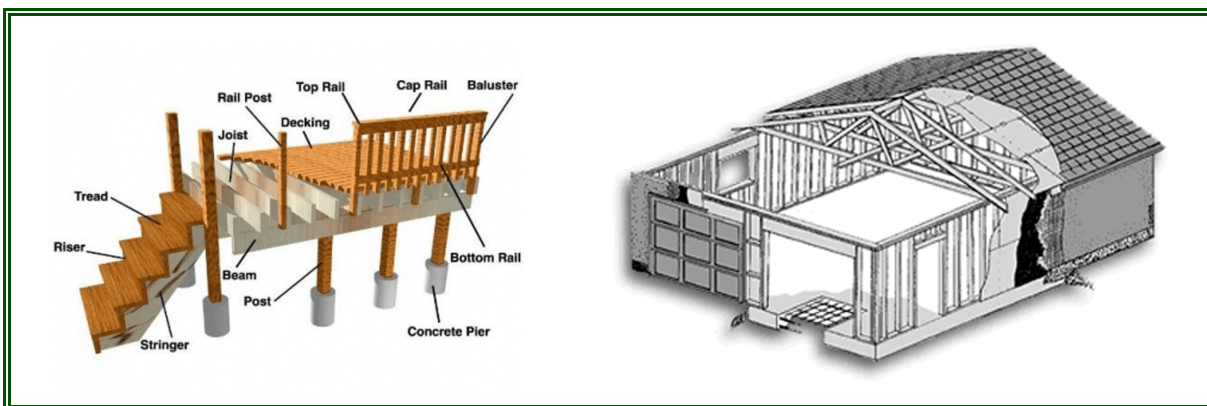




Building Permit Application Checklist

RESIDENTIAL CONSTRUCTION Additions, Garages/Sheds & Decks



This checklist provides homeowners a summary of the Building Permit submission requirements for constructing a residential addition, deck or accessory building (shed/detached garage).

Requirements at time of submission:

- ☐ Provincial Building Permit Application:
 - i) Application for a Permit to Construct or Demolish (2 sides)
 - ii) Schedule 1: Designer Information
- ☐ Site Plan (showing distances to property lines, existing and proposed structures and any major land features such as rivers, ponds, etc.)
- ☐ Two (2) copies of building drawings showing proposed construction and/or a written description detailing all work to be done in the building
- ☐ All Applicable Fees
- ☐ Memorandum of Understanding (if value of construction is over \$50,000.⁰⁰)
- ☐ Ministry of Labour *Notice of Project* form required when project value is over \$50,000.⁰⁰ (<http://www.labour.gov.on.ca/english/hs/forms/index.php>)

Office Use

○
○
○
○
○
○
○

Please note a building permit is NOT required for the following residential construction:

- A) A structure less than 10m² (108 ft²) that is not attached to an existing structure.
- B) Wooden decks with no roof, where the finished deck level is not greater than 0.6m (24 inches) above the adjacent finished grade or attached to an existing structure.
- C) Installation of a fence.
- D) Installation of a communication tower not exceeding 16.6 metres (54.5 feet) above ground level.
- E) Installation or construction of playground equipment.

*** Please allow ten (10) business days for the review of your application. If more information is required you will be contacted by the building department. A permit will not be issued until all relevant documentation is received. ***



Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the Building Code Act.

For use by Principal Authority			
Application number:		Permit number (if different):	
Date received:		Roll number:	
Application submitted to: TOWNSHIP OF NORTH DUNDAS (Name of municipality, upper-tier municipality, board of health or conservation authority)			
A. Project information			
Building number, street name		Unit number	Lot/con.
Municipality	Postal code	Plan number/other description	
Project value est. \$		Area of work (m ²)	
B. Purpose of application			
<input type="checkbox"/> New construction <input type="checkbox"/> Addition to an existing building <input type="checkbox"/> Alteration/repair <input type="checkbox"/> Demolition <input type="checkbox"/> Conditional Permit			
Proposed use of building		Current use of building	
Description of proposed work			
C. Applicant Applicant is: <input type="checkbox"/> Owner or <input type="checkbox"/> Authorized agent of owner			
Last name		First name	Corporation or partnership
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number ()	Fax ()	Cell number ()	
D. Owner (if different from applicant)			
Last name		First name	Corporation or partnership
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number ()	Fax ()	Cell number ()	

E. Builder (if different from applicant)				
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 Warranties 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.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?			<input type="checkbox"/> Yes	<input type="checkbox"/> 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.			<input type="checkbox"/> Yes	<input type="checkbox"/> 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> .			<input type="checkbox"/> Yes	<input type="checkbox"/> 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.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
iv) The proposed building, construction or demolition will not contravene any applicable law.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
I. Declaration of applicant				
<p>I _____ declare that:</p> <p>(print name)</p> <p>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.</p> <p>2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.</p> <p>_____</p> <p>Date Signature of applicant</p>				

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.

