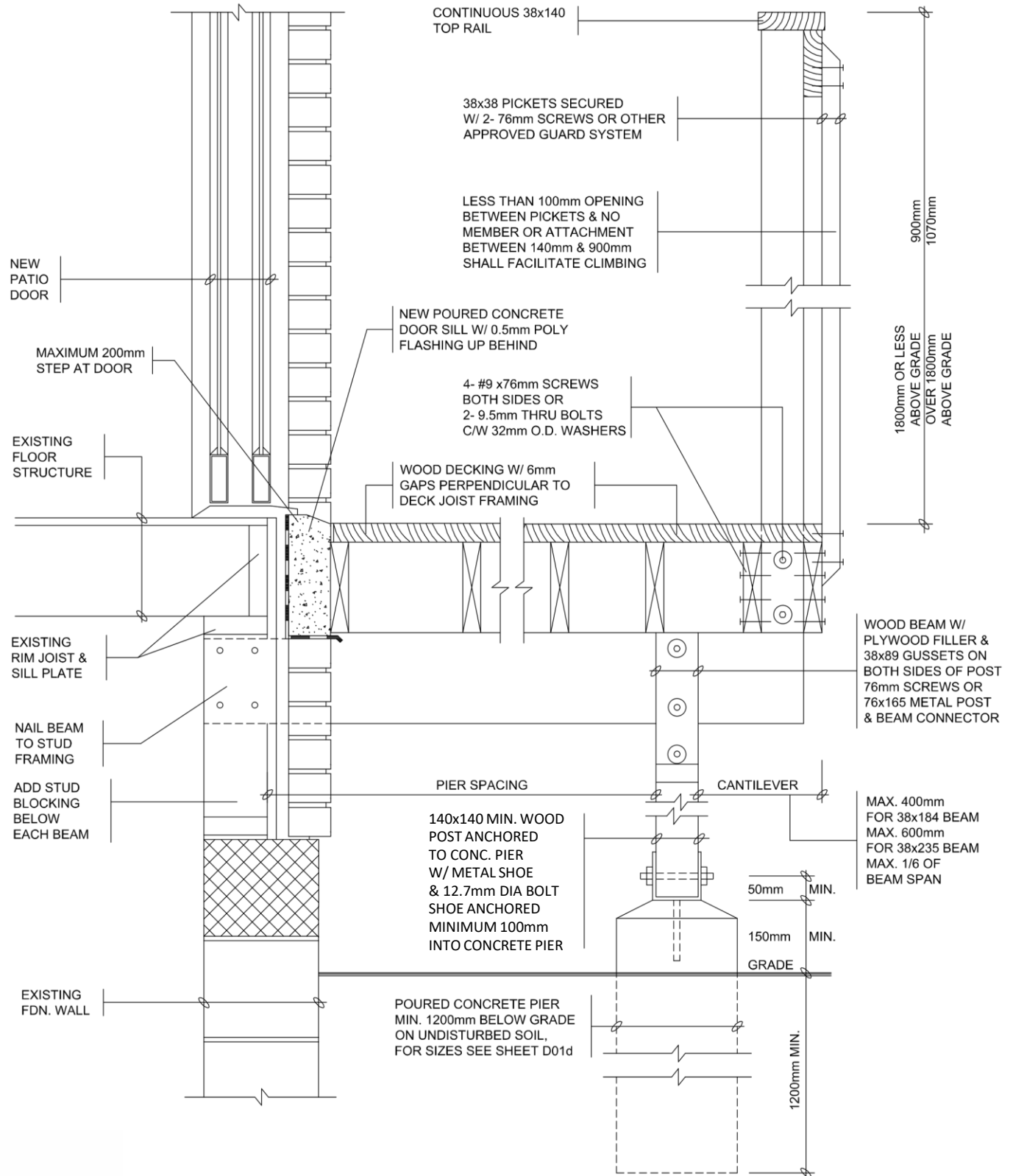
Wall connection details are required for decks attached to a structure. Decks connected to masonry veneer must have a connection detail stamped by a professional engineer. Attached roofs also require their own wall section detail. See drawing below for reference only.



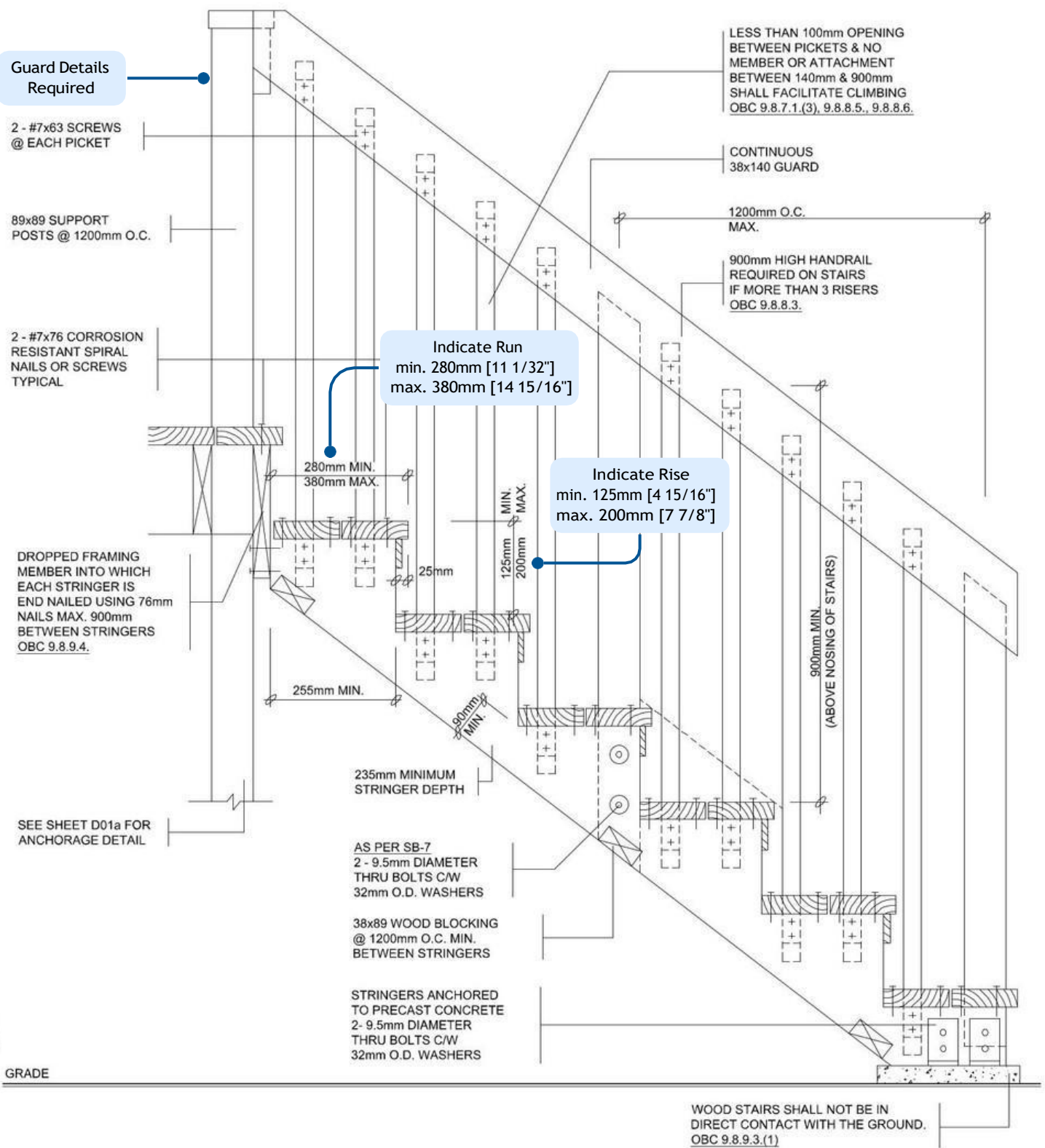
WALL CONNECTION DETAIL / SECTION (reference only)

