



THE TOWNSHIP OF ST. JOSEPH

BUILDING PERMIT GUIDE FOR THE PROPERTY OWNER

THREE COPIES of scaled drawings showing all structures on the property and setbacks to all property lines must accompany the completed Building Permit application form. Drawings are not required for siding and roofing applications.

Demolition permits are required prior to the removal or demolition of any building. The fee for a Demolition permit includes tipping fees at the Landfill Site for one load.

IT IS ILLEGAL TO START WORK WITHOUT A PERMIT.

THE PROPERTY OWNER IS LEGALLY RESPONSIBLE to obtain a building permit.

The building permit and approved plans must be posted on site.

An Energy Efficiency Design Summary is required for all new home construction or renovations to a residence, and must be attached to the application for building permit.

Building Permit applications should be submitted **AT LEAST 10 days** prior to planned start of construction.

Incomplete applications, insufficient supporting documentation or lack of scaled drawings may result in delays or refusal of your application.

WHEN A BUILDING PERMIT IS REQUIRED

A building permit is required to:

1. Construct any new building over 161 feet squared or fifteen meters squared.
2. Construct any building of any size that includes plumbing.
3. Expand, add to, or change an existing building.
4. Demolish or remove all or any portion of a building.
5. Change the use of a building (e.g. from storage to sleeping quarters).
6. Install, modify or remove partitions and any interior load bearing walls.
7. Replace multiple windows or doors.
8. Install windows or doors that require new openings, or the enlargement of existing openings.

9. Replace roofing, outer wall covering (e.g. siding), soffit/fascia (flat fee).
10. Build a garage, balcony, deck or enclose an existing deck or porch.
11. Excavate a basement (including for waterproofing, repairing or installing weeping tiles), modify an existing foundation, or construct a foundation for any building.
12. Install new or modify existing heating, plumbing, and air conditioning systems, fireplaces, or fireplace inserts.
13. Install kitchen or bathroom cupboards that also include changes to plumbing.
14. Reconstruct a chimney.
15. Finish a basement, install separations or convert any basement room to a bedroom.
16. Install a swimming pool or hot tub.
17. Install or modify any life safety or fire suppression system, such as fire alarms, sprinkler or standpipe, or fixed extinguishing systems including:
 - a. Replacement of a fire alarm panel.
 - b. Replacement of bells to horns or horns to bells.
 - c. Installing a Fire link system.
 - d. Installing Electro-magnetic locks.
 - e. Installing a door hold-open device.
 - f. Change in the plans from the design.
18. Construct a retaining wall in excess of 3.25 ft. (one metre) in height.
19. Install or modify solar heating/power generating or geothermal systems.
20. Any work on a heritage building.
21. Any work on a legal non-conforming structure or a structure within the shoreline setback.

WHEN A BUILDING PERMIT IS **NOT** REQUIRED:

With the exception of Heritage buildings, a building permit is not required to:

1. Replace more than one door or window of the same (or smaller) measurement (must be installed according to Building Code and/or manufacturer's instructions).
2. Build an accessory building (e.g. shed, bunkie) less than 161 feet squared or fifteen meters squared and under one story that does not contain plumbing.
3. Install eaves troughs, provided that the drainage is contained within the subject property.
4. Paint or decorate the interior of a structure (including replacement of floor covering).

5. Reinstall or replace kitchen or bathroom cabinets providing there is no plumbing work involved.
6. Construct a detached deck (not serving a dwelling) less than 24" (600 mm) above grade and no more than 161 sq. ft. in size, however the deck must meet proper property line setbacks.
7. Undertake electrical work that does not include fire, smoke or carbon monoxide detection (This requires a permit from the Electrical Safety Authority).

OTHER APPROVALS YOU MAY NEED:

Entrance Permit	Township Works Superintendent	705-206-3020
Zoning By-law Amendment	Clerk Administrator	705-246-2625 x 202
Land Severance (Consent)	SJI Planning Board	705-542-4606
Septic System and Well permits	Algoma Public Health	705-759-5285
Electrical Permits	Electrical Safety Authority	1-800-636-7107
Telephone connections	Bell Canada	
Highway 548 building and entrance permits	Ministry of Transportation	705-945-6611
Work Permits for docks and Structures near the shoreline	Ministry of Natural Resources	705-949-1231

Please note that permits are required for ANY work along the shoreline. Please enquire with the Township office whether a permit is required from the municipality or the Province. Failure to obtain permits for work along the shoreline may result in fines and charges.

CONTACT INFORMATION:

	Phone	Email
Municipal Office	(705) 246-2625	clerkadmin@stjosephtownship.com
Chief Building Official	(705) 971-5116	girwincbo@gmail.com
Planning Board	(705) 542-4606	sjiplanningboard@gmail.com

The Building Permit Process

Before applying

- Talk to municipal building officials
- Prepare your application with two copies of supporting information, plans and diagrams

Submit your application

- Submit to the Municipal office where it is reviewed for completeness and compliance with the Ontario Building Code and Zoning Bylaw
- Applications that are not complete may be returned by the CBO
- A Decision is made to approve or refuse your application