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			Unit no.	Lot/con.
Municipality	Postal code	Plan number/ other description		
B. Individual who reviews and takes responsibility for design activities				
Name		Firm		
Street address			Unit no.	Lot/con.
Municipality	Postal code	Province	E-mail	
Telephone number ()	Fax number ()		Cell number ()	
C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]				
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 33%;"><input type="checkbox"/> House</div> <div style="width: 33%;"><input type="checkbox"/> HVAC – House</div> <div style="width: 33%;"><input type="checkbox"/> Building Structural</div> <div style="width: 33%;"><input type="checkbox"/> Small Buildings</div> <div style="width: 33%;"><input type="checkbox"/> Building Services</div> <div style="width: 33%;"><input type="checkbox"/> Plumbing – House</div> <div style="width: 33%;"><input type="checkbox"/> Large Buildings</div> <div style="width: 33%;"><input type="checkbox"/> Detection, Lighting and Power</div> <div style="width: 33%;"><input type="checkbox"/> Plumbing – All Buildings</div> <div style="width: 33%;"><input type="checkbox"/> Complex Buildings</div> <div style="width: 33%;"><input type="checkbox"/> Fire Protection</div> <div style="width: 33%;"><input type="checkbox"/> On-site Sewage Systems</div> </div>				
Description of designer's work				
D. Declaration of Designer				
<p>I _____ declare that (choose one as appropriate):</p> <p style="text-align: center;">(print name)</p> <p><input type="checkbox"/> 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.</p> <p style="margin-left: 40px;">Individual BCIN: _____</p> <p style="margin-left: 40px;">Firm BCIN: _____</p> <p><input type="checkbox"/> 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.</p> <p style="margin-left: 40px;">Individual BCIN: _____</p> <p style="margin-left: 40px;">Basis for exemption from registration: _____</p> <p><input type="checkbox"/> The design work is exempt from the registration and qualification requirements of the Building Code.</p> <p style="margin-left: 40px;">Basis for exemption from registration and qualification: _____</p> <p>I certify that:</p> <ol style="list-style-type: none"> 1. The information contained in this schedule is true to the best of my knowledge. 2. I have submitted this application with the knowledge and consent of the firm. <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 30%;">_____</div> <div style="width: 70%;">_____</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">Date</div> <div style="width: 70%;">Signature of Designer</div> </div>				

NOTE:

1. For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) d) 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.
2. 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.

Schedule 2: Sewage System Installer Information

A. Project Information					
Building number, street name				Unit number	Lot/con.
Municipality	Postal code	Plan number/ other description			
B. Sewage system installer					
Is the installer of the sewage system engaged in the business of constructing on-site, installing, repairing, servicing, cleaning or emptying sewage systems, in accordance with Building Code Article 3.3.1.1, Division C? <input type="checkbox"/> Yes (Continue to Section C) <input type="checkbox"/> No (Continue to Section E) <input type="checkbox"/> Installer unknown at time of application (Continue to Section E)					
C. Registered installer information (where answer to B is "Yes")					
Name				BCIN	
Street address				Unit number	Lot/con.
Municipality	Postal code	Province		E-mail	
Telephone number ()	Fax ()			Cell number ()	
D. Qualified supervisor information (where answer to section B is "Yes")					
Name of qualified supervisor(s)			Building Code Identification Number (BCIN)		
E. Declaration of Applicant:					
I _____ declare that: (print name) <input type="checkbox"/> I am the applicant for the permit to construct the sewage system. If the installer is unknown at time of application, I shall submit a new Schedule 2 prior to construction when the installer is known; <u>OR</u> <input type="checkbox"/> I am the holder of the permit to construct the sewage system, and am submitting a new Schedule 2, now that the installer is known. I certify that: 1. The information contained in this schedule 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. _____ Date _____ Signature of applicant					

FREQUENTLY ASKED QUESTIONS??

This is a guide only and is intended to help you, the homeowner/builder, to better understand the steps to follow in obtaining a Building Permit, it is not a substitute for the Municipal Building By-law. It also outlines what is expected of you during the course of construction. If you have any doubts or questions, please contact the Building Inspector, at the Municipal Office, 636 St. Lawrence Street, Winchester, (613) 774-2105.

Fees and Permit requirements are regulated by the Township's Building By-law 99-12.

When Do I Need a Building Permit?

Building Permits are required for the following:

- Any new buildings including farm buildings and structures
- Adding a carport, garage, rooms or another storey to an existing building
- Adding structural features such as a balcony, decks, a canopy or dormer, or enclosing a porch
- Excavating to construct a new or full basement under an existing house
- Constructing any accessory building over 10 sq. metres (100 sq. ft.) such as a garage or utility building
- Doing renovations or repairs of any kind, including the addition of a bedroom in a basement, or undertaking structural changes such as removing a load bearing partition or wall
- Signs having structural components or over 7.5 metres in height, retaining walls over 1 metre in height, antennas or towers over 16 metres, pools deeper than 3.5 metres, and dishes or solar collectors over 5 metres²
- Changing the use or occupancy of a building
- Installation of wood burning equipment and/or chimneys
- Installation of a public pool
- Installation or alteration of any building system such as plumbing, heating, ventilation or any life safety systems
- When a building or structure is to be moved

A demolition permit is required if you are tearing down a building or part of a building. A farm building (located on a farm) does not require a demolition permit.

Why Do I Need a Building Permit?

To ensure that construction within the municipality meets with standards set out in the Ontario Building Code, and in doing so protects the Public's Health, Safety and Welfare. Building Officials use Building Permits as a vital step in their enforcement of codes. The value of your home or business investment could be reduced if it does not meet with the code requirements.

How Do I Apply?

You will be required to complete and sign an application form. This form is available at the Municipal Office. You may also be required to submit other information depending on the type of construction project you propose (refer to the check list provided to determine what common types of information are required for various projects).