Fixed to Brick Veneer and Framing

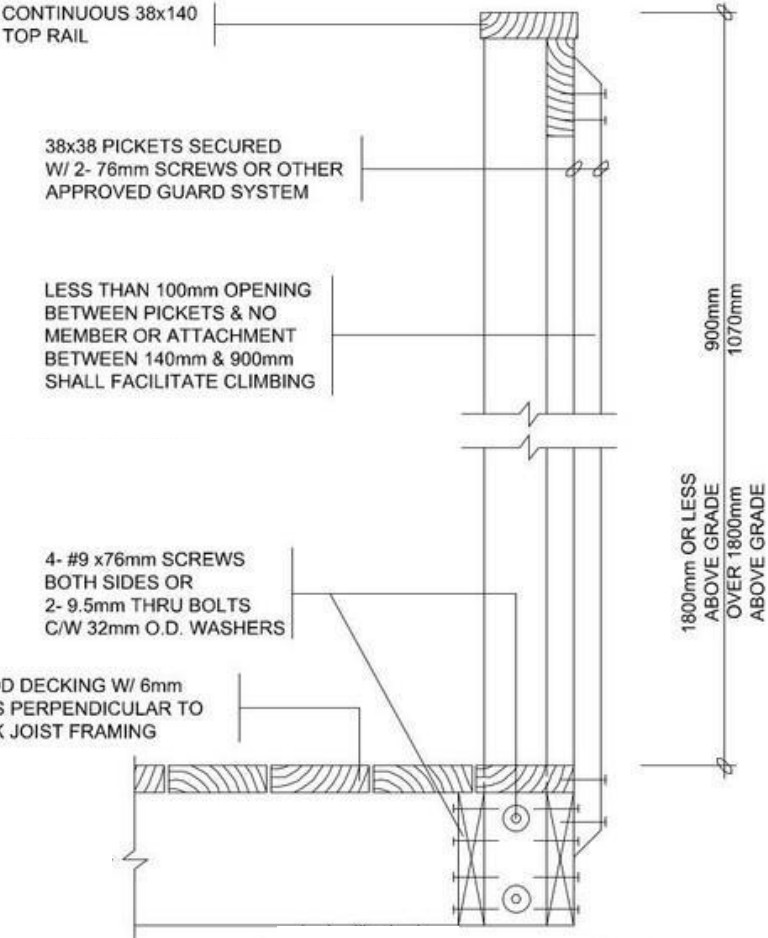
Wall connection details are required for decks attached to a structure. Decks connected to masonry veneer must have a connection detail stamped by a professional engineer. Attached roofs also require their own wall section detail. See drawing below for reference only.



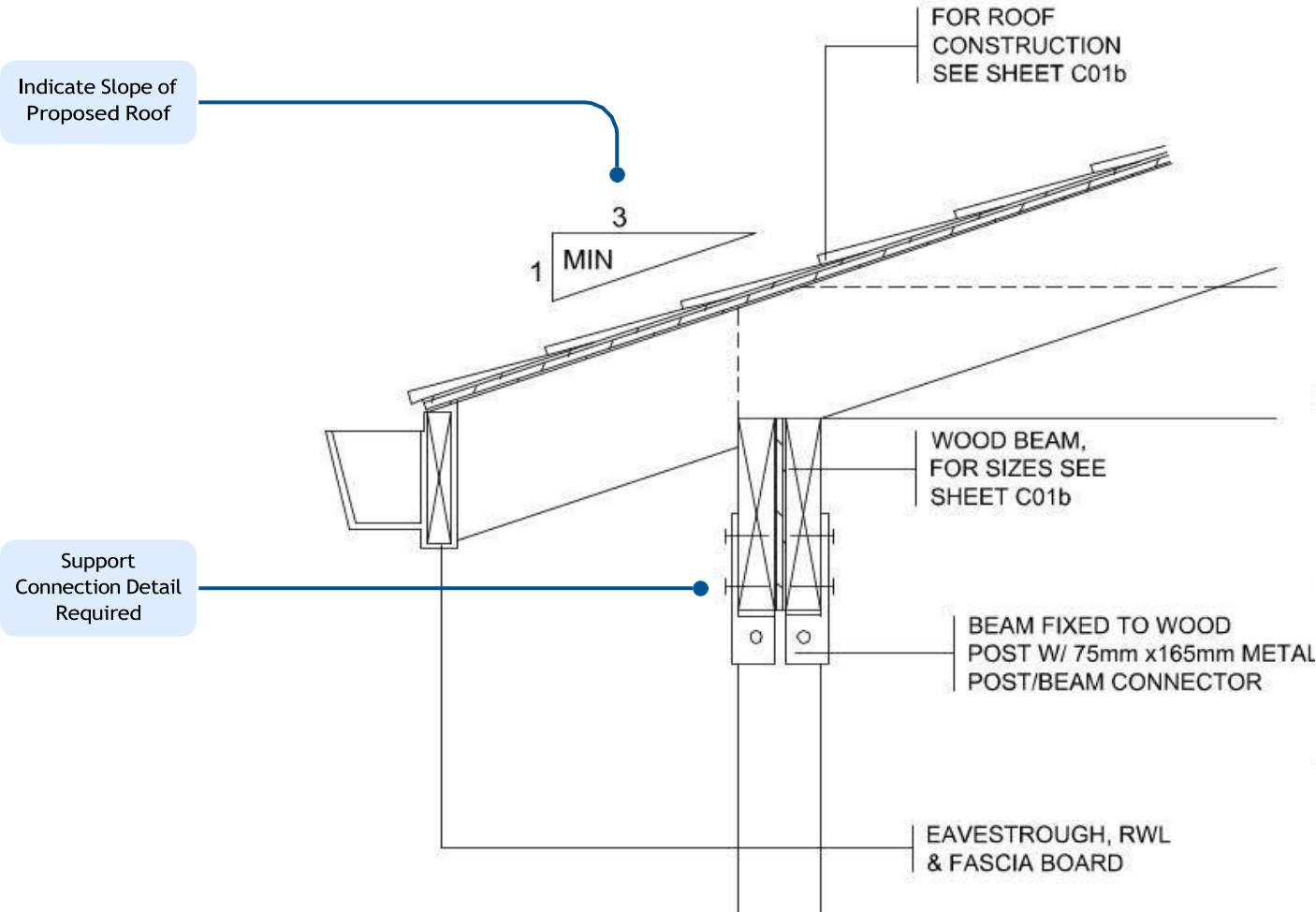
STAIR SECTION (reference only)



GUARD DETAIL (reference only)



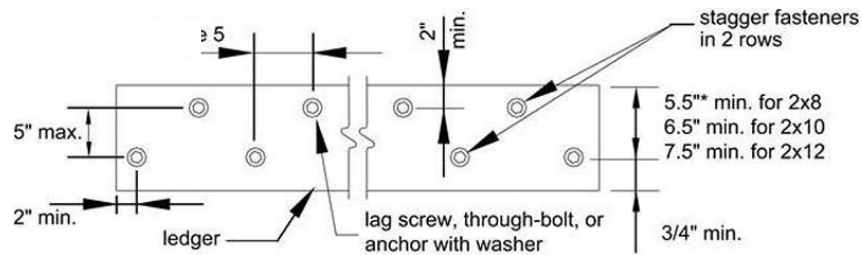
ROOF SECTION (reference only)



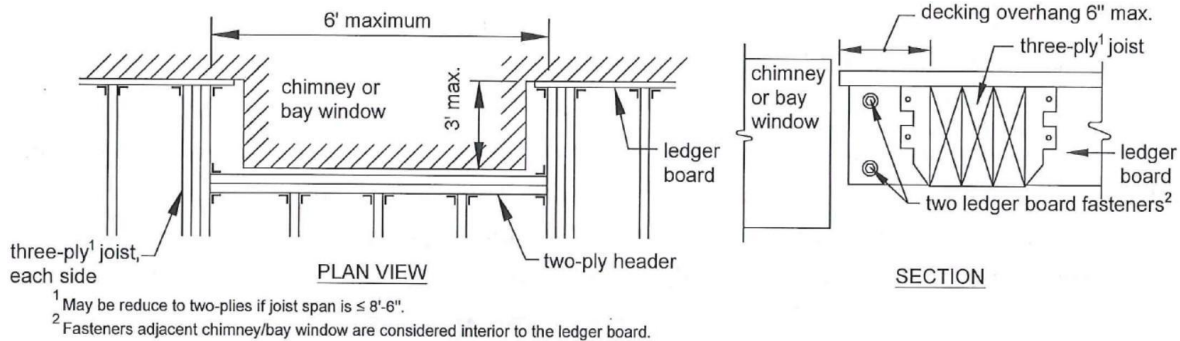
Additional Details

The following drawings will assist you with the construction of the deck, ensuring proper building practices and materials are used.

