



TOWN OF OROMOCTO

APPLICATION FOR A BUILDING / DEVELOPMENT PERMIT

JOB SITE DETAILS:

Lot #:	Civic #:	Street Name:	PID:
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TYPE OF CONSTRUCTION:

<input type="checkbox"/> House	<input type="checkbox"/> Modular	<input type="checkbox"/> Addition to existing Structure	<input type="checkbox"/> Alteration/repair
<input type="checkbox"/> House with attached garage			
<input type="checkbox"/> Shed / Baby Barn (Schedule 1)	<input type="checkbox"/> Detached Garage (Schedule 2)	<input type="checkbox"/> Deck (Schedule 3)	<input type="checkbox"/> Demolition
<input type="checkbox"/> Pool (Schedule 4)	<input type="checkbox"/> Sign (Schedule 5)	<input type="checkbox"/> Fence (Schedule 6)	<input type="checkbox"/> Temporary Storage Shelter (Schedule 7)

INTENDED USE:

<input type="checkbox"/> Single Family Dwelling	<input type="checkbox"/> Two Unit Dwelling	<input type="checkbox"/> Storage	<input type="checkbox"/> Other
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STRUCTURE DETAILS/SCHEDULES REQUIRED:

Size/Dimension of Structure: _____(FT) x _____(FT)	Number of Storeys: 1 <input type="checkbox"/> 1.5 <input type="checkbox"/> 2 <input type="checkbox"/> 3+ <input type="checkbox"/>
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CONSTRUCTION TIMELINE / COST:

Proposed start date:	Expected completion date:	Estimate cost of construction:
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APPLICANT:

Name:		Company Name:	
Mailing Address:	Civic #:	Street Name:	Email:
City/Town/Village:	Province:	Postal Code:	
Home #:	Office #:	Cell #:	

LEGAL PROPERTY OWNER: or Same as Applicant

Name:		Company Name:	
Mailing Address:	Civic #:	Street Name:	
City/Town/Village:	Province:	Postal Code:	
Home #:	Office #:	Cell #:	

BUILDER: or Same as Applicant

Name:		Company Name:	
Mailing Address:	Civic #:	Street Name:	
City/Town/Village:	Province:	Postal Code:	
Home #:	Office #:	Cell #:	

PLUMBING / ELECTRICAL: N/A

Plumbing Company:	Contact:	Contact #:
Electrical Company:	Contact:	Contact #:
Heating: <input type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input type="checkbox"/> Other
	<input type="checkbox"/> Baseboard	<input type="checkbox"/> Heat Pump

Water and Sewer Application attached. A Building Permit will not be issued until written notification from Town Works Dept. is received.

I am applying for a building permit for the above detailed work which will comply with the National Building Code of Canada 2005. I am aware of the requirements of the Town of Oromocto Building By-Law 413 and my responsibilities thereunder. By signing I also acknowledge that I have been advised of the required inspections.

Signature of Applicant:	Date:
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TOWN OF OROMOCTO

APPLICATION FOR A BUILDING / DEVELOPMENT PERMIT

PLANS ATTACHED YES NO

ENGINEERED PLANS ATTACHED YES NO

Foundation System:

Type: Poured Concrete ICF ICF Manufacturer: _____ ICF to be used ABOVE Grade as well? YES NO

Design: Slab-on-grade 4' Frost Wall 8' Basement Other: _____

Footing Size: _____ H x _____ W
Wall Thickness: 6" 8" Other: _____

Size of Reinforced Steel: 10 M 15 M Other: _____

Floor System:

2" x 10" Joists 2" x 8" Joists 2" x 6" Joists Engineered OWJ Size: _____ Manufacturer: _____ Engineered Wood 'I' Size: _____ Manufacturer: _____ Other: _____

Joist Span: _____

Spacing o/c: 12" 16" 19.2" 24" Other: _____

Subfloor: Plywood: OSB: Boards: Other: _____

Strapping: 1" x 3" 1" x 4" Other: _____

Subfloor Thickness: 5/8" 3/4" Other: _____

Wall System:

Type: Wood ICF Other: _____

Wall Size: 2" x 4" 2" x 6" 2" x 8" Other: _____

Stud Spacing o/c: 12" 16" 24" Other: _____

Wall Sheathing: 7/16" OSB: 3/4" Boards: Plywood: Other: _____

Roof System:

Engineered Trusses Used: YES NO

Truss Manufacturer: _____

Truss Span: _____

Truss Spacing: 12" 16" 24" Other: _____

Rafter Size: 2" x 4" 2" x 6" 2" x 8" Other: _____

Rafter Span: _____

Roof Sheathing:

Plywood: OSB: Boards: Other: _____

Roof Sheathing Thickness: 1/2" 5/8" 3/4" Other: _____

OFFICE USE ONLY: (If under 5000\$ = 40\$) (Temporary Storage Shelter, Accessory bldg. under 10m², fence under 30 linear metres = 20\$)

ADMINISTRATIVE: (\$7.50 / \$ 1000.00 of estimated construction cost)

Fee: \$ 7.50x(____)= \$ _____ <input type="checkbox"/> Under \$5000 = \$40 Building Deposit _____	<input type="checkbox"/> DEBIT <input type="checkbox"/> VISA <input type="checkbox"/> M/C <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE # _____ Curb Cut Received <input type="checkbox"/> Amount _____	HVAC Form: <input type="checkbox"/> Irrevocable Letter of Direction: <input type="checkbox"/>	Received by: _____ Application #: _____
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DEVELOPMENT OFFICER REVIEW: (Zoning and Land Use)