What Is A Site Plan? (A plot plan or survey showing a "bird's eye" view of the property)

- Municipal address
- Lot and Concession number
- Use of building
- Location of all buildings
- Lot dimensions
- Set backs from rivers, ponds, property lines
- North Arrow
- Vehicle access (drive way)
- Retaining walls (if applicable)
- Right-of-way (if applicable)
 - Easements
 - Location of septic system

- Location of well
- Location of ground source heat pump (if applicable)
- Drainage plan showing how the water will be draining away from the building
- Location and discharge of sump pump

Can I Draw My Own Building Plans Or Drawings?

Yes, plans are required for new buildings, additions, accessory buildings and structural alterations, the following information must be included for each of the plans:

- 2 sets of plans to be submitted; one set will be returned to you to be kept on the construction site at all times
- Measurements may be in metric or imperial
- Plans may vary depending on the type of construction but generally should include:

A. Foundation Plan

- All dimensions
- Floor framing, size and spacing
- Beams, columns (sizes)
- Stair location, number of steps or height of steps
- Foundation wall
- Footings
- Partitions
- Door, windows (sizes)
- Plumbing fixtures
- Furnace
- Floor drain
- Lintels
- Cross bridging
- Use of space
- Scale of plans

B. Floor Plan

- All dimensions
- Floor framing, size and direction (Submit Manufacturers Floor Layouts)
- Beams, lintels, and columns (sizes)
- Stair location, number of steps or height of steps
- Partitions
- Doors, windows (size)
- Plumbing fixtures
- Cross bridging
- Intended use of spaces (names of rooms)
- Roof framing (upper floor), size and direction of framing, include ridge lines and valleys
- Fireplace/stove and chimney locations
- Scale of plans

C. Fire Separations

- Plans to show locations, rating and construction detail

D. Roof Plans

- Truss and Floor Layouts from the Manufacturer must be submitted with your application. The engineered shop drawings for trusses and manufactured floor joists may be provided at the time of your framing inspection.

E. Building Elevations

- Finishing details of the exterior
- Accurate grade location

- Steps and handrails
- Deck and porch construction details
- Windows, doors
- Roof Pitch
- Chimney height

F. **Plumbing Drawings** (except for detached dwelling units)

- Schematic of all drains and vents
- Fixture locations and details of grab bars and stall sizes for Barrier Free washrooms

G. **Cross Sections**

- Scale of plans
- Vertical height dimensions
- Identify all materials used in walls, roof and floor construction
- Stair sections (dimensions)
- Roof pitch
- Construction details
- Exterior grade
- Lintels, Beams, columns
- Roof overhang
- Dimensions of materials

What Do I Need For My Water And Sewage Systems?

Certificate of Approval for Sewage System

- Certificates are required for the installation or enlargement of any private sewage system i.e. septic tank and tile field
- Copy of certificate must be submitted to the Building Inspector before a Building Permit can be issued
- In the case of an addition, change of use, etc., a letter of approval is required (form enclosed)

Do I Need A Plumbing Permit?

- A Building Permit is required for the installation of any plumbing fixtures or modification to any plumbing and drainage systems
- Plumbing inspections are required

Do I Need A New Home Warranty Registration Number?

A registration number is required for new house construction where a person other than the homeowner is the builder or general contractor (form enclosed). You are not a builder or general contractor unless you are specifically arranging, organizing, and paying for each of the trades.

What Does A Building Permit Cost?

Building Permit fees are set by By-law, you may ask for a copy of the By-law or call the department to get an estimate of costs. The types of fees will vary but include building inspections, entrance permits, civic addresses, development charges, health permits, electrical permits, etc.

When Do I Need To Contact The Conservation Authority?

Whenever you plan to build within the flood plane or in an area that is likely to flood once in a 100 years. This can be difficult to tell because this flood line is not usually visible on the ground. If you are not sure then call either the South Nation Conservation Authority or the Rideau Valley Conservation Authority depending on which river takes the water run off from your property.

What Are Development Fees?

Development fees are established by By-law for new development on a property, the fees help offset the costs of

municipal infrastructure effected by expanding development. The fees are due before a Building Permit may be issued.

Are There Any Other Matters I Should Consider?

- Bell Canada - for telephone connections and the location of buried cable
- Insurance - contact your own agent for coverage during construction
- Ontario Hydro - electrical permits and inspections are required for any electrical wiring
 - information about a hydro service for your property or the location of buried cable is available by contacting Hydro One.
- Location of - Make sure that location of services will not affect future plans, ie. Garages, decks, pools, additions, sewage/water systems, play ground equipment, fencing, etc.

What Are My Obligations During Construction?

1. POST your Building Permit so that it is visible from the street.
2. KEEP a copy of your Building plans on the construction site.
3. NOTIFY the Building Inspector at least 48 hours in advance of the stage of construction requiring notice indicated on the Building Permit.
4. NOTIFY the Building Inspector of any proposed changes to your building plans. These will require approval prior to changes.

When Can I Occupy The Building?

When notice of the date of completion is given to the Chief Building Official and a final inspection has been made.

Can I Occupy an Unfinished Building?

Occupancy of an unfinished building may be granted provided the conditions of the Ontario Building Code are met, e.g. Fire and Life Safety components, water & sewage components, etc.

Why Do I Need Inspections?

Proper inspections will help ensure that construction is safe and that it meets code requirements. This will help protect your investment and contribute to a better standard of development for the community.