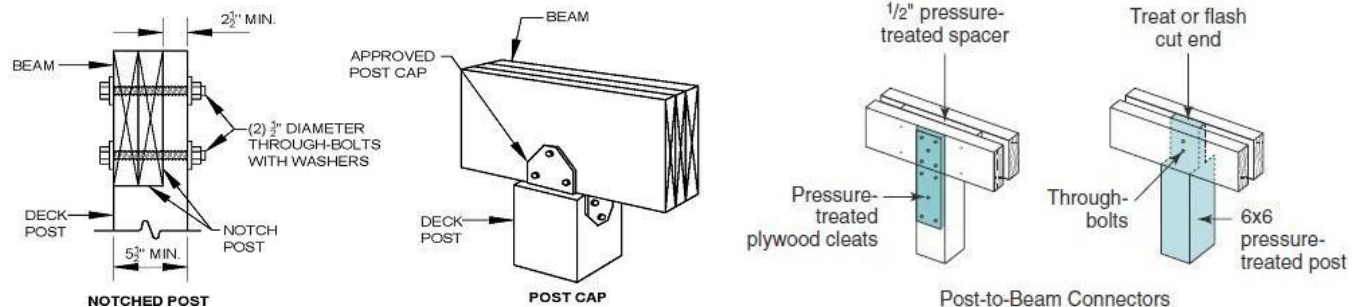
Ledger Board Attachment



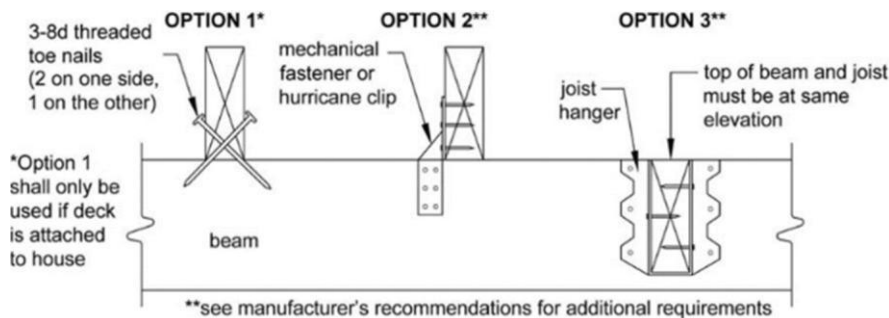
Framing Around Openings



Deck Beam to Deck Post Connections



Joist Connection Details



Note:

Individual members shall be nailed together with a double row of nails not less than 89 mm in length, spaced not more than 18" apart in each row with the end nails located 4" to 6" from the end of each piece. Or, bolted together with not less than 1/2" diam bolts equipped with washers and spaced not more than 4'-0" o.c., with the end bolts located not more than 24" from the ends of the members.

For use by Principal Authority				
Application number:		Permit number (if different):		
Date received:		Roll number:		
Application submitted to: City of Niagara Falls (Name of municipality, upper-tier municipality, board of health or conservation authority)				
A. Project information				
Building number, street name 4343 Morrison St			Unit number	Lot/con.
Municipality City of Niagara Falls	Postal code L2E 6Z9	Plan number/other description		
Project value est. \$ \$10,000		Area of work (m ²) 50		
B. Purpose of application				
☐ New construction ☒ Addition to an existing building ☐ Alteration/repair ☐ Demolition ☐ Conditional Permit				
Proposed use of building Single Family Dwelling		Current use of building Single Family Dwelling		
Description of proposed work Construct a new rear uncovered deck (10' x 20')				
C. Applicant				
Applicant is:		☐ Owner or ☒ Authorized agent of owner		
Last name Smith		First name Joe	Corporation or partnership If Applicable	
Street address 4310 Queen Street			Unit number	Lot/con.
Municipality City of Niagara Falls	Postal code L2E 6X5	Province ON	E-mail joesmith@gmail.com	
Telephone number 905 - xxx - xxxx	Fax		Cell number 289 - xxx - xxxx	
D. Owner (if different from applicant)				
Last name Smith		First name Matt	Corporation or partnership Provide if owned by a corporation or partnership	
Street address 4343 Morrison St			Unit number	Lot/con.
Municipality City of Niagara Falls	Postal code L2E 6Z9	Province ON	E-mail mattsmith@gmail.com	
Telephone number 905 - xxx - xxxx	Fax		Cell number 289 - xxx - xxxx	

E. Builder (optional)				
Last name	First name	Corporation or partnership (if applicable)		
Street address		Unit number	Lot/con.	
Municipality	Postal code	Province	E-mail	
Telephone number	Fax		Cell number	
F. Tarion Warranty Corporation (Ontario New Home Warranty Program)				
i. Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.		☐ Yes	☒ No	
ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?		☐ Yes	☒ No	
iii. If yes to (ii) provide registration number(s): _____				
G. Required Schedules				
i) Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.				
ii) Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.				
H. Completeness and compliance with applicable law				
i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.		☒ Yes	☐ No	
ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .		☒ Yes	☐ No	
iii) This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.		☒ Yes	☐ No	
iv) The proposed building, construction or demolition will not contravene any applicable law.		☒ Yes	☐ No	
I. Declaration of applicant				
I, <u>Matt Smith</u> declare that: (print name) 1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge. 2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership. 03/25/2025 <u>M. SMITH</u> Date Signature of applicant				

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor. Toronto, M5G 2E5 (416) 585-6666.

REFERENCE ONLY**Schedule 1: Designer Information**

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information			
Building number, street name 4343 Morrison Street		Unit no.	Lot/con.
Municipality City of Niagara Falls	Postal code L2E 6Z9	Plan number/ other description	
B. Individual who reviews and takes responsibility for design activities			
Name Matt Smith		Firm	
Street address 4343 Morrison St		Unit no.	Lot/con.
Municipality City of Niagara Falls	Postal code L2E 6Z9	Province ON	E-mail mattsmith@gmail.com
Telephone number 905 - xxx - xxxx	Fax number	Cell number 289 - xxx - xxxx	
C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.2.1. of Division C]			
☒ House	☐ HVAC – House	☐ Building Structural	
☐ Small Buildings	☐ Building Services	☐ Plumbing – House	
☐ Large Buildings	☐ Detection, Lighting and Power	☐ Plumbing – All Buildings	
☐ Complex Buildings	☐ Fire Protection	☐ On-site Sewage Systems	
Description of designer's work Construct a new rear uncovered deck (10' x 20')			
D. Declaration of Designer			
I, <u>Matt Smith</u> declare that (choose one as appropriate): (print name) ☐ I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories. Individual BCIN: _____ Firm BCIN: _____ I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code. Individual BCIN: _____ Basis for exemption from registration: _____ The design work is exempt from the registration and qualification requirements of the Building Code. Basis for exemption from registration and qualification: <u>Homeowner</u> I certify that: - The information contained in this schedule is true to the best of my knowledge. - I have submitted this application with the knowledge and consent of the firm. 03/25/2025 <i>M. SMITH</i> Date Signature of Designer			

NOTE:

- For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) (c) of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
- Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.



Application for a Permit Supplemental Data Form

This form is authorized by the City of Niagara Falls Building By-law [2013-178]
Updated: January 2015

A. Project information

Street Address: 4343 Morrison St

Unit No.