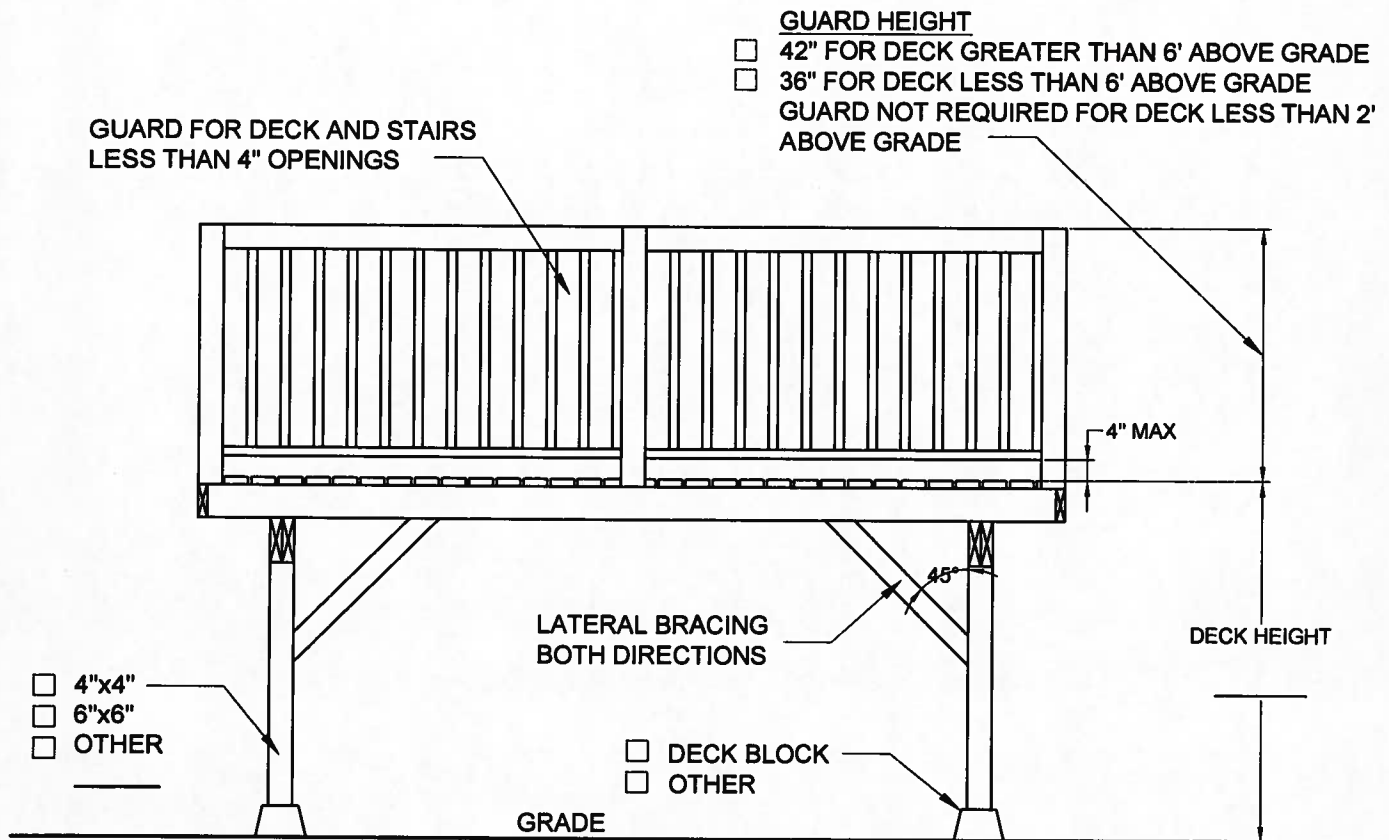
Zone R-1 R-2 R-3 R-4 R-5 R-6 OTHER

Permitted use <input type="checkbox"/> NO <input type="checkbox"/> YES	Comments
Reviewed by: _____	Date reviewed: _____
<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED (see attached)

BUILDING INSPECTOR REVIEW:

Reviewed/Issued by: _____	Date issued: _____	Permit #: _____
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SCHEDULE 3 (DECKS FREE-FLOATING)