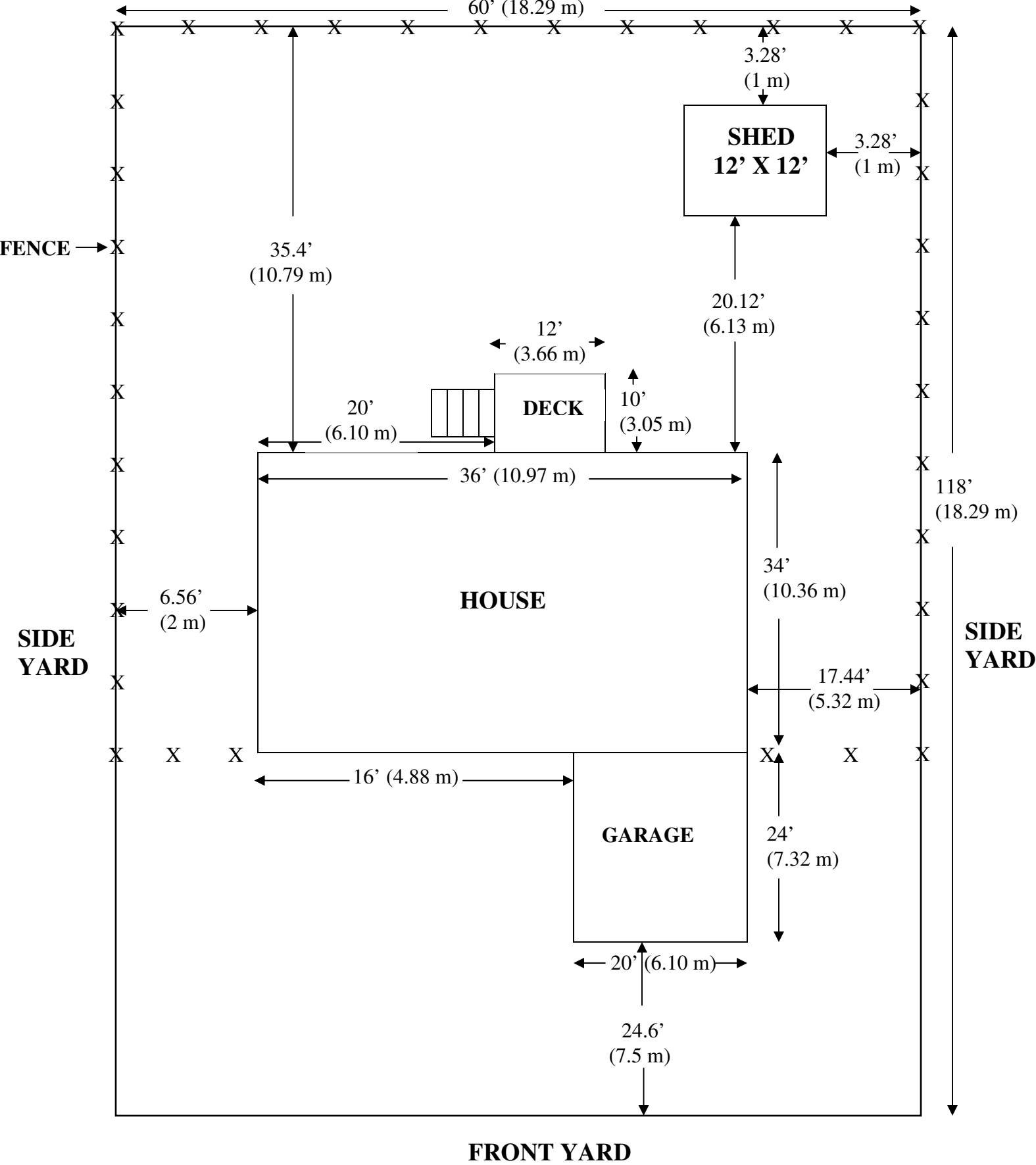
What Happens If I Build Without A Permit?