Construction

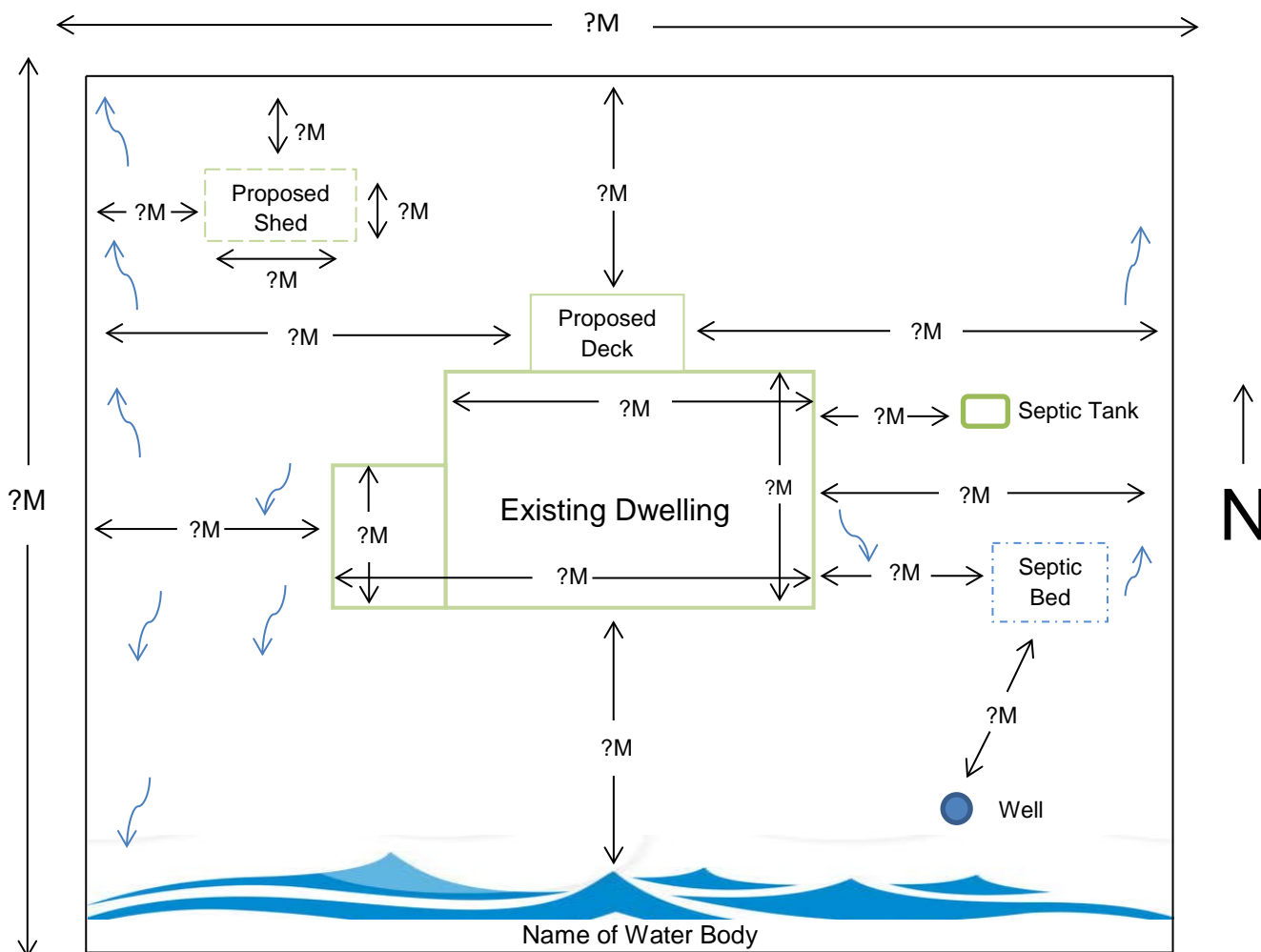
- You will be contacted to pick up and pay for your permit
- You must begin your project within 6 months of issue date
- The building inspector must be called to inspect at all points of inspection checked on your permit.
- When construction is complete, call the building inspector to complete a final inspection.



Site Plan Example

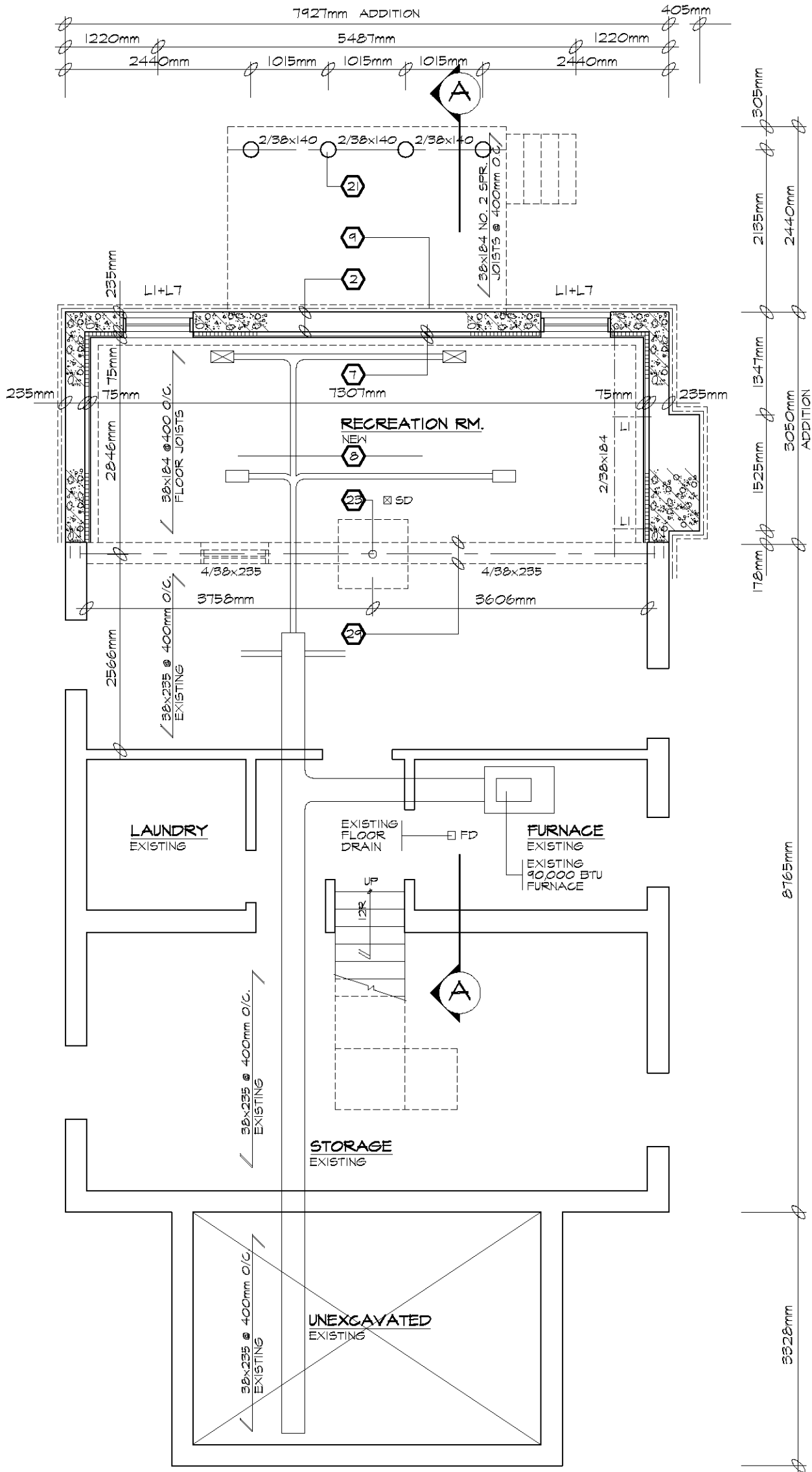
Roll Number: _____ Owner's Name: _____

Address: _____ Scale: _____



Site Plan must display:

- All **existing** and **proposed** structure(s)
- Setbacks** from property boundaries to current and/or proposed structure(s); shown in metres
- Dimensions** of structures
- Septic system** and **well** (specify if dug or drilled)
 - Setbacks from: septic to *well* and septic to *structures*
- Direction of surface **drainage**
- Driveway (if applicable)
- North arrow
- Name of water body/road



BASEMENT PLAN

SCALE 1:50

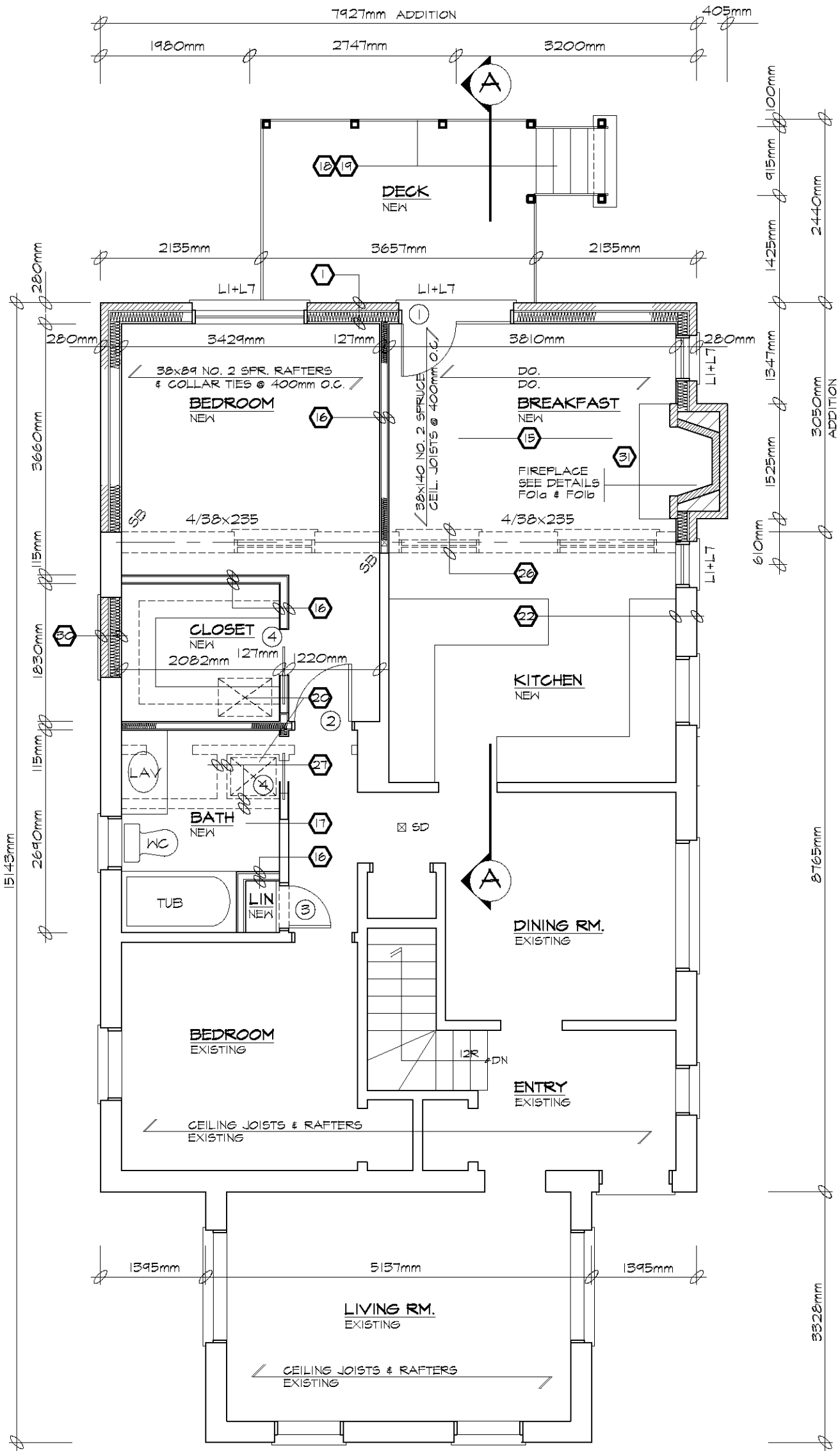
TACBOC
STANDARD DETAIL

TITLE
SAMPLE DRAWING
BASEMENT PLAN

DWG. NO.