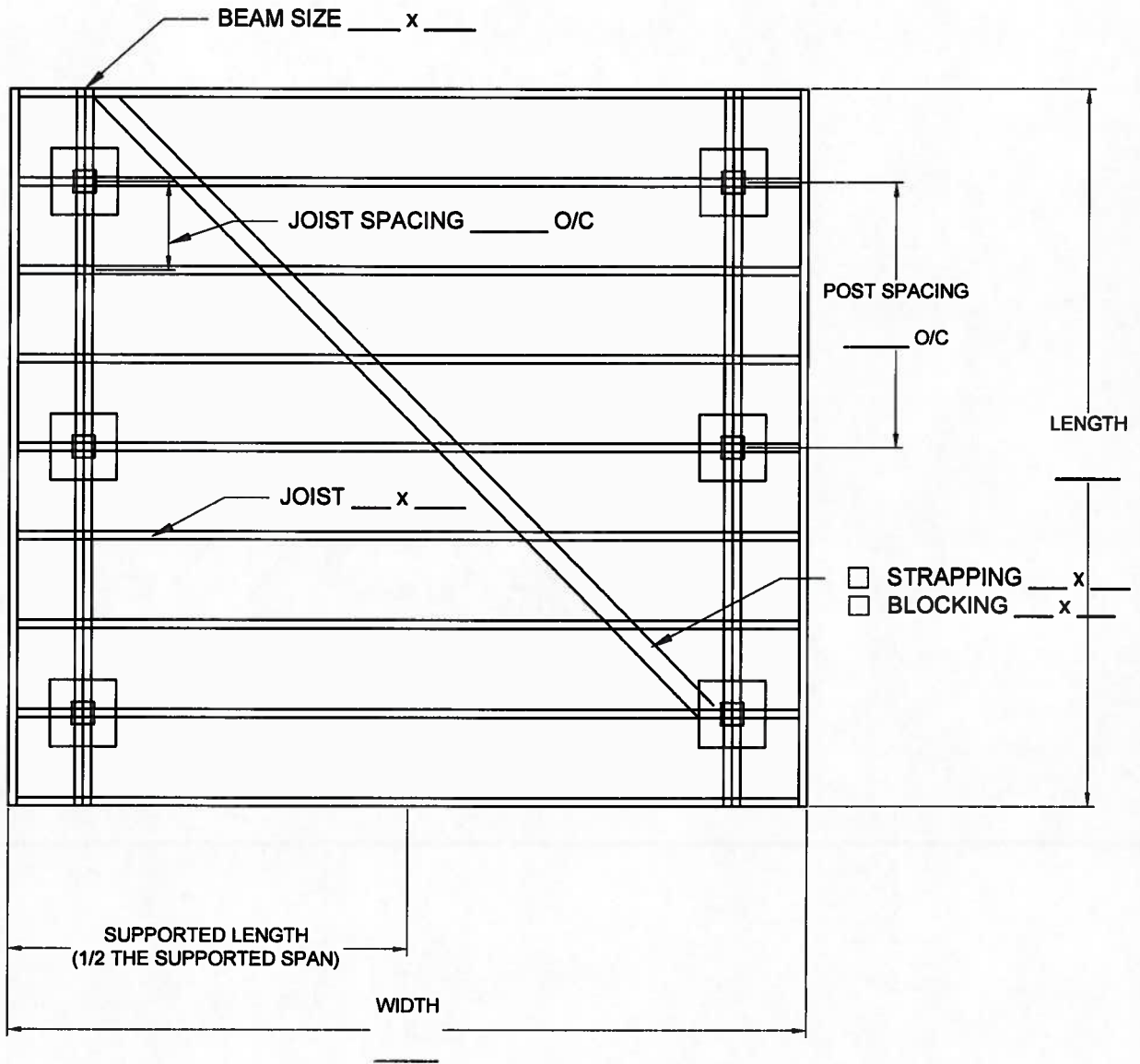
NOTE:
 GUSSET PLATE
 CONNECTION
 REQUIRED ON BEAM TO
 POST ASSEMBLY

**PLEASE PROVIDE SITE PLAN WITH THE
 FOLLOWING INFORMATION NOTED ON PLAN:**

- LOT SIZE
- PROPOSED DECK LOCATION :
 - DISTANCE FROM REAR PROPERTY LINE
 - DISTANCE FROM SIDE PROPERTY LINE
- SHOW ALL EASEMENTS
- SHOW ALL EXISTING STRUCTURES