Lot/Con:

B. Form of correspondence

Please select the form in which you wish for Building Services to correspond with you regarding the following components of the building permit process (please choose only one for each):

Plans Examination Reports (if any): ☐ by mail, ☐ pick up or ☒ digitally – email address: mattsmith@gmail.com

Issuance of the Building Permit: ☐ by mail, ☐ pick up or ☒ digitally – email address: mattsmith@gmail.com

Building Inspection reports (prepared digitally): ☐ pick up or ☒ digitally – email address: mattsmith@gmail.com

C. Planning information

Check all that apply to the subject property where construction is proposed:

☐ easement(s) / encumbrance(s) ☐ minor variance ☐ severance ☐ rezoning ☐ designated historic / resource

Lot No.:

Plan No.:

Part Lot:

Concession No.:

Reference Plan:

Lot Area:

m²

Lot Frontage:

m

Lot Depth:

m

Corner Lot: ☐ Yes ☒ No Municipal Services: ☒ sanitary ☒ storm ☒ water Onsite overhead hydro wires: ☐ Yes ☒ No

D. Building Details – All Buildings

Section C - Not Required for Deck Permit

Please select the applicable Occupancy Type(s), check all that apply:

☐ A – Assembly, Division:

☐ B – Care / Detention, Division:

☒ C - Residential

☐ D – Business / Personal Service

☐ E – Mercantile

☐ F – Industrial, Division:

Detail	Existing	New	Total
Number of Suites / Units			0
Building Area	m ²	m ²	25 m ²
Gross Floor Area	0 m ²	m ²	25 m ²
Area to be renovated or altered	0 m ²	m ²	0 m ²
Area of Basement	m ²	m ²	25 m ²
Area of Basement to be finished	0 m ²	25 m ²	0 m ²
Area of Accessory Building	0 m ²	25 m ²	25 m ²
Area of attached / detached deck	0 m ²	25 m ²	18.58 m ²
Area of deck that is covered by a roof	0 m ²	m ²	0 m ²
Number of Stories Above Grade	2	0	2
Occupant Load			0
Lot Coverage	0 %	%	0 %
Number of Seats (Dining / Drinking Establishments)			0

Fill in for Applicable Project

City of Niagara Falls - Building Services

4310 Queen Street, Niagara Falls, Ontario, L2E 6X5

Phone: 905 356 7521 Fax: 905 374 7500 Web: www.niagarafalls.ca

Building length: m Building width: m Building Height: m Storeys Below Grade:

Building classification: OBC Reference: 3.2.2.

Type of proposed construction: ☐ Non Combustible ☐ Combustible ☒ Both No. of Streets / Access Routes: ☐ 1 ☐ 2 ☐ 3

Fire Alarm Required: ☐ Yes ☐ No Standpipe Required: ☐ Yes ☐ No High Building Designation: ☐ Yes ☐ No

Sprinkler Required: ☐ not required ☐ entire building ☐ in lieu of roof rating ☐ other:

Water supply is adequate for Fire Fighting purposes: ☐ yes, city service ☐ yes, other: ☐ no

Required Fire Resistance Rating (FRR) for Horizontal Assemblies: Floors: hours Roofs: hours

Required Fire Resistance Rating (FRR) for Supporting Members: Floors: hours Roofs: hours

Occupant load of building is: persons based on ☐ m² / person or ☐ other:

Building is designed in accordance with Barrier Free Design: ☐ yes ☐ no, explain:

For Use by City Staff (Principal Authority)

Accepted by:

Zoning comments:

Building comments:

Permit Issuance Authorized by the undersigned for Salvatore Valeo, Chief Building Official

Date:

Signature:

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A. Project information

Street Address: 4343 Morrison St

Unit No.

Lot/Con:

This form describes conditions where approvals from various other agencies are required before a building permit can be issued. It is recommended that these approvals be completed prior to applying for a building permit, since they may delay or prevent permit issuance. For assistance with the individual approvals listed consult with the applicable agency. Further information with regard to the individual agencies and contact for such is contained at the conclusion of this form.

B. Heritage – City of Niagara Falls Planning Department

Are you proposing to demolish, alter, add to or otherwise modify a building that is listed on the City of Niagara Falls heritage inventory?

☐ Yes ☐ No

Is the building / property designated or in the process of being designated?

☐ Yes ☒ No

Is the property located in a Heritage District or study area?

☐ Yes ☒ No**C. Zoning – Niagara Escarpment Commission**

Does the property exist within the jurisdiction of the Niagara Escarpment Commission?

☐ Yes ☒ No**D. Wetlands, Shorelines & Watercourses – Niagara Peninsula Conservation Authority**

Does the property abut a ravine, watercourse, wetland or shoreline?

☐ Yes ☒ No**E. Transportation Routes – Ontario Ministry of Transportation**

Is the property within 45m of a highway or 180m from any highway intersection?

☐ Yes ☒ No

Is the property within 395m of a controlled highway intersection?

☐ Yes ☒ No

Is this a major traffic generating project located within 800m of a highway?

☐ Yes ☒ No**F. Environmental Approvals – Ontario Ministry of the Environment**

Is the property an industrial or commercial property being changed to a more sensitive use?

☐ Yes ☒ No

Is the property a former waste disposal site?

☐ Yes ☒ No

Is the project a major industrial, commercial or government project?

☐ Yes ☒ No

Is this a renewable energy project?

☐ Yes ☒ No**G. Agriculture and Farms – Ontario Ministry of Agriculture and Food**

Is the proposed building a farm building that will house animals or manure, or is it a milk processing plant?

☐ Yes ☒ No**H. Education and Child Care Centres – Ontario Ministry of Education**

Does the project involve the demolition of a school or is a daycare proposed in any portion of the building?

☐ Yes ☒ No**I. Seniors / Long Term Care Centres & X-Ray Equipment – Ontario Ministry of Community and Social Services**

Is the project a Seniors / Long term Care project whereby Government funding is being sought?

☐ Yes ☒ No

Does the project include spaces for the use of X-Ray equipment?

☐ Yes ☒ No**J. Funeral Home – Ontario Ministry of Consumer and Business Services**

Does the project involve any building in which funeral services are conducted?

☐ Yes ☒ No

K. Declaration of Owner

I, Matt Smith, certify that the information provided on this document is true to the best of my knowledge and that all required approvals related to the relevant applicable laws have been enclosed and submitted with the application for permit for this project.

Date: 03/25/2025

Signature:

M. SMITH

Personal information contained in this form is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to the Chief Building Official of the City of Niagara Falls.

Completing this Form**B. Heritage - Ontario Heritage Act, s. 27, 30, 33, 34, 40.1 & 42**

The City of Niagara Falls has designated certain heritage buildings and maintains a list of building of heritage interests. Specific areas have also been established as Heritage Conservation District. Planning and/or City Council approval for demolition, alteration and construction is required if the subject property is affected.

Contact: City of Niagara Falls Planning Division, Peggy Boyle, 905 356 7521 ext.4334, pboyle@niagarafalls.ca

C. Zoning - Niagara Escarpment Planning and Development Act

Where construction is proposed in the area under the jurisdiction of the Niagara Escarpment Commission and development permit is required to before a building permit can be issued.

Contact: Niagara Escarpment Commission, Martin Killian, 905 877 7524, martin.killian@ontario.ca

D. Wetlands, Shorelines & Watercourses - Conservation Authorities Act s.28, regulation 166/06

Development within certain conservation regulated areas requires construction and fill permits from the conservation authority before a building permit can be issued.

Contact: Niagara Peninsula Conservation Authority, 905 788 3135, info@npca.ca

E. Transportation Routes - Public Transportation Act s. 34/38

Ministry authorization is required for construction of all buildings within certain distances of a highway or intersection. Where major developments will generate significant amounts of traffic, such as a shopping centre, the distance is extended to 800m.

Contact: Ministry of Transportation, www.mto.gov.on.ca

F. Environmental - Conservation Authorities Act s.28 (1)(c), regulation 166/06

Development within certain conservation regulated areas requires construction and fill permits from the conservation authority before a building permit can be issued.

Contact: Ministry of Environment, 1 800 461 6290

G. Agriculture and Farms - Nutrient Management Act 2002 s.11 regulation 267/03, Milk Act s.14

Buildings or structures that house animals or store manure may require a nutrient management strategy approved by the Ministry. The Ministry must also determine that a milk processing plant is necessary and authorize it before a building permit can be issued

Contact: Ministry of Agriculture Food and Rural Affairs, 1 877 424 1300

H. Education and Child Care Centres - Education Act s.194, Day Nurseries Act, s.5 or regulation 262

The Minister must approve the demolition of all school buildings. Ministry plan approval is required if a new or existing building is proposed to be used or altered / renovated to be used as a day nursery, or if an existing day nursery is altered or renovated.

Contact: Ministry of Education, 905 895 9192

I. Seniors / Long Term Care Centres and X-Ray Equipment - Elderly Persons Centres Act s.6, Healing Arts Radiation Act

Reports must be submitted to and approved by the Minister for all seniors centres to which government funding applies. Where X-Ray equipment is used for primary exposure to humans approvals are required before a building permit can be issued.

Contact: Ontario Ministry of Community and Social Services, 1 888 789 4199

J. Funeral Home - Funeral Directors and Establishments Act, regulation 469

Where a building houses a funeral establishment necessary approvals are required to be obtained before a building permit can be issued.