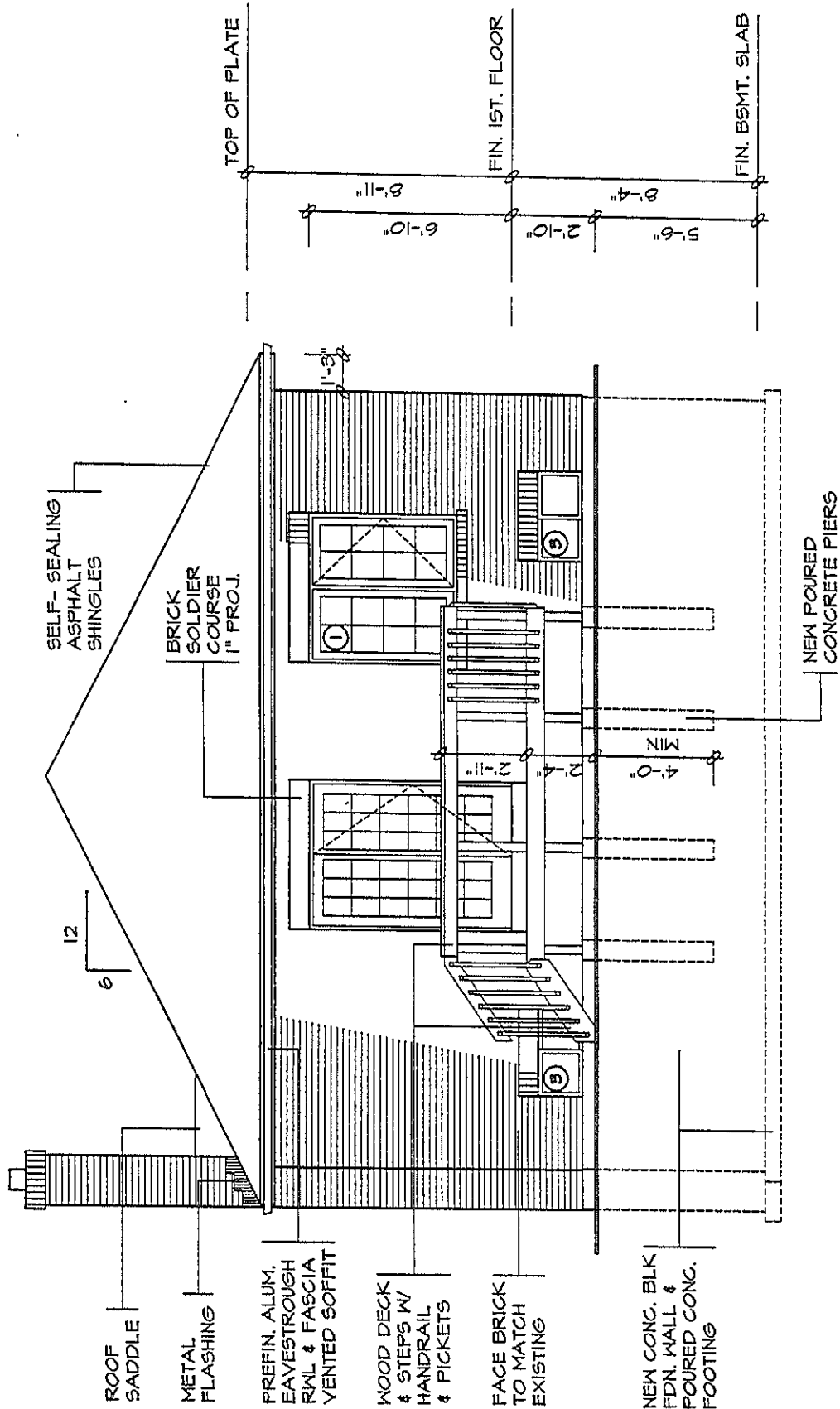
Building without a permit is against the law and is subject to fines or penalties set out in the *Building Code Act* and the *Provincial Offences Act*. Furthermore, the cost of issuing a permit where construction has begun is double the standard permit fee. The Chief Building Official may also ask for engineering inspections on the existing building or parts thereof before a permit can be issued. This is an unwise and expensive proposition, don't do it.

NOTE: The issuing of a Building Permit doesn't in any way relieve the Owner or his agent from complying with all the rules and regulations of the Zoning By-laws, the Ontario Building Code, or any other applicable law.

**SAMPLE
SITE PLAN**

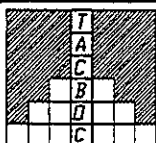
REAR YARD





NORTH ELEVATION

SCALE 3/16" = 1'-0"



SAMPLE DRAWINGS FOR
PERMIT APPLICATION
ELEVATION

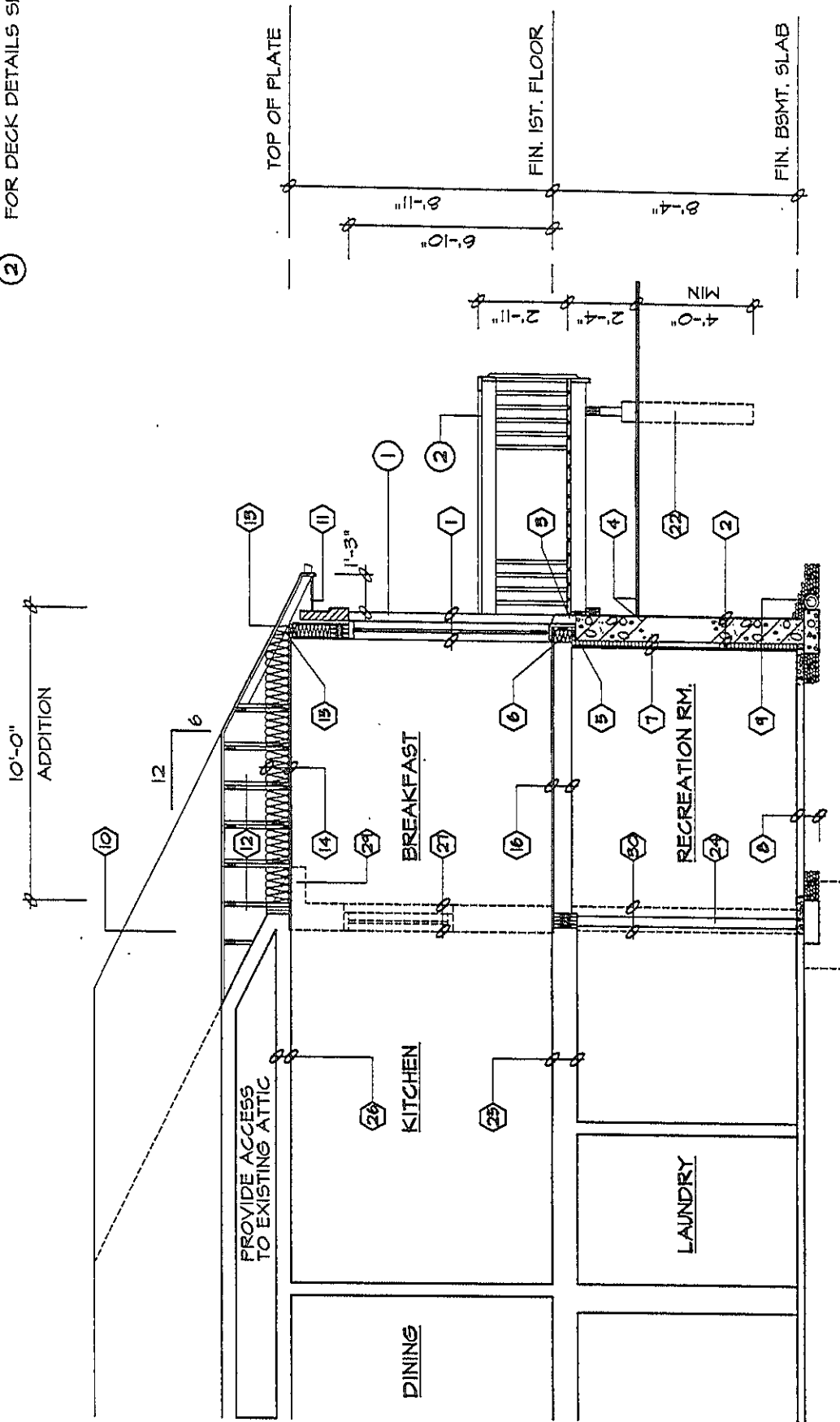
DWG. NO.