A03b

2007



GROUND FLOOR PLAN

SCALE 1:50

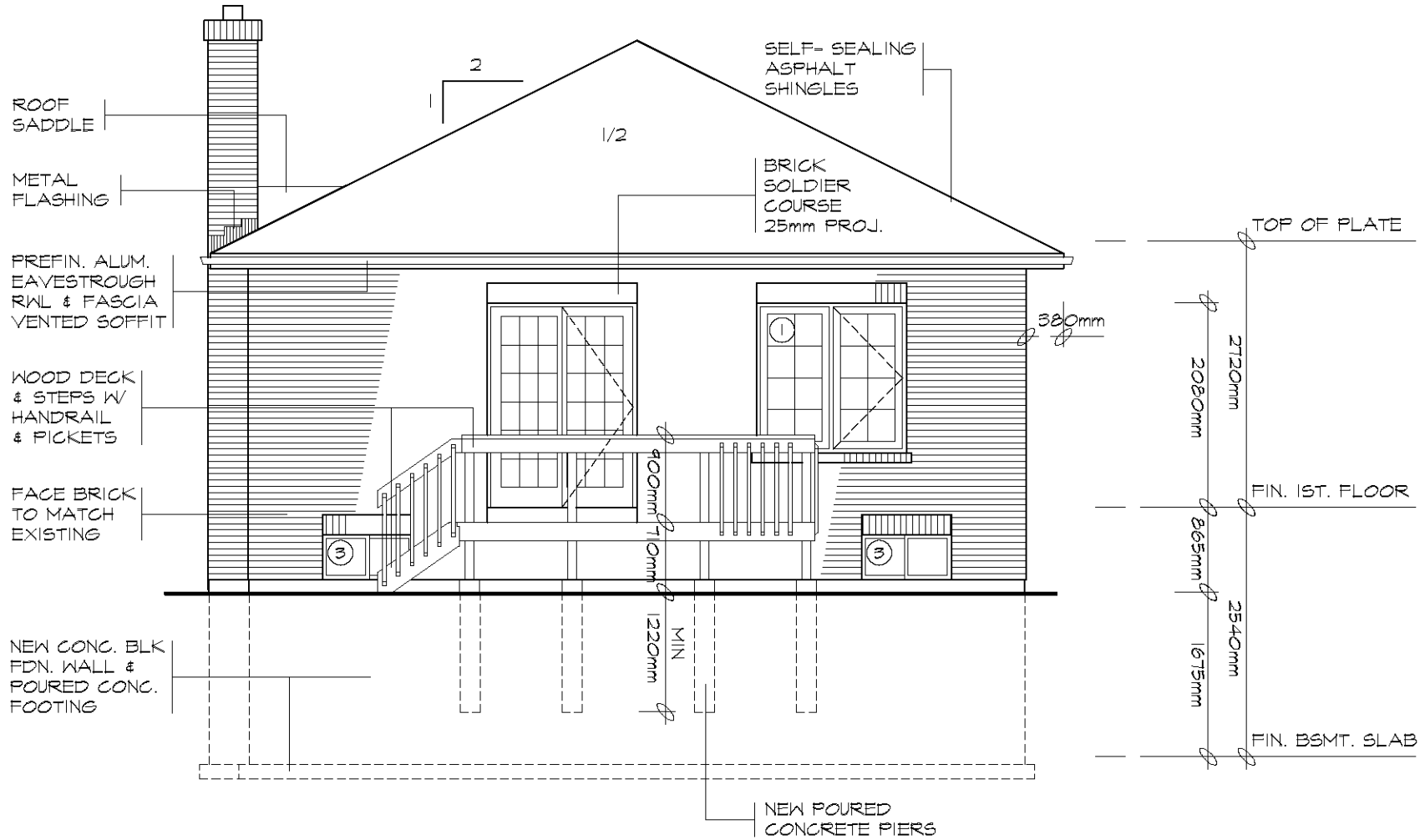
TACBOC
STANDARD DETAIL

TITLE
SAMPLE DRAWING
GROUND FLOOR PLAN

DWG. NO.