Contact: Ontario Ministry of Consumer and Business Services, 1 800 387 4458



Authorized Agent Authorization Form

This form is authorized by the City of Niagara Falls Building By-law [2013-178]
Updated: January 2015

A. Project information

Street Address: 4343 Morrison St

Unit No.

Lot/Con:

B. Party to be authorized

Last Name: Smith

First Name: Joe

Corporation or Partnership: If Applicable

Street Address: 4310 Queen St

Unit No.

Lot/Con:

Municipality: City of Niagara Falls

Postal Code: L2E 6X5

Province: ON

Telephone Number: 905 - xxx - xxxx

Cell Number: 289 - xxx - xxxx

Email: joesmith@gmail.com

C. Declaration of Owner

I, Matt Smith, being the Registered Owner of the above property hereby authorize the party stated in Section B of this form to make application for permit on my behalf to Building Services of the City of Niagara Falls in accordance with the applicable requirements of the Ontario Building Code for the purpose of the identified project.

Date: 03/25/2025

Signature:

M. SMITH

The Ontario Building Code states that "owner includes, in respect of the property on which the construction or demolition will take place, the registered owner, a lessee or mortgagee in possession".

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DECK PERMIT APPLICATION INSTRUCTIONS

To ensure your deck construction complies with all requirements, follow these steps to complete your deck drawings and permit application.

Begin by following the provided fillable template drawings below or use as reference to draw your own. For help with sizing and spacing requirements of structural elements, utilize the provided OBC/OBOA approved tables and guidelines from the deck reference guide. If applicable include any additional relevant drawings such as those for pre-engineered materials.

After all required drawings are compiled, fill out the required permit application forms and submit your application for review through our online portal.

Attached & Detached Deck Permit Application Checklist

To ensure your deck permit application contains all of the required documentation. Please follow along with the checklist below.

☐ Architectural Drawings (required)

- Site Plan
- Deck Framing Plan
- Elevations
- Foundation Detail
- Ledger Board Detail
- Guardrail Detail
- Stair Detail (If applicable)
- Lateral Bracing Detail (If applicable)
- Roof Detail (If applicable)

☐ Structural Drawings (If applicable)

- Pre-Eng Systems/Roof Trusses Spec Sheets/Drawings
- Helical Pile Specifications and Layout
- Approved Guard Systems for SB-7 Wood Guards
- Ministers rulings/BMEC approvals for innovative materials/system

☐ Permit Application Forms (required)

- Application for a Permit to Construct or Demolish
- Schedule 1 Designer Form
- Applicable Law Checklist (3rd party approval forms if applicable)
- Application for Permit Supplemental Data Form
- Authorized Agent Authorization Form (If applicable)

Permit Application Forms [linked here](#)

Online permit application video tutorial [linked here](#)

SITE PLAN

North Arrow:

Indicate the following:

- Property Dimensions
- Municipal Address Number
- Setbacks to all property lines for the existing dwelling and proposed deck or porch
- Any rights-of-ways and/or easements
- Location and size of all accessory buildings, garages, sheds and pools

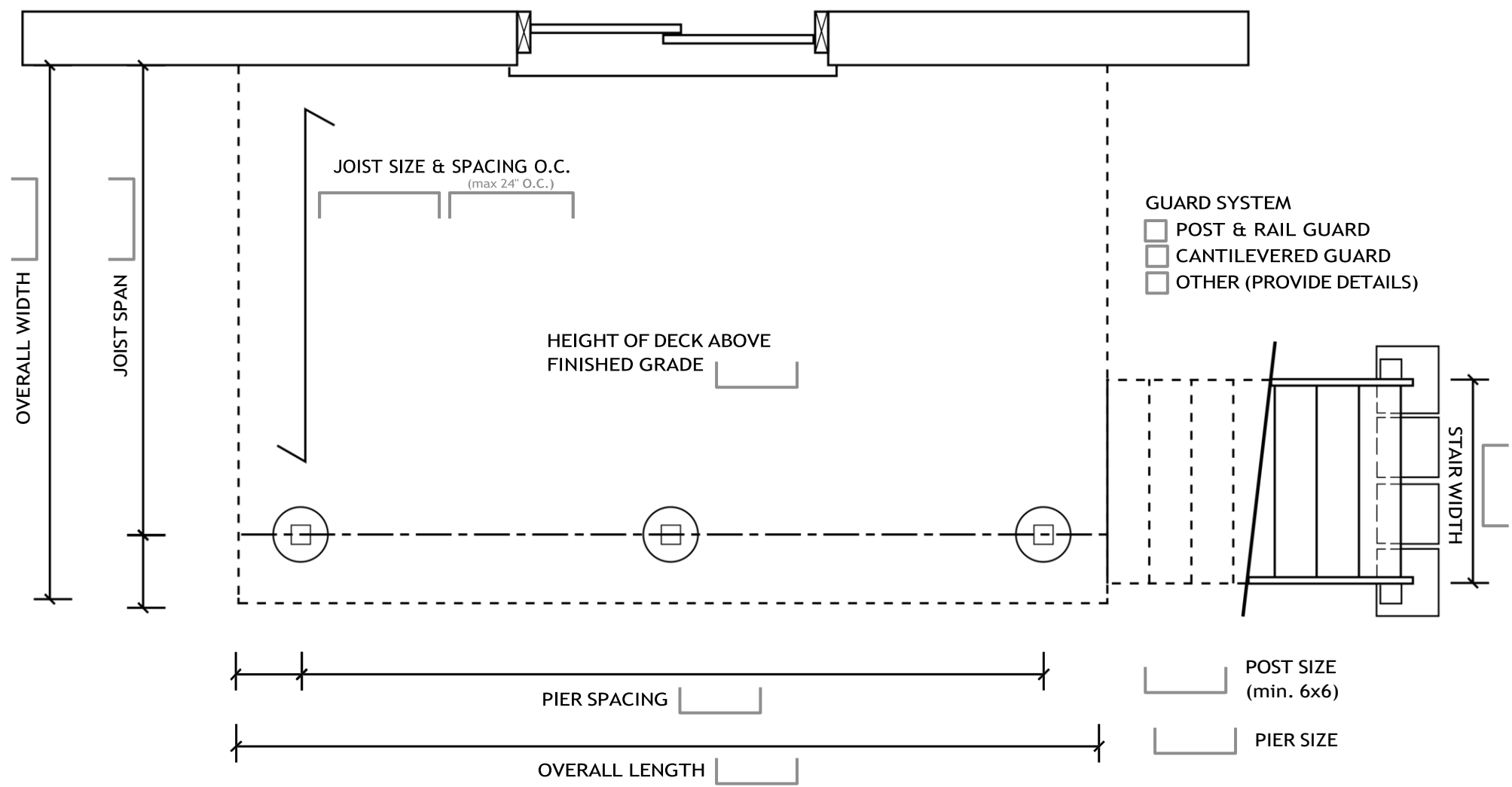
[illegible]

Street Name:

ZONING		LOT NO.:		PLAN NO.:		LOT AREA:		LOT FRONTAGE		LOT DEPTH	
DESCRIPTION	EXISTING	ADDITION	TOTAL	%	ALLOWED	%	SETBACKS	EXISTING	PROPOSED		
LOT COVERAGE											
GROSS FLOOR AREA											
LANDSCAPED AREA											
NO. OF STORIES HEIGHT											
WIDTH											
DEPTH											
PARKING											

DECK FRAMIGN PLAN

Provide all applicable information in the boxes below.