A06

07-98

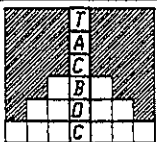
① FOR WALL SECTION SEE W03

② FOR DECK DETAILS SEE D01 & D02



SECTION 'A-A'

SCALE 3/16" = 1'-0"

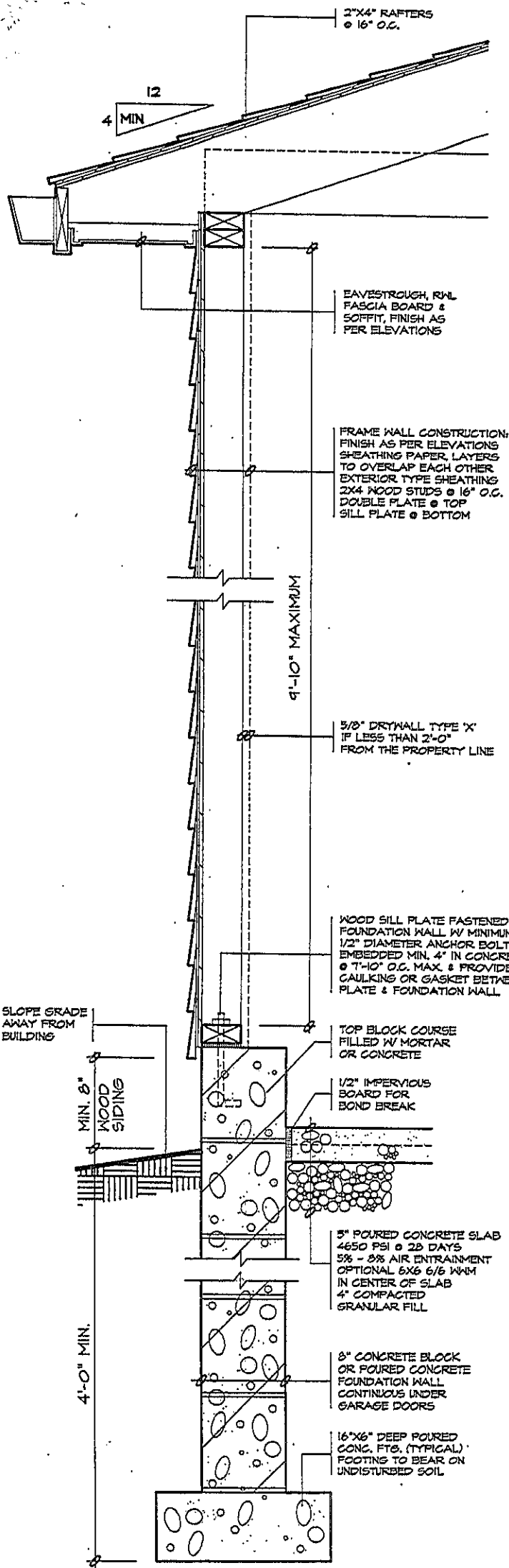


SAMPLE DRAWINGS FOR
PERMIT APPLICATION
CROSS SECTION

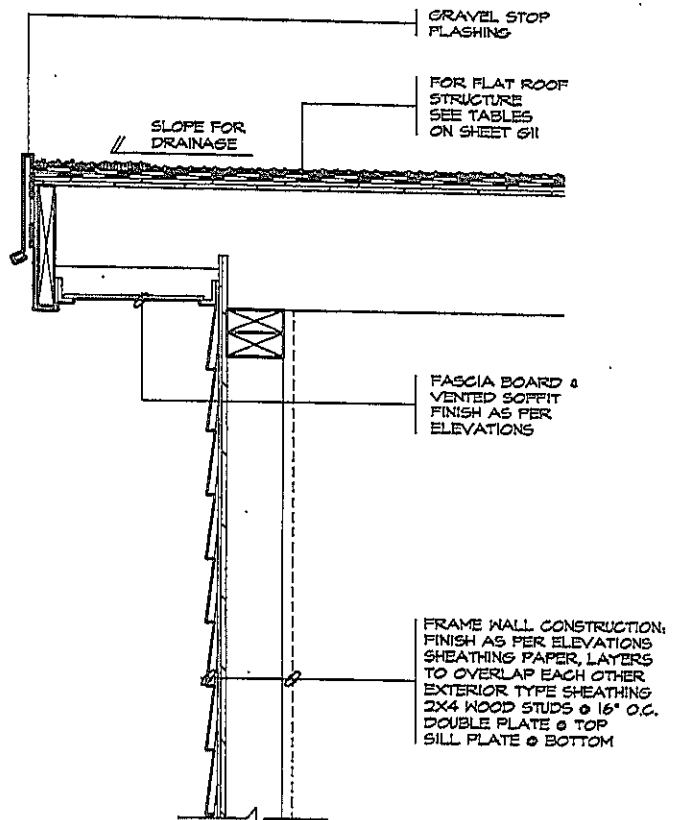
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A09