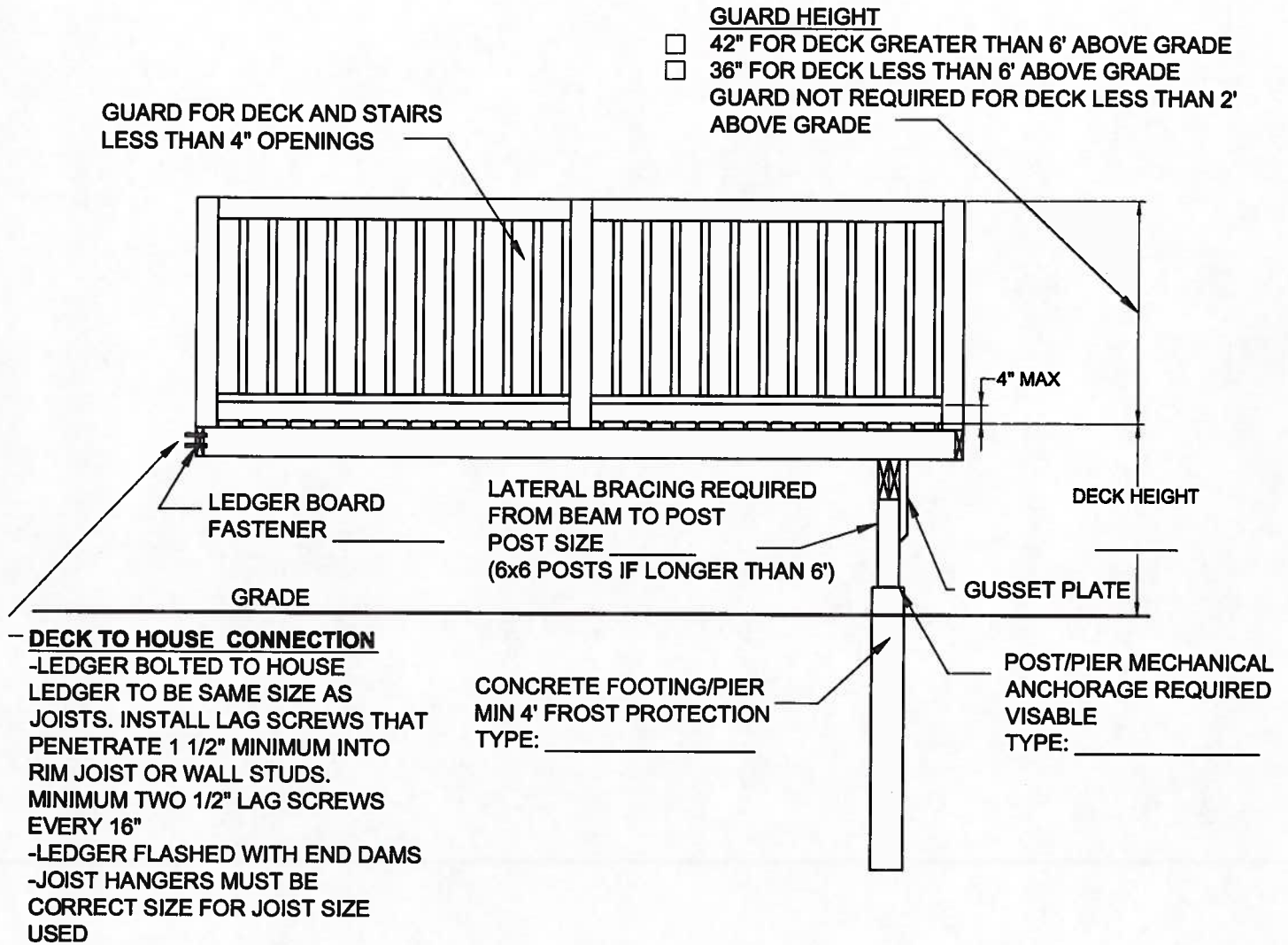
SCALE: 3/8" = 1'-0"

SCHEDULE 3 (DECKS FREE-FLOATING)



SCALE: 3/8" = 1'-0"

SCHEDULE 3 (DECKS - ATTACHED)