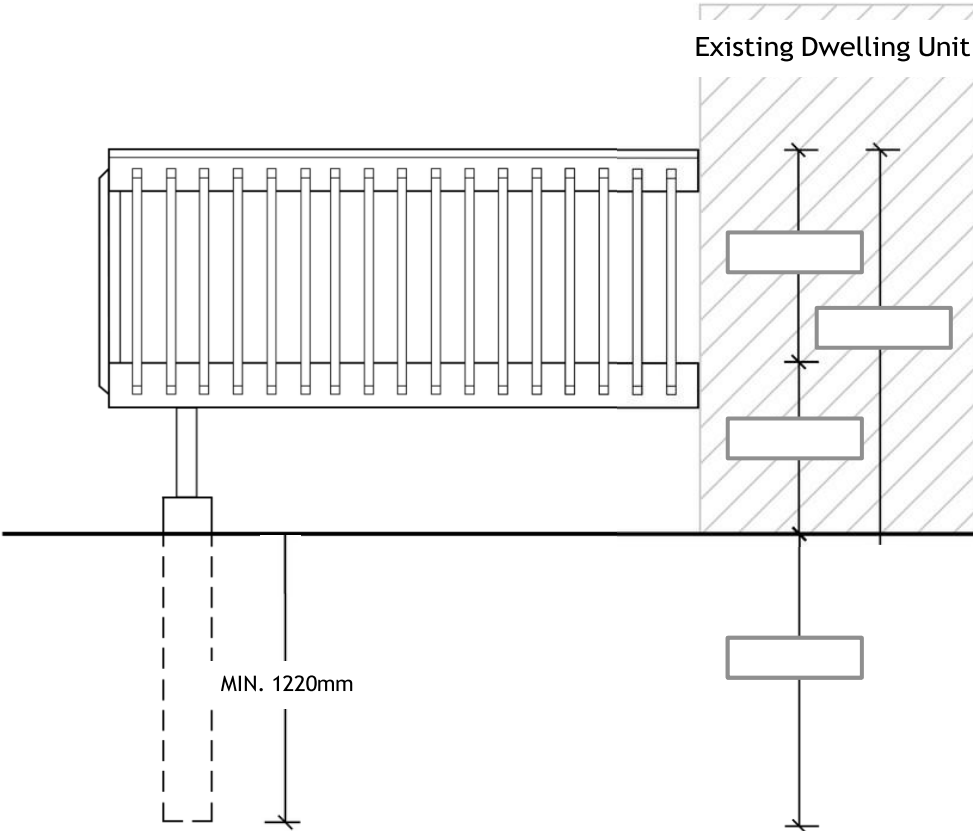
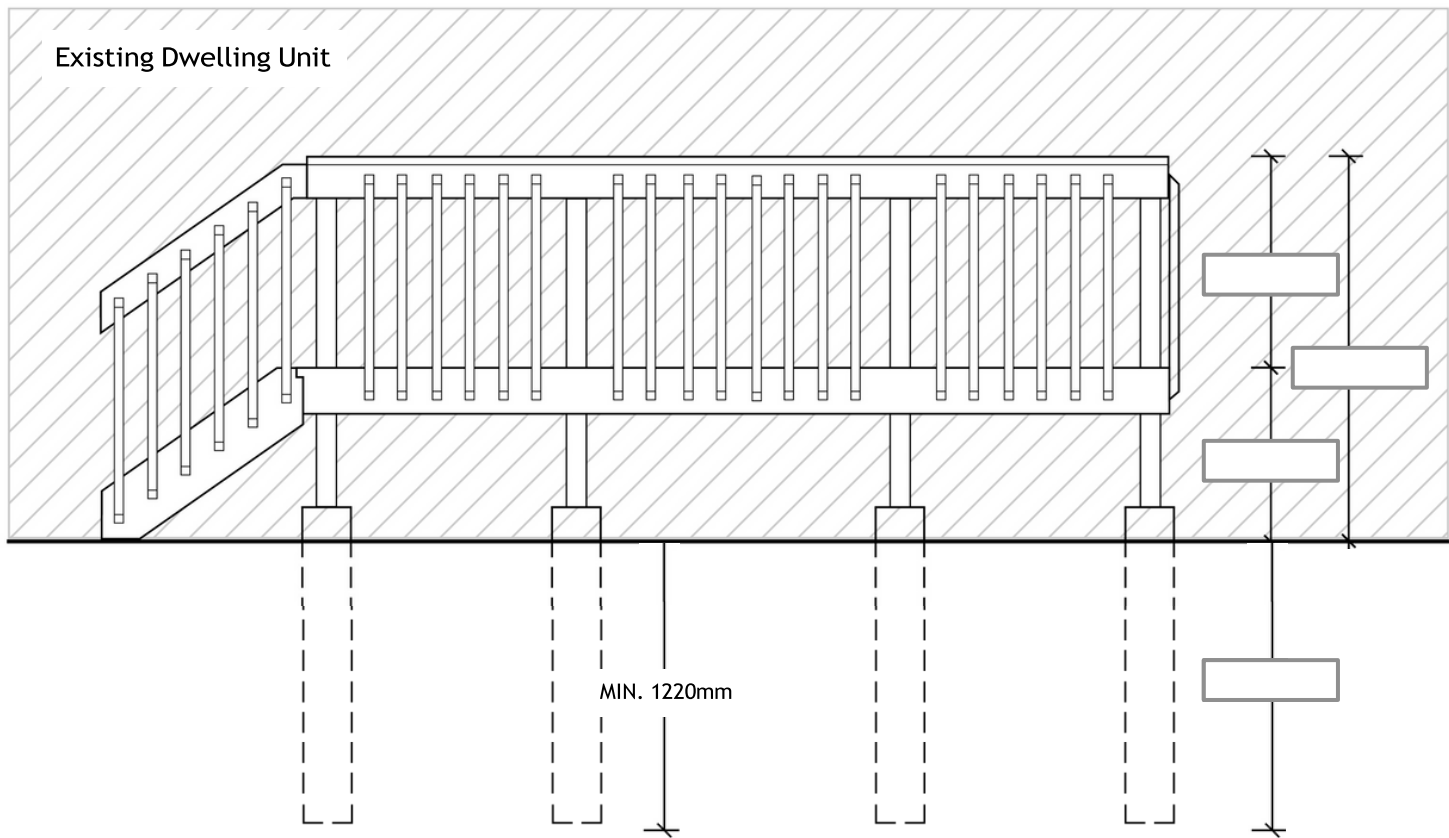
Deck Framing Plan

If you deck plan is different from what is proposed above, draw the custom deck plan below. Include all dimensions, deck height, stair width, beam size, post and pier sizes, pier spacing, joist size, and joist spacing.

A large grid for drawing a custom deck plan. The grid is composed of 20 columns and 30 rows of squares. The grid is divided into two main sections by a vertical line. The left section is 10 columns wide and 30 rows high. The right section is 10 columns wide and 30 rows high. The grid is intended for drawing a custom deck plan, including dimensions, deck height, stair width, beam size, post and pier sizes, pier spacing, joist size, and joist spacing.

Deck Elevations

Indicate depth of piers, height of deck surface from finished grade, height of guardrails and total height of deck structure in the boxes below.



Deck Elevations

If your deck elevations are different from what is proposed above, draw the custom elevations below. Include all dimensions, depth of piers, height of deck surface from finished grade, height of guardrails and total height of deck structure in the drawing.