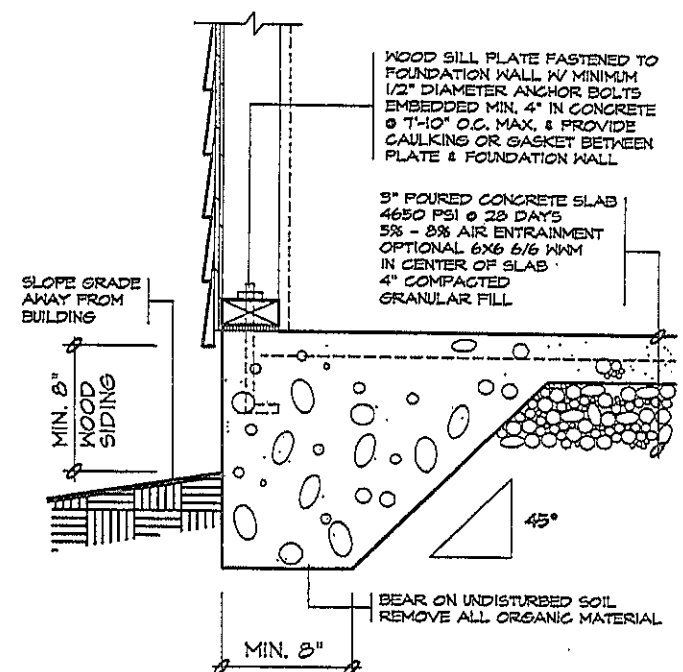
07-98



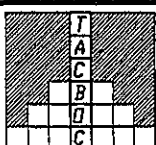
1 WALL SECTION



2 FLAT ROOF



3 ALTERNATE FOR FRAME GARAGE
MAXIMUM 538 SQ. FT., ONE STOREY



DETACHED
GARAGE
FRAME DETAILS

PERMIT APPLICATION NO.

REVIEWED BY:

DATE:

DWG. NO.

G12

07-98

CONSTRUCTION SPECIFICATIONS

1 BRICK VENEER WALL

4" FACE BRICK, 1" AIR SPACE
0.03 THICK X 7/8" WIDE
GALVANIZED METAL TIES
INSTALLED W/ GALVANIZED
SPIRAL NAILS OR SCREWS
32" O.C. HORIZ., 16" O.C. VERT.
SHEATHING PAPER, LAYERS
TO OVERLAP EACH OTHER
EXTERIOR TYPE SHEATHING
2"x6" WOOD STUDS @ 16" O.C.
R 17 BATT INSUL. IN CONTINUOUS
CONTACT W/ EXTERIOR SHEATHING
CONTINUOUS AIR / VAPOUR BARRIER
1/2" INTERIOR DRYWALL FINISH
DOUBLE PLATE @ TOP
SOLE PLATE @ BOTTOM

2 FOUNDATION WALL

BITUMINOUS DAMPPROOFING ON
MINIMUM 1/4" PARSING ON
CONCRETE BLOCK FDN. WALL
TOP BLOCK COURSE FILLED
W/ MORTAR OR CONCRETE
PROVIDE PARSING COVERED OVER
18"x 6" POURED CONC. FOOTING
TO BEAR ON UNDISTURBED SOIL
PROVIDE DRAINAGE LAYER
- MIN. 3/4" MINERAL FIBRE
INSULATION W/ A DENSITY OF
NOT LESS THAN 3.6 LB./FT. OR
- MIN. 4" OF FREE DRAINING
GRANULAR MATERIAL OR
- A B.M.E.C. APPROVED
DRAINAGE LAYER MATERIAL

3 BRICK VENEER @ FDN. WALL

20 MIL POLY FLASHING MINIMUM
6" UP BEHIND SHEATHING PAPER
WEEP HOLES @ MIN. 2'-7" APART

4 GRADE

SLOPE GRADE AWAY FROM
BUILDING FACE & PROVIDE
SEMI-SOLID BLOCK COURSE
AT OR BELOW GRADE LEVEL

5 SILL PLATE

2"x6" SILL PLATE FASTENED
TO FOUNDATION WALL WITH
MIN. 1/2" DIA. ANCHOR BOLTS
EMBEDDED MIN. 4" IN CONCRETE
@ 7'-10" O.C. MAX. & PROVIDE
CAULKING OR GASKET BETWEEN
PLATE & FOUNDATION WALL

6 FLOOR INSULATION

CONTINUOUS HEADER JOIST WITH
R 17 BATT INSULATION, EXTEND
VAPOUR / AIR BARRIER & SEAL
TO JOIST AND SUBFLOOR

7 FOUNDATION INSULATION

1/2" INTERIOR DRYWALL FINISH
2"x3" WOOD STRAPPING @ 16" O.C.
MIN. R8 INSULATION W/ 6 MIL POLY
AIR / VAPOUR BARRIER FULL HEIGHT.
MOISTURE BARRIER TO HEIGHT OF
EXTERIOR GRADE BETWEEN
FOUNDATION WALL & WOOD FRAMING