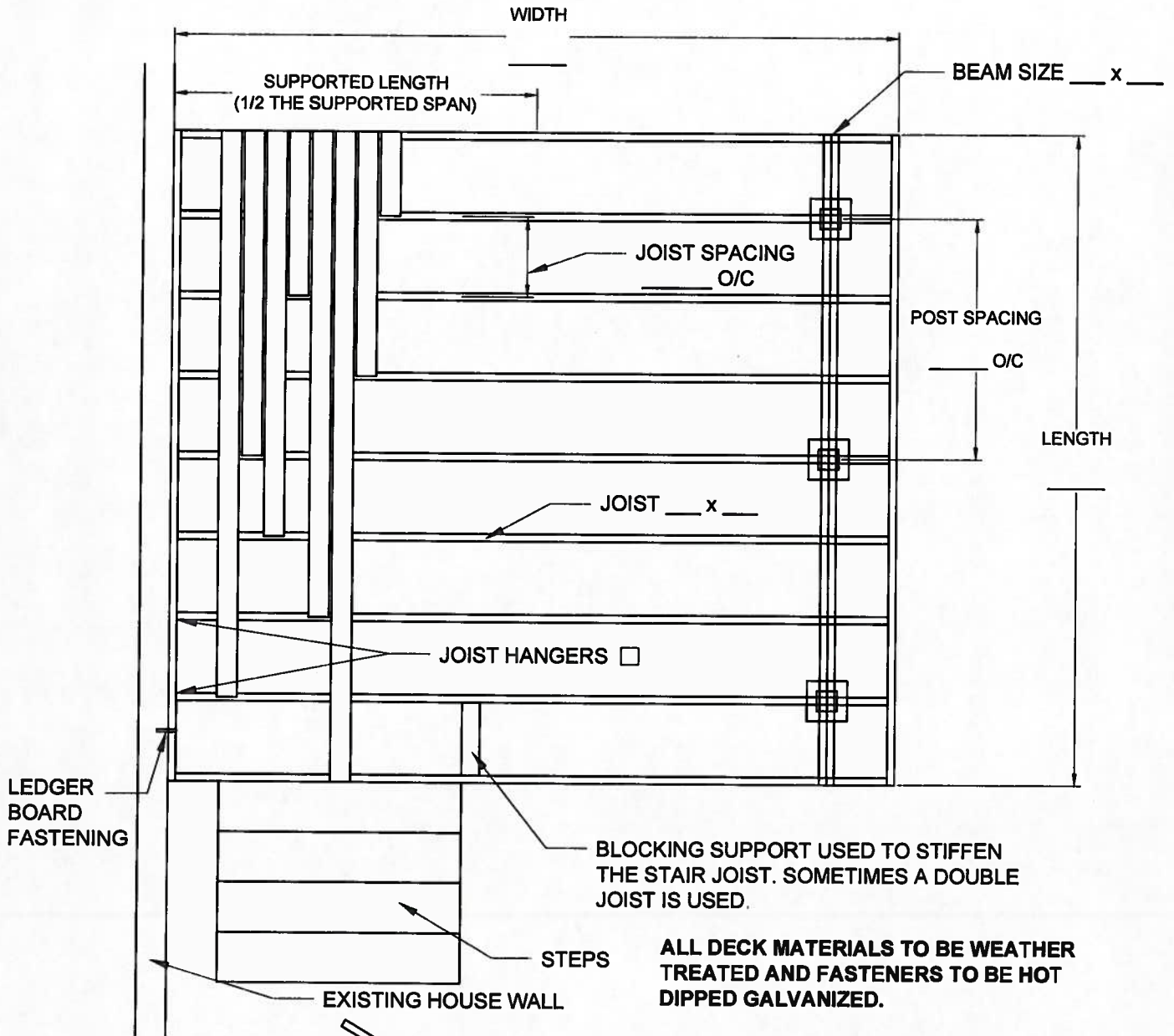


PLEASE PROVIDE SITE PLAN WITH THE FOLLOWING INFORMATION NOTED ON PLAN:

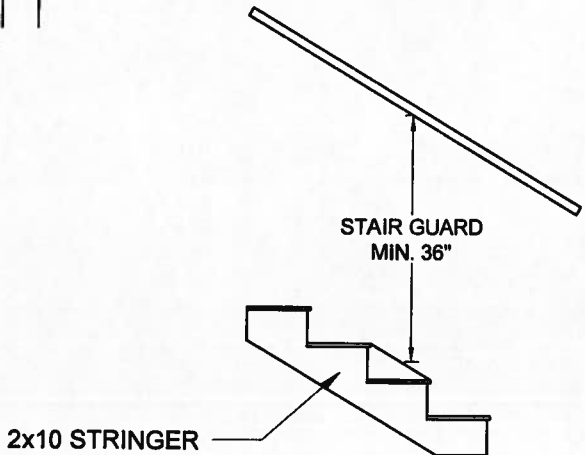
- LOT SIZE
- PROPOSED DECK LOCATION :
 - DISTANCE FROM REAR PROPERTY LINE
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- SHOW ALL EXISTING STRUCTURES

SCALE: 3/8" = 1'-0"

SCHEDULE 3 (DECKS ATTACHED)



ALL DECK MATERIALS TO BE WEATHER TREATED AND FASTENERS TO BE HOT DIPPED GALVANIZED.