Grade

Front Elevation

Grade

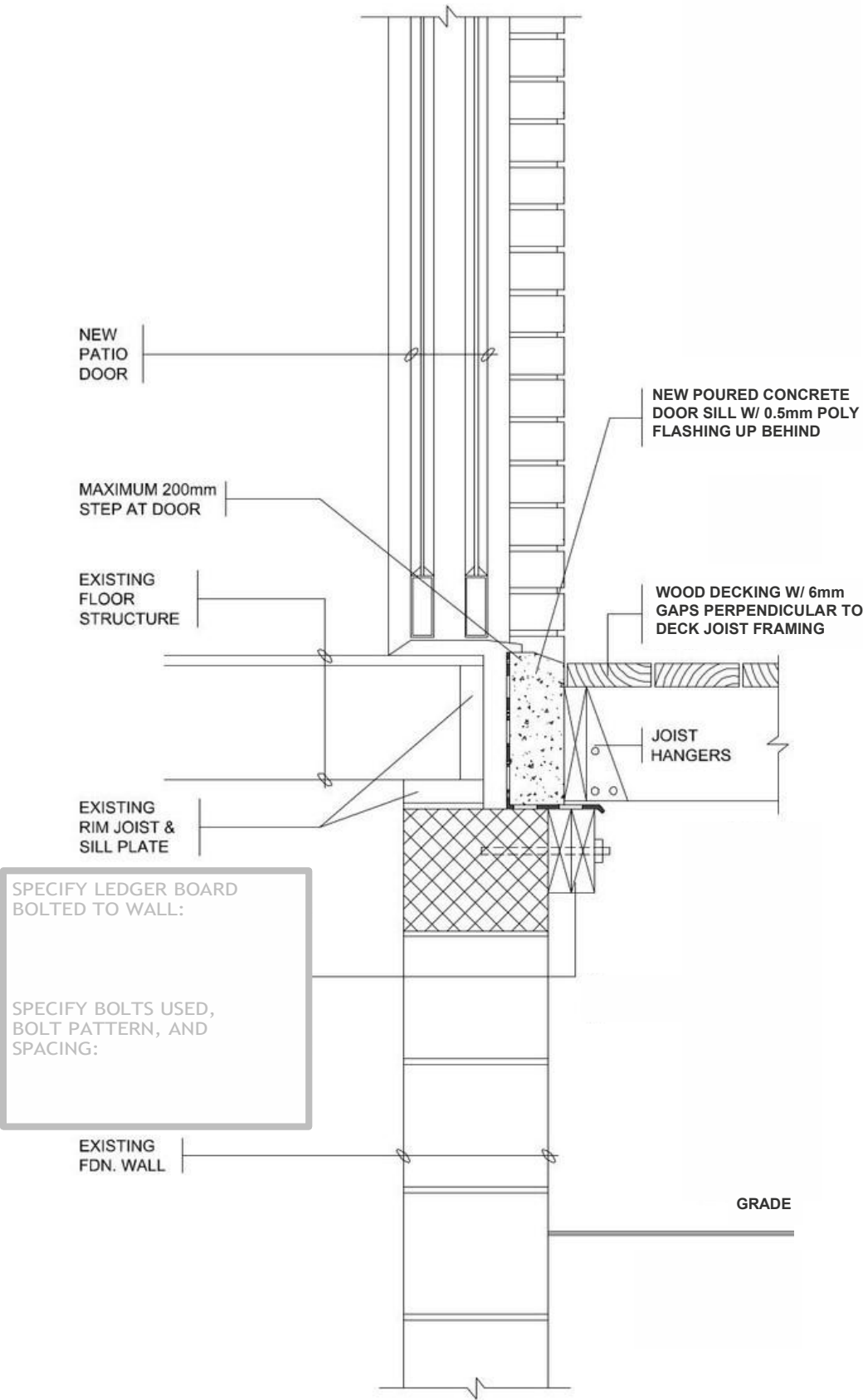
Site Elevation

Grade

Site Elevation

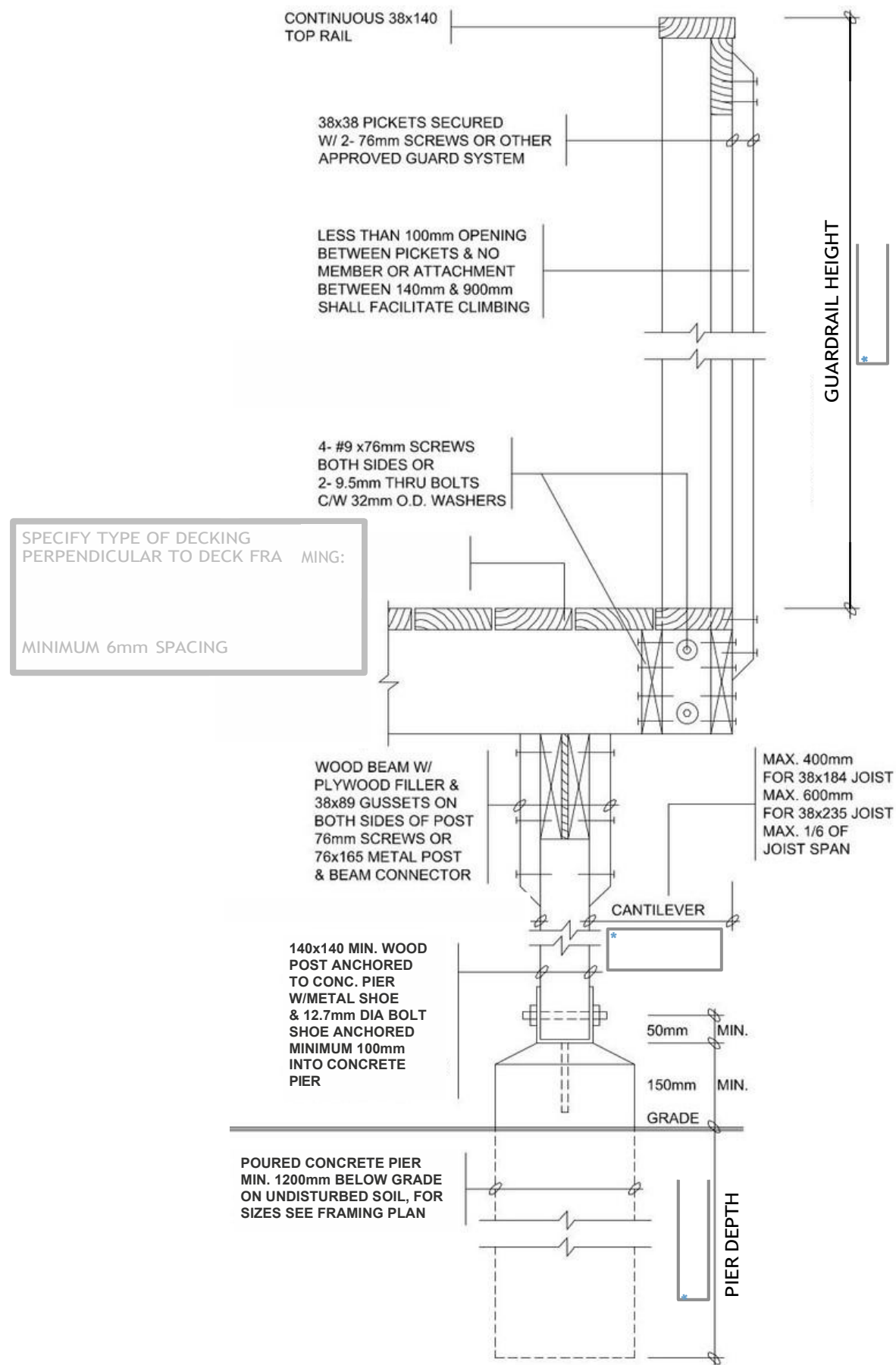
SECTION DETAIL - LEDGER TO FOUNDATION

☐ Checkmark the box if the deck is being attached to concrete or masonry foundation wall and complete the detail filling in all applicable information.