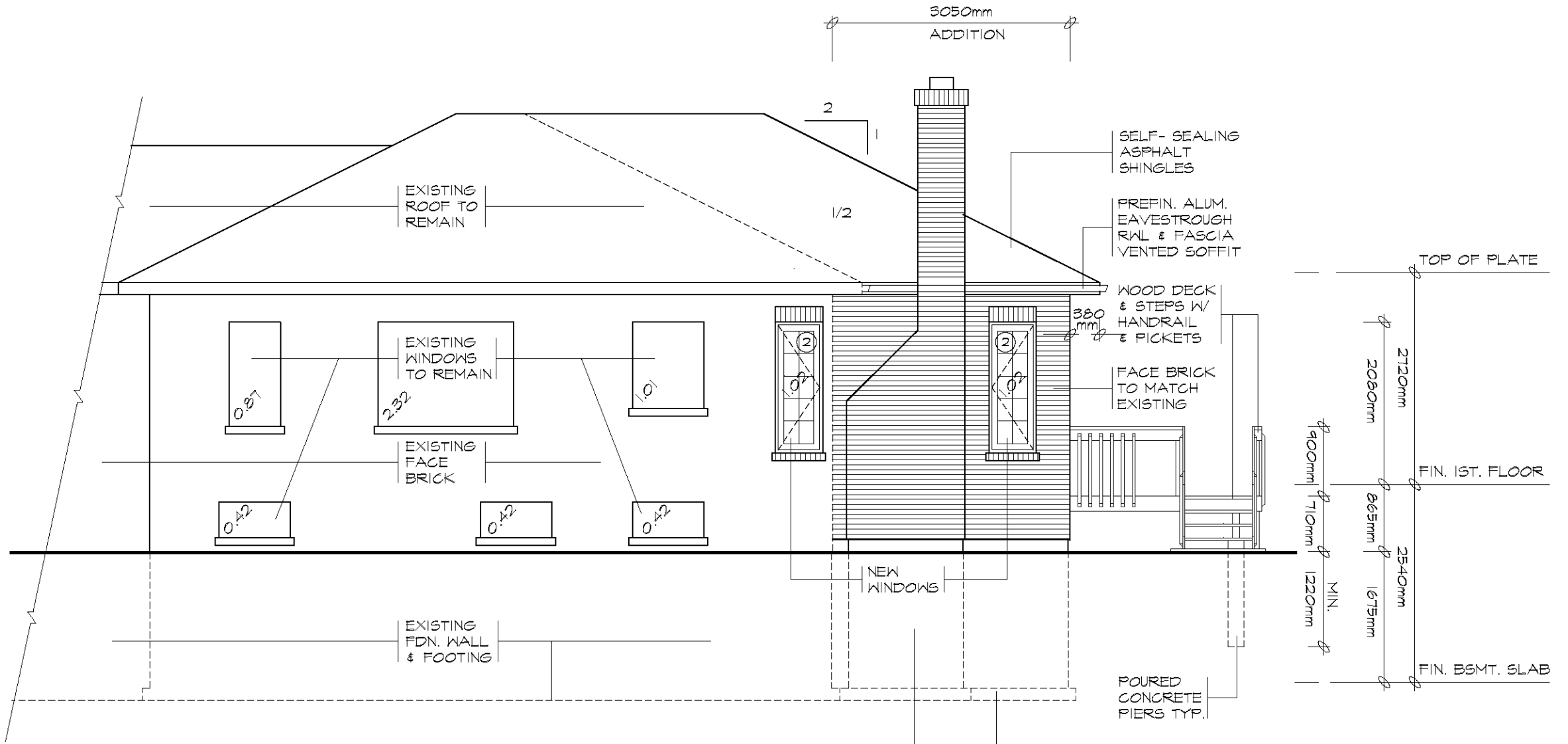
A03c

2007



NORTH ELEVATION

SCALE 1:50

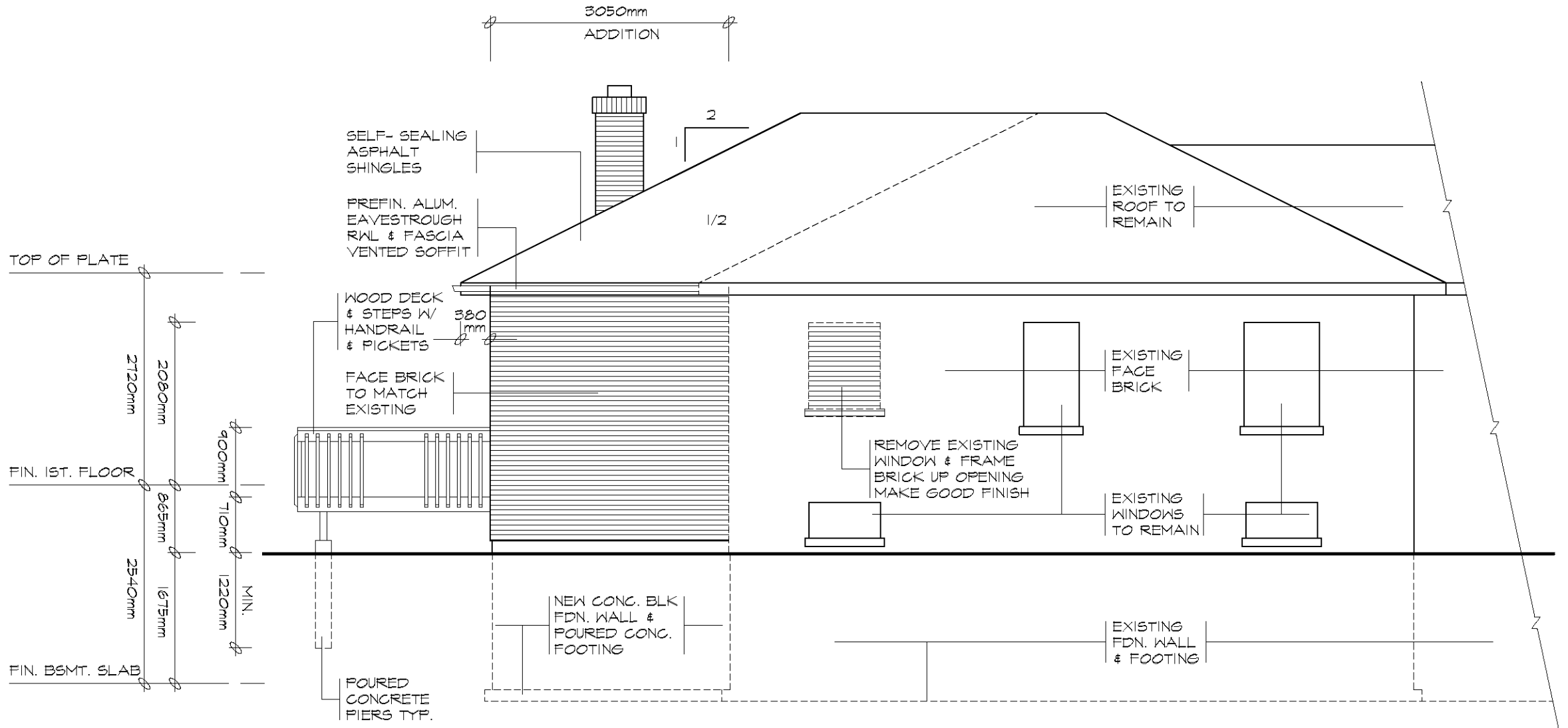


EAST ELEVATION

SCALE 1:50

UNPROTECTED OPENINGS

WALL AREA	42.36m ²
LIMITING DISTANCE	3050mm @ 18.00%
MAX. ALLOWABLE OPENINGS	7.62m ²
TOTAL OPENINGS PROVIDED	7.50m ²



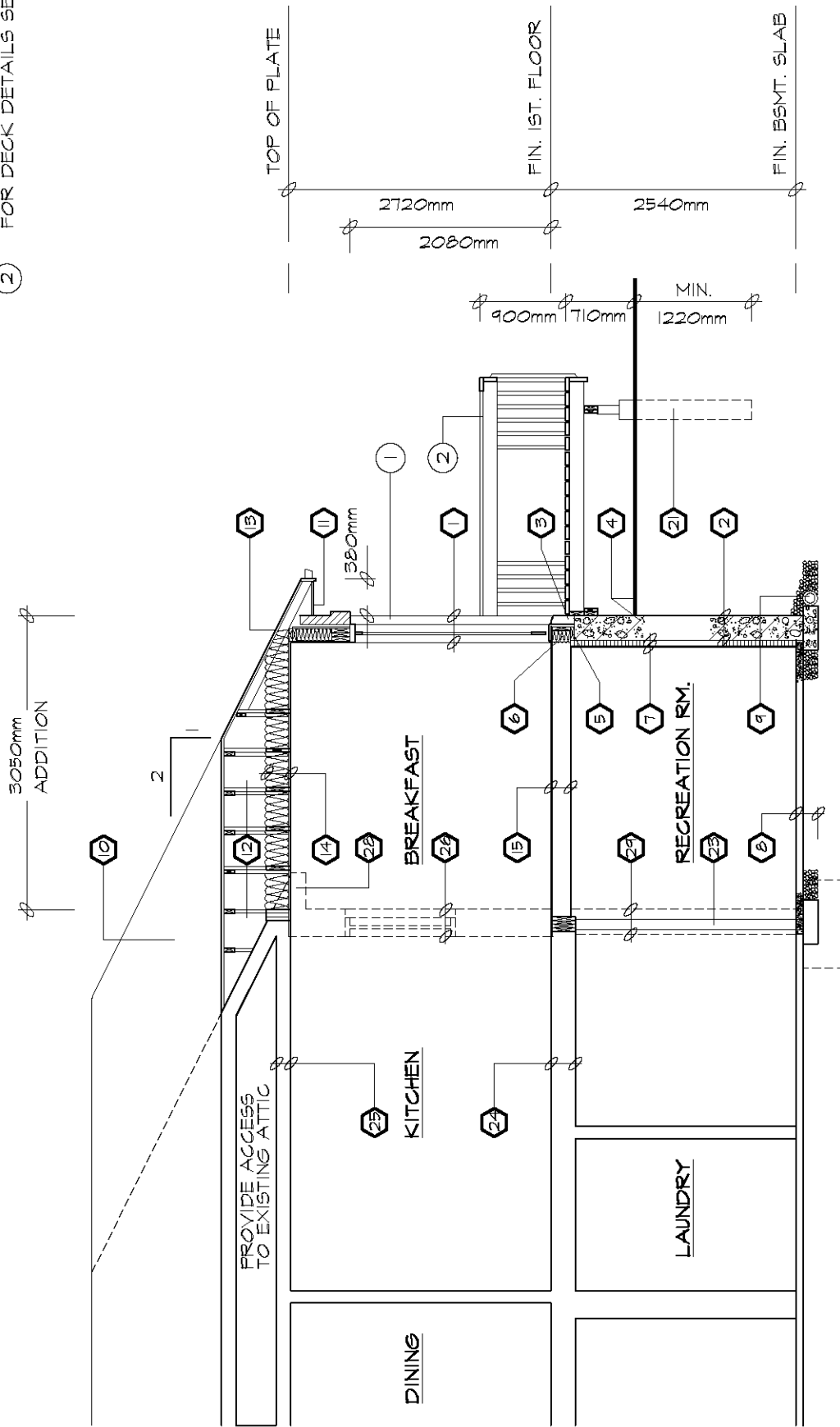
WEST ELEVATION

SCALE 1:50

UNPROTECTED OPENINGS

NO NEW OPENINGS
EXISTING TO REMAIN

- ① FOR WALL SECTION SEE A02
- ② FOR DECK DETAILS SEE D01a - D01d



SECTION A-A

SCALE 1:50

ASPHALT SHINGLES ON MIN. 9.5mm PLYWOOD SHEATHING ON APPROVED ROOF TRUSSES OR WOOD RAFTERS (SEE PLANS) USE 'H'-CLIPS IF 600mm O.C. SPACING