8 BASEMENT SLAB

3" POURED CONCRETE SLAB
(3600 PSI CONC. STRENGTH)
4" CRUSHED STONE BELOW

9 DRAINAGE

4" DIA. WEEPING TILE W/
6" CRUSHED STONE COVER

10 ROOF CONSTRUCTION

20 YEAR ASPHALT SHINGLES ON MIN.
3/8" EXTERIOR PLYWOOD SHEATHING
ON APPROVED ROOF TRUSSES OR
CONVENTIONAL FRAMING (SEE PLANS)
USE 'H' CLIPS IF 24" O.C. SPACING

11 OVERHANG CONSTRUCTION

PREFINISHED ALUMINUM FASCIA,
EAVESTROUGH & RAIN WATER LEADERS
TO MATCH EXISTING FINISHES. PROVIDE
DRIP EDGE AT FASCIA & VENTED SOFFIT
EXTEND DOWNSPOUTS TO GRADE LEVEL

12 ROOF VENTILATION

1:300 OF THE INSULATED CEILING
AREA UNIFORMLY DISTRIBUTED.

13 EAVES PROTECTION

EAVES PROTECTION MEMBRANE TO
EXTEND FROM THE EDGE OF THE
ROOF, 36" UP THE SLOPE BUT NOT
LESS THAN 12" BEYOND THE INTERIOR
FACE OF THE EXTERIOR WALL

14 CEILING CONSTRUCTION

5/8" INTERIOR DRYWALL FINISH
CONTINUOUS AIR / VAPOUR BARRIER
W/ MINIMUM R 31 BATT INSULATION

15 WALL/CEILING INSULATION

CARRY MIN. R12 INSULATION
TO COVER THE INTERIOR FACE
OF THE EXTERIOR WALL

16 FLOOR CONSTRUCTION

5/8" T&G PLYWOOD SUBFLOOR
2X8 FLOOR JOISTS @ 16" O.C.
FLOOR JOISTS BRIDGED W/
CONTINUOUS 1"x3" STRAPPING OR
2 ROWS OF 2"x2" CROSS BRIDGING
OR SOLID BLOCKING

17 INTERIOR STUD PARTITION

1/2" DRYWALL FINISH BOTH SIDES OF
2"x4" WOOD STUDS @ 16" O.C.
2 TOP PLATES & 1 BOTTOM PLATE
PROVIDE SOUND ATTENUATION
INSULATION IN BATHROOM WALLS
& WHERE INDICATED ON PLAN

18 MECHANICAL VENTILATION

PROVIDE MIN. 1 AIR CHANGE
PER HOUR IN ROOMS SPECIFIED
TO BE MECHANICALLY VENTED
80 CFM FOR BATH PRIMARY VENTS

19 STAIRS INTERIOR/EXTERIOR

MAXIMUM RISE	= 7 7/8"
MINIMUM RISE	= 4 7/8"
MINIMUM RUN	= 8 1/4"
MAXIMUM RUN	= 14"
MINIMUM TREAD	= 9 1/4"
MAXIMUM TREAD	= 14"
MAXIMUM NOSING	= 1"
MINIMUM WIDTH	= 2'-10"
MINIMUM HEADROOM	= 6'-5"

20 GUARDS

INTERIOR LANDINGS	= 2'-11"
EXTERIOR BALCONY	= 3'-6"
INTERIOR STAIRS	= 2'-11"
EXTERIOR STAIRS	= 2'-11"
MAX. BETWEEN PICKETS	= 4"

GUARD HEIGHT IF
DECK TO GRADE IS:
GREATER THAN 5'-11" = 3'-6"
5'-11" OR LESS = 2'-11"
NO MEMBER OR ATTACHMENT
BETWEEN 4" & 2'-11" HIGH
SHALL FACILITATE CLIMBING

21 ATTIC ACCESS

PROVIDE ATTIC ACCESS
MIN. 20"x 28" W/ INSULATION
& WEATHER STRIPPING

22 PIERS

PROVIDE 8" DIA. SONO TUBE
FOR POURED CONCRETE PIERS
MINIMUM 4'-0" BELOW GRADE

23 EXISTING SOLID MASONRY
EXTERIOR WALL TO REMAIN.

24 3 1/2" DIA. PIPE COLUMN W/
6X6X3/8" TOP & BOTTOM PLATE
38"x38"x16" CONCRETE FOOTING

25 EXISTING FLOOR STRUCTURE
TO REMAIN.

26 EXISTING CEILING STRUCTURE
TO REMAIN.

27 REMOVE EXISTING EXTERIOR WALL
AS SHOWN DOTTED

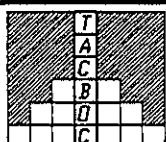
28 REMOVE EXISTING INTERIOR STUD
PARTITIONS AS SHOWN DOTTED

29 REMOVE EXISTING ROOF OVERHANG
AS SHOWN DOTTED

30 REMOVE EXISTING FOUNDATION WALL
AS SHOWN DOTTED

31 REMOVE EXISTING WINDOW & FRAME
MAKE GOOD OPENING W/ BRICK TO
MATCH EXISTING ON THE EXTERIOR

32 INSTALL A CARBON MONOXIDE
DETECTOR CONFORMING TO
CAN/CSA-6.19 OR UL 2034



A GUIDE TO BUILDING PERMITS

SAMPLE DRAWING: CONSTRUCTION SPECIFICATIONS

DWG. NO.

A10

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