STAIR	RISE	RUN
MIN.	5"	8 1/4"
MAX.	8"	14"

PERMITTED WHERE BOTTOM OF JOISTS ARE NO MORE THAN 2" ABOVE FINISHED GRADE.

SCALE: 3/8" = 1'-0"

Canada's *Model Town*
OROMOCTO

PLEASE INDICATE THE APPROPRIATE SIZES OF YOUR DECK BY CIRCLING THEM IN THE TABLES BELOW

MAXIMUM ALLOWABLE BUILT-UP BEAM SPANS

SUPPORTED LENGTH (FT)	SIZE OF BUILT-UP BEAM			
	2-2"x8"	2-2"x10"	3-2"x8"	3-2"x10"
8	7'-8"	9'-4"	9'-2"	11'-5"
10	6'-10"	8'-4"	8'-4"	10'-3"
12	6'-3"	7'-7"	7'-8"	9'-4"
14	5'-9"	7'-7"	7'-1"	8'-8"
16	5'-3"	6'-7"	6'-7"	8'-1"

MINIMUM POST SIZES

HEIGHT (FT)	LOAD AREA (sq.ft) = BEAM SPACING x POST SPACING				
	48	72	96	120	144
UP TO 6'	4"x4"	4"x4"	6"x6"	6"x6"	6"x6"
UP TO 9'	6"x6"	6"x6"	6"x6"	6"x6"	6"x6"

NOTE: VERTICAL LOADS FIGURED AS CONCENTRIC ALONG POST AXIS. NO LATERAL LOADS CONSIDERED.

RECOMMENDED SPANS FOR DECK BOARDS (inches)

LUMBER SIZE	1-1/4"x4"	1-1/4"x6"	2"x4"	2"x6"
SPAN	16	24	16	24

NOTE: THOUGH ABLE TO SUPPORT LONGER SPANS, LONGER SPANS WILL RESULT IN UNDESIRABLE DEFLECTION OR SPRINGINESS IN A DECK.

ALLOWABLE SPANS FOR DECK JOISTS (STRAPPING ONLY)

JOIST SPACING INCHES	JOIST SIZE (inches)				
	2x4	2x6	2x8	2x10	2x12
12	6'-1"	9'-7"	11'-7"	13'-8"	15'-7"
16	5'-8"	8'-11"	11'-0"	13'-0"	14'-10"
24	5'-2"	8'-2"	10'-6"	12'-4"	14'-1"

MAXIMUM JOIST OVERHANG

LUMBER SIZE	2x6	2x8	2x10
OVERHANG	12"	16"	24"

SCHEDULE 3 (DECKS)

Requirements for Decks

(Taken from the 2010 National Building Code of Canada)

9.8.8.1. Required Guards

(See Appendix A.) (See also Article 9.7.5.3.)

- 1) Except as provided in Sentences (2) and (3), every surface to which access is provided for other than maintenance purposes, including but not limited to flights of stairs steps and ramps, exterior landings, porches, balconies, mezzanines, galleries and raised walkways, shall be protected by a guard on each side that is not protected by a wall for the length where
 - a) There is a difference in elevation of more than 600 mm between the walking surface and the adjacent surface, or
 - b) The adjacent surface within 1.2 m of the walking surface has a slope of more than 1 in 2.

9.8.8.3 Height of Guards

(See Appendix A.)