EAVE PROTECTION TO EXTEND FROM THE EDGE OF THE ROOF, 900mm UP THE SLOPE BUT NOT LESS THAN 300mm BEYOND THE INT. FACE OF THE EXTERIOR WALL

EAVESTROUGH, R/WL FASCIA BOARD & VENTED SOFFIT FINISH AS PER THE ELEVATIONS

FRAME WALL CONSTRUCTION FINISH AS PER ELEVATIONS SHEATHING PAPER, LAYERS TO OVERLAP EACH OTHER RSI 0.88 RIGID INSULATION FOR EXTERIOR TYPE SHEATHING 38x140 WOOD STUDS @ 400 O.C. RSI 3.52 BATT INSULATION IN CONTINUOUS CONTACT W/ SHEATHING & CONTINUOUS VAPOUR BARRIER DOUBLE PLATE @ TOP SOLE PLATE @ BOTTOM INTERIOR WALL FINISH

WOOD SILL PLATE FASTENED TO FOUNDATION WALL W/ MINIMUM 12.7mm DIAMETER ANCHOR BOLTS EMBEDDED MIN. 100mm IN CONCRETE @ 2400mm O.C. MAX. & PROVIDE CONTINUOUS AIR BARRIER BETWEEN PLATE & FOUNDATION WALL

SLOPE GRADE AWAY FROM BUILDING FACE

BITUMINOUS DAMPPROOFING ON MINIMUM 6mm FARGING ON CONCRETE BLOCK FDN. WALL W/ FARGING COVERED OVER POURED CONCRETE FOOTING

(POURED CONCRETE WALLS TO HAVE TIE HOLES FILLED WITH CEMENT MORTAR OR DAMPPROOFING)

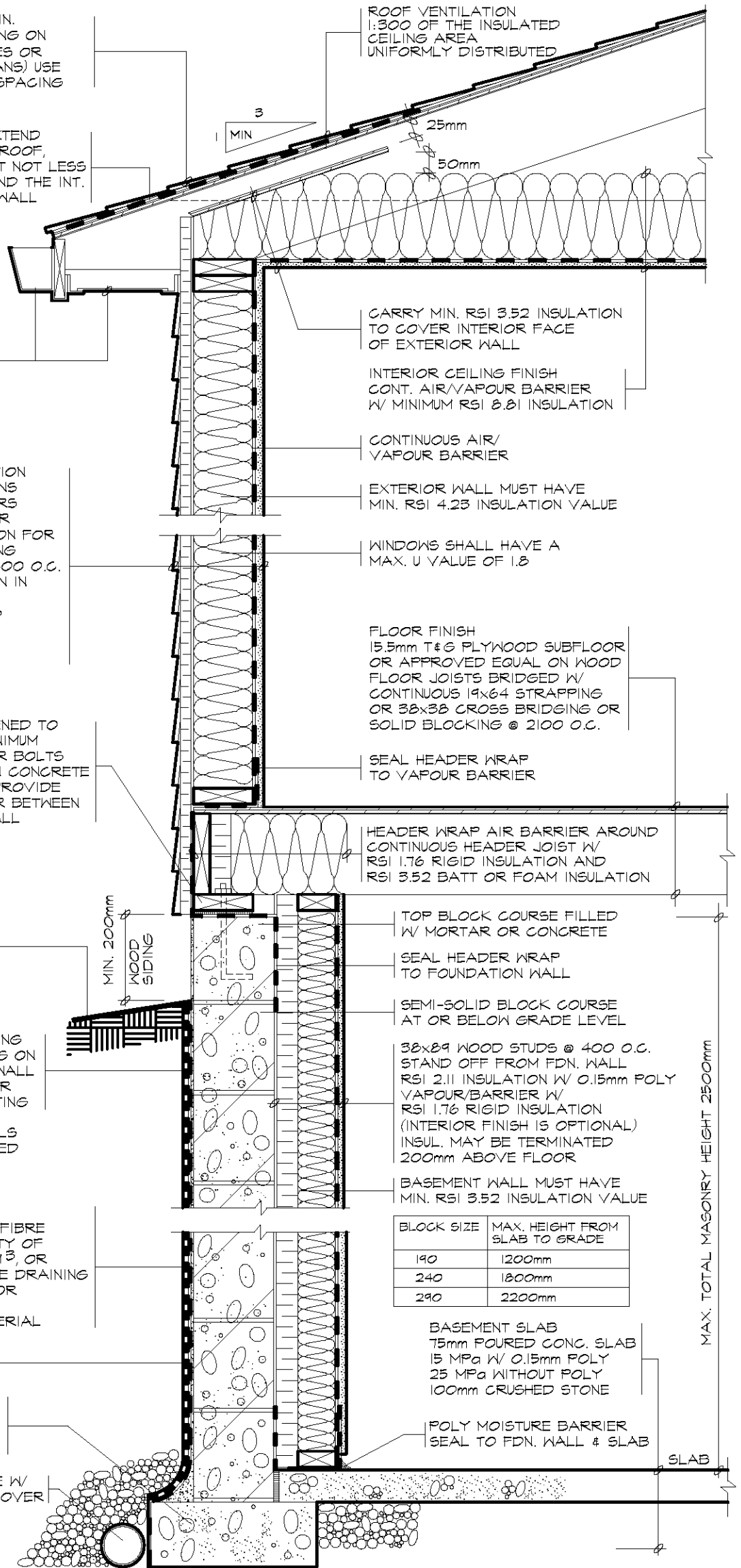
DRAINAGE LAYER
- MINIMUM 19mm MINERAL FIBRE INSULATION W/ A DENSITY OF NOT LESS THAN 57 kg/M³, OR
- MINIMUM 100mm OF FREE DRAINING GRANULAR MATERIAL, OR
- A B.M.E.C. APPROVED DRAINAGE LAYER MATERIAL