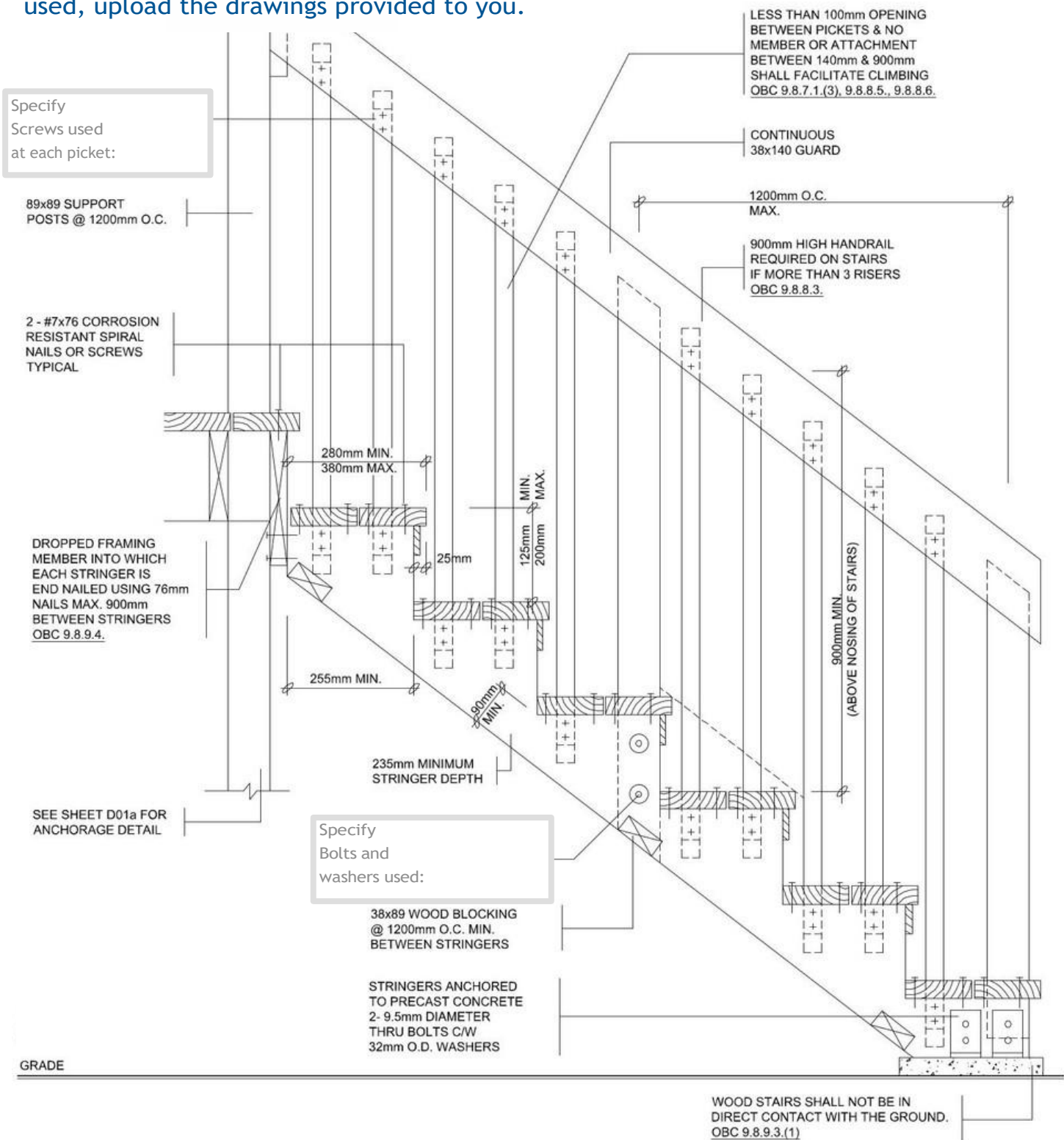
GUARDRAIL & PIER FOUNDATION DETAIL

☐ Checkmark the box if casted concrete piers and a standard wood guardrail is being constructed. Complete the detail filling in all applicable information.



Section Detail - Deck Stairs

Complete the attached drawing by specifying your building materials in the boxes below and complete the provided table. If pre-engineered stair systems are being used, upload the drawings provided to you.



Stair Width:
Tread Width:
Riser Height:
Number of Steps
Landing: Yes or No (circle applicable)

Stair landing required to be a solid surface,
such as a concrete pad. Specify surface here:

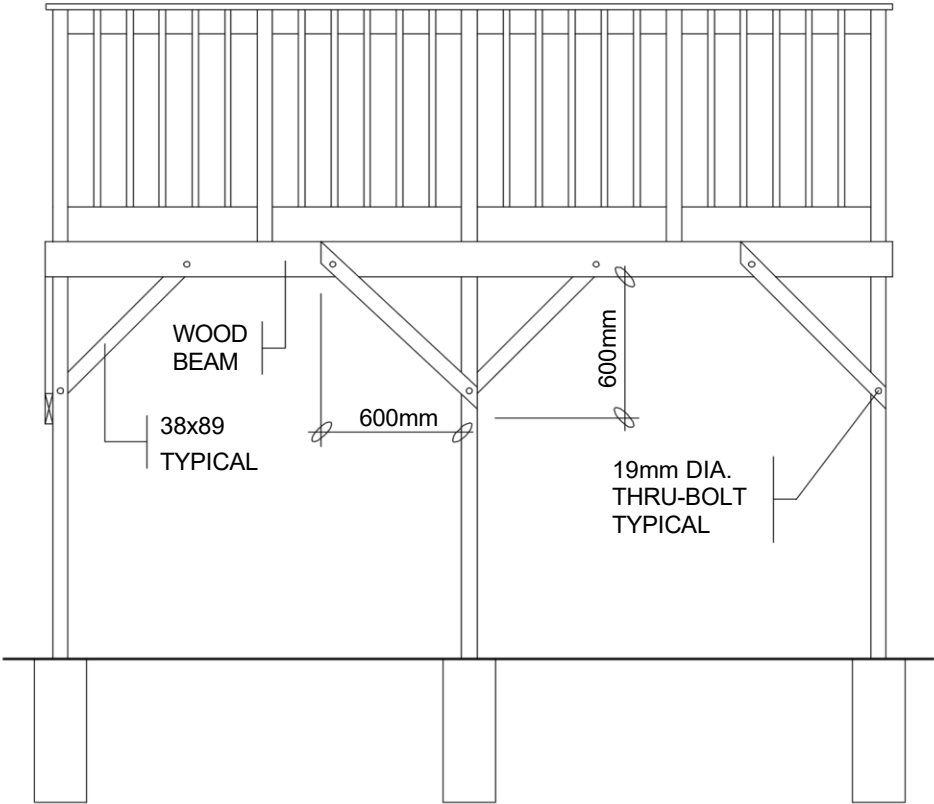
If yes, specify location and dimensions.

LATERAL BRACING DETAIL

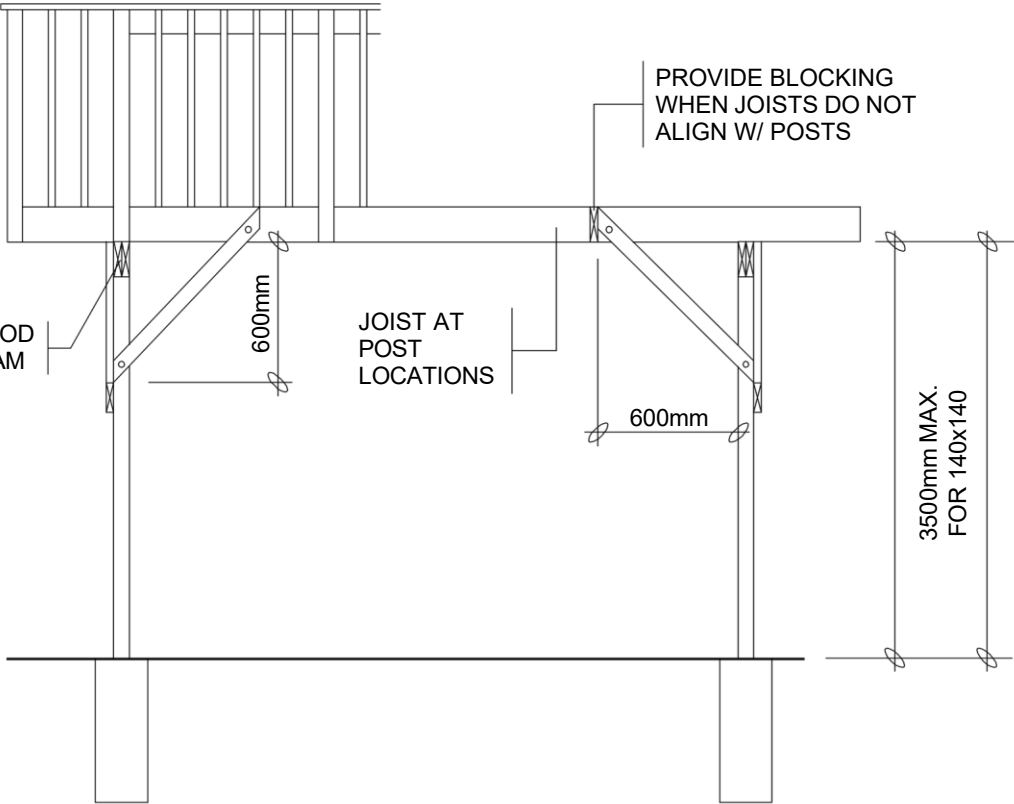
☐ Checkmark and provide the following drawings if the deck is free standing (unattached) and above 600mm from finished grade as lateral bracing will be required.

POST SIZING TABLE				
POST SIZE (mm)	MAXIMUM HEIGHT (m)	MAX. SUPPORTED DECK AREA (m ²)		
		LIVE LOAD (kPa)		
		1.9	2.5	3.0
140x140	2.0	13.67	10.98	9.43
	2.5	9.32	7.48	6.43
	3.0	6.35	5.10	4.38
	3.5	4.41	3.54	3.04

Details & Tables from - OBC2024 Standard Details D01c



BRACING PARALLEL TO BEAM



BRACING PERPENDICULAR TO BEAM

FREE STANDING DECKS GREATER THAN 600mm ABOVE GRADE SHALL RESIST LATERAL LOADING & MOVEMENT. ALL POSTS MUST BE BRACED WHERE THE SUPPORTED AREA EXCEEDS THOSE LISTED IN THE TABLE ON D01d

Section Detail - Deck Roof

☐ Checkmark the box if a roof will be constructed covering the deck. Complete the detail filling in all applicable information.