- 1) Except as provided in Sentences (2) and (4), all guards shall be not less than 1070 mm high.
- 2) All guards within dwelling units or within houses with secondary suite including their common spaces shall be not less than 900 mm high.
- 3) Exterior guards serving not more than one dwelling unit or a house with a secondary suite including their common spaces shall be no less than 900 mm high where the walking surface served by the guard is not more than 1 800 mm above the finished ground level.
- 4) Guards for flights of steps, except in required exit stairs, shall be not less than 900 mm high.
- 5) The height of guards for flights of steps shall be measured vertically from the top of the guard to a line drawn through the leading edge of the treads served by the guard.

9.8.8.5. Openings in Guards

- 1) Except as provided in Sentence (2), openings through any guard that is required by Article 9.8.8.1. shall be of a size that will prevent the passage of a spherical object having a diameter of 100 mm unless it can be shown that the location and size of openings that exceed this limit do not represent a hazard. (See A-9.8.8.5.(1) and (2) in Appendix A.)

9.8.8.6. Design of Guards to Not Facilitate Climbing

(See Appendix A.)

- 1) Guards required by the Article 9.8.8.1., except those in industrial occupancies and where it can be shown that the location, and size of openings do not represent a hazard, shall be designed so that no member, attachment or opening will facilitate climbing.

- 2) Guards shall be deemed to comply with sentence (1) where all elements protruding from the vertical and located within the area between 140 mm and 900 mm above the floor or walking surface protected by the guard conform to at least one of the following clauses:
 - a) Are located more than 450 mm horizontally and vertically from each other,
 - b) Provide not more than 15 mm horizontal offset,
 - c) Do not provide a toe-space more than 45mm horizontally and 20mm vertically, or
 - d) Present more than a 2-in-1 slope on the offset.

9.8.7.1. Required Handrails

- 1) Except as permitted in Sentences (2) to (4), a handrail shall be provided in accordance with Table 9.8.7.1 – see below for dwelling units or a house with a secondary suite:
 - a) On at least one side of stairs or ramps less than 1 100 mm in width,
 - b) On at least one side of curved stairs or curved ramps of any width, and
 - c) On 2 sides of ramps 1 100 mm in width or greater.
- 2) Where a stair or a ramp is required to be at least 2200mm wide due to the occupant load, a handrail shall be installed such that no position on the stair or ramp is more than 825mm from a handrail.
- 3) Handrails are not required for
 - a) Interior stairs having not more than 2 risers and serving a single dwelling unit,
 - b) Exterior stairs having not more than 3 risers and serving a single dwelling unit,
 - c) Ramps not rising more than 400 mm.
- 4) Only one handrail is required on exterior stairs having more than 3 risers provided such stairs serve not more than one dwelling unit or a house with a secondary suite.

9.8.7.4. Height of Handrails
(See Appendix A.)

- 1) The height of handrails on stairs and ramps shall be measured vertically from the top of the handrail to
 - a) A line drawn through the leading edge of the stair treads served by the handrail,
or
 - b) The surface of the ramp, floor or landing served by the handrail.
- 2) Except as provided in Sentence (3), the height of handrails on stairs and ramps shall be
 - a) Not less than 800 mm, and
 - b) Not more than 965 mm.
- 3) Where guards are required, handrails required on landings shall be not more than 1 070 mm in height.

9.12.2. Depth

9.12.2.1. Excavation to Undisturbed Soil

- 1) Excavations for foundations shall extend to undisturbed soil.

9.12.2.2. Minimum depth of Foundations

- 1) Except as provided in sentences (4) and (5), the minimum depth of foundations below finished ground level shall conform to Table 9.12.2.2.
- 4) Concrete steps with 1 and 2 risers are permitted to be laid on ground level
- 5) The foundation depths required in Sentence (1) are permitted to be decreased where experience with local soil conditions shows that lesser depths are satisfactory, or where the foundation is designed for lesser depths
- 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 600 mm,
 - d) Not supporting a 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 the 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 600 mm and a width of not less than 600 mm, or
 - b) By installing the decking in a manner that allows easy removal.