BACKFILL W/ FREE DRAINING MATERIAL

450x130 DEEP POURED CONC. FTG. (TYPICAL) FOOTING TO BEAR ON UNDISTURBED SOIL

100mm DIA. KEEPING TILE W/ 150mm CRUSHED STONE COVER

ROOF VENTILATION 1:300 OF THE INSULATED CEILING AREA UNIFORMLY DISTRIBUTED



CARRY MIN. RSI 3.52 INSULATION TO COVER INTERIOR FACE OF EXTERIOR WALL

INTERIOR CEILING FINISH CONT. AIR/VAPOUR BARRIER W/ MINIMUM RSI 3.81 INSULATION

CONTINUOUS AIR/VAPOUR BARRIER

EXTERIOR WALL MUST HAVE MIN. RSI 4.23 INSULATION VALUE

WINDOWS SHALL HAVE A MAX. U VALUE OF 1.8

FLOOR FINISH 15.5mm T&G PLYWOOD SUBFLOOR OR APPROVED EQUAL ON WOOD FLOOR JOISTS BRIDGED W/ CONTINUOUS 19x64 STRAPPING OR 38x38 CROSS BRIDGING OR SOLID BLOCKING @ 2100 O.C.

SEAL HEADER WRAP TO VAPOUR BARRIER

HEADER WRAP AIR BARRIER AROUND CONTINUOUS HEADER JOIST W/ RSI 1.76 RIGID INSULATION AND RSI 3.52 BATT OR FOAM INSULATION

TOP BLOCK COURSE FILLED W/ MORTAR OR CONCRETE

SEAL HEADER WRAP TO FOUNDATION WALL

SEMI-SOLID BLOCK COURSE AT OR BELOW GRADE LEVEL

38x89 WOOD STUDS @ 400 O.C. STAND OFF FROM FDN. WALL RSI 2.11 INSULATION W/ 0.15mm POLY VAPOUR/BARRIER W/ RSI 1.76 RIGID INSULATION (INTERIOR FINISH IS OPTIONAL) INSUL. MAY BE TERMINATED 200mm ABOVE FLOOR

BASEMENT WALL MUST HAVE MIN. RSI 3.52 INSULATION VALUE

BLOCK SIZE	MAX. HEIGHT FROM SLAB TO GRADE
190	1200mm
240	1800mm
290	2200mm

BASEMENT SLAB 75mm POURED CONC. SLAB 15 MPa W/ 0.15mm POLY 25 MPa WITHOUT POLY 100mm CRUSHED STONE

POLY MOISTURE BARRIER SEAL TO FDN. WALL & SLAB

MAX. TOTAL MASONRY HEIGHT 2500mm

TACBOC
STANDARD DETAIL

TITLE
FRAME WALL SECTION
FULL BASEMENT

DWG. NO.

W01

03-2012

FRAME WALL CONSTRUCTION
 FINISH AS PER ELEVATIONS
 SHEATHING PAPER, LAYERS
 TO OVERLAP EACH OTHER
 RSI 0.88 RIGID INSULATION FOR
 EXTERIOR TYPE SHEATHING
 38x140 WOOD STUDS @ 400 O.C.
 RSI 3.52 BATT INSULATION IN
 CONTINUOUS CONTACT W/
 SHEATHING & CONTINUOUS
 VAPOUR BARRIER
 DOUBLE PLATE @ TOP
 SOLE PLATE @ BOTTOM
 INTERIOR WALL FINISH

FLOOR FINISH
 15.5mm T&G PLYWOOD SUBFLOOR
 OR APPROVED EQUAL ON WOOD
 FLOOR JOISTS BRIDGED W/
 CONTINUOUS 19x64 STRAPPING
 OR 38x38 CROSS BRIDGING OR
 SOLID BLOCKING @ 2100 O.C.

SEAL HEADER WRAP
 TO VAPOUR BARRIER

WOOD SILL PLATE FASTENED TO
 FOUNDATION WALL W/ MINIMUM
 12.7mm DIAMETER ANCHOR BOLTS
 EMBEDDED MIN. 100mm IN CONCRETE
 @ 2400mm O.C. MAX. & PROVIDE
 CONTINUOUS AIR BARRIER BETWEEN
 PLATE & FOUNDATION WALL

TOP BLOCK COURSE FILLED
 W/ MORTAR OR CONCRETE

SLOPE GRADE AWAY
 FROM BUILDING FACE

BITUMINOUS DAMPPROOFING
 ON MINIMUM 6mm FARGING ON
 CONCRETE BLOCK FDN. WALL

450x100 DEEP POURED
 CONC. FTG. (TYPICAL)
 FOOTING TO BEAR ON
 UNDISTURBED SOIL

100mm DIA. WEeping TILE W/
 150mm CRUSHED STONE COVER

UNHEATED CRAWL SPACE
 RSI 5.46 INSULATION IN FLOOR
 EXTEND VAPOUR BARRIER
 SEAL TO JOIST & SUBFLOOR
 PROVIDE 0.1M² VENT AREA PER
 50M² OF CRAWL SPACE &
 500mmx700mm ACCESS
 TO CRAWL SPACE

SEMI-SOLID BLOCK COURSE
 AT OR BELOW GRADE LEVEL

CRAWL SPACE CLEARANCE MINIMUM
 600mm CLEAR TO U/S OF STRUCTURE
 50mm ASPHALT GROUND COVER OR
 100mm of 15 MPa PORTLAND CEMENT
 CONCRETE OR 0.1mm POLY MIN. 100mm
 OVERLAP @ JOINTS WEIGHTED DOWN

U/S OF FOOTING

FRAME WALL CONSTRUCTION
 FINISH AS PER ELEVATIONS
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 FOOTING TO BEAR ON
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100mm DIA. WEeping TILE W/
 150mm CRUSHED STONE COVER

HEADER WRAP AIR BARRIER AROUND
 CONTINUOUS HEADER JOIST W/
 RSI 1.76 RIGID INSULATION AND
 RSI 3.52 BATT OR FOAM INSULATION

HEATED CRAWL SPACE
 PROVIDE 500mmx700mm
 ACCESS TO CRAWL SPACE

SEAL HEADER WRAP
 TO FOUNDATION WALL

SEMI-SOLID BLOCK COURSE
 AT OR BELOW GRADE LEVEL

RSI 3.52 INSULATION W/ 0.15mm
 VAPOUR BARRIER, PROTECT
 INSULATION W/ INTERIOR FINISH

CRAWL SPACE CLEARANCE MINIMUM
 600mm CLEAR TO U/S OF STRUCTURE
 PROVIDE 0.15 POLY GROUND COVER
 MIN. 300mm OVERLAP, SEALED AT JOINTS
 & FOUNDATION WALL & WEIGHTED DOWN

RSI 1.76 TO 600mm
 BELOW GRADE

U/S OF FOOTING

TACBOC
 STANDARD DETAIL

TITLE
CRAWL SPACE
 HEATED & UNHEATED

DWG. NO.

W04

03-2012

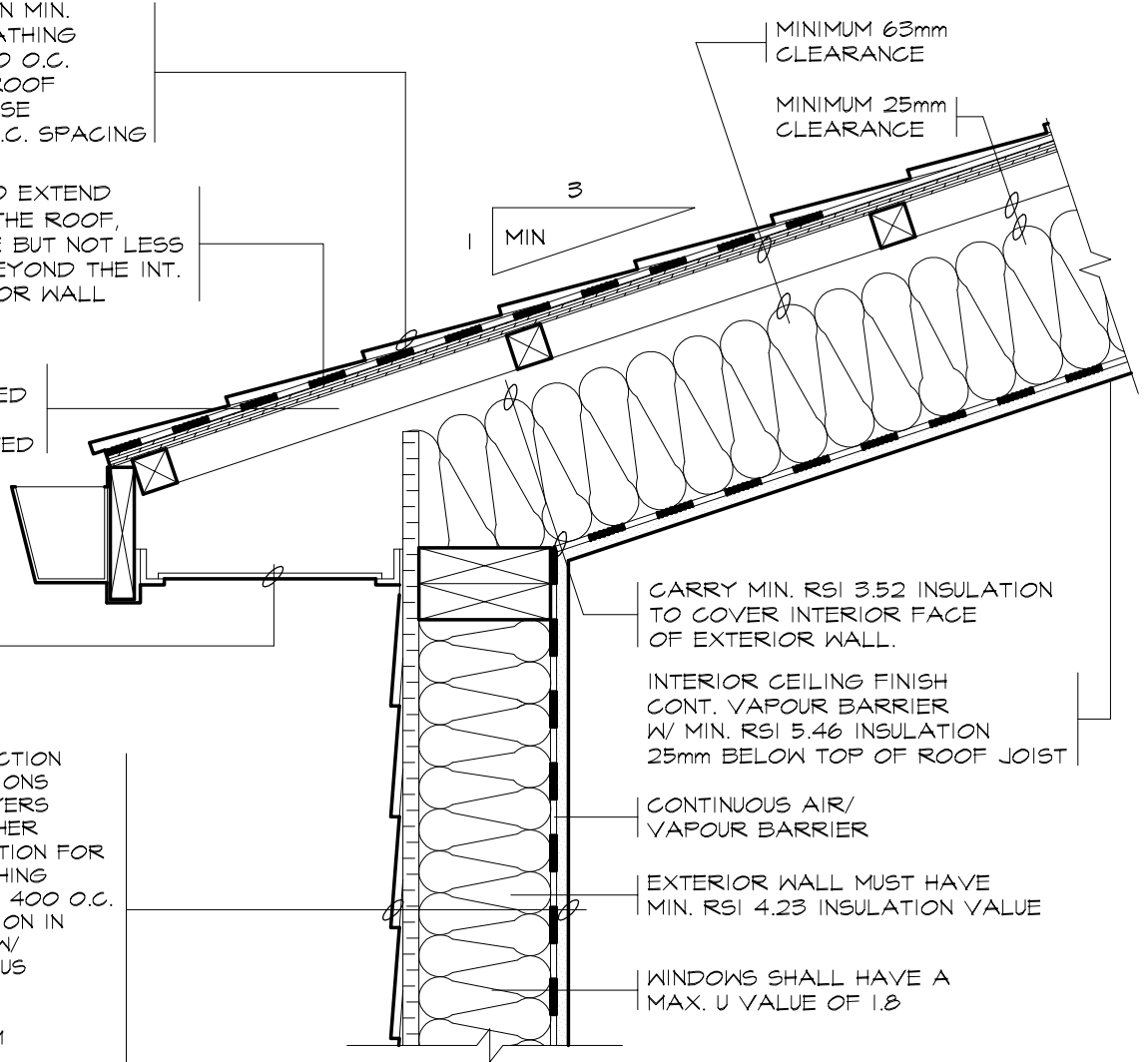
ASPHALT SHINGLES ON MIN.
9.5mm PLYWOOD SHEATHING
38x38 PURLINS @ 400 O.C.
PERPENDICULAR TO ROOF
JOISTS (SEE PLANS) USE
'H'-CLIPS IF 600mm O.C. SPACING

EAVE PROTECTION TO EXTEND
FROM THE EDGE OF THE ROOF,
900mm UP THE SLOPE BUT NOT LESS
LESS THAN 300mm BEYOND THE INT.
FACE OF THE EXTERIOR WALL

ROOF VENTILATION
1:150 OF THE INSULATED
CEILING AREA
UNIFORMLY DISTRIBUTED

EAVESTROUGH, RWL,
FASCIA BOARD &
VENTED SOFFIT
FINISH AS PER
ELEVATIONS

FRAME WALL CONSTRUCTION
FINISH AS PER ELEVATIONS
SHEATHING PAPER, LAYERS
TO OVERLAP EACH OTHER
RSI 0.88 RIGID INSULATION FOR
EXTERIOR TYPE SHEATHING
38x140 WOOD STUDS @ 400 O.C.
RSI 3.52 BATT INSULATION IN
CONTINUOUS CONTACT W/
SHEATHING & CONTINUOUS
VAPOUR BARRIER
DOUBLE PLATE @ TOP
SOLE PLATE @ BOTTOM
INTERIOR WALL FINISH



MINIMUM 63mm
CLEARANCE

MINIMUM 25mm
CLEARANCE

CARRY MIN. RSI 3.52 INSULATION
TO COVER INTERIOR FACE
OF EXTERIOR WALL.

INTERIOR CEILING FINISH
CONT. VAPOUR BARRIER
W/ MIN. RSI 5.46 INSULATION
25mm BELOW TOP OF ROOF JOIST

CONTINUOUS AIR/
VAPOUR BARRIER

EXTERIOR WALL MUST HAVE
MIN. RSI 4.23 INSULATION VALUE

WINDOWS SHALL HAVE A
MAX. U VALUE OF 1.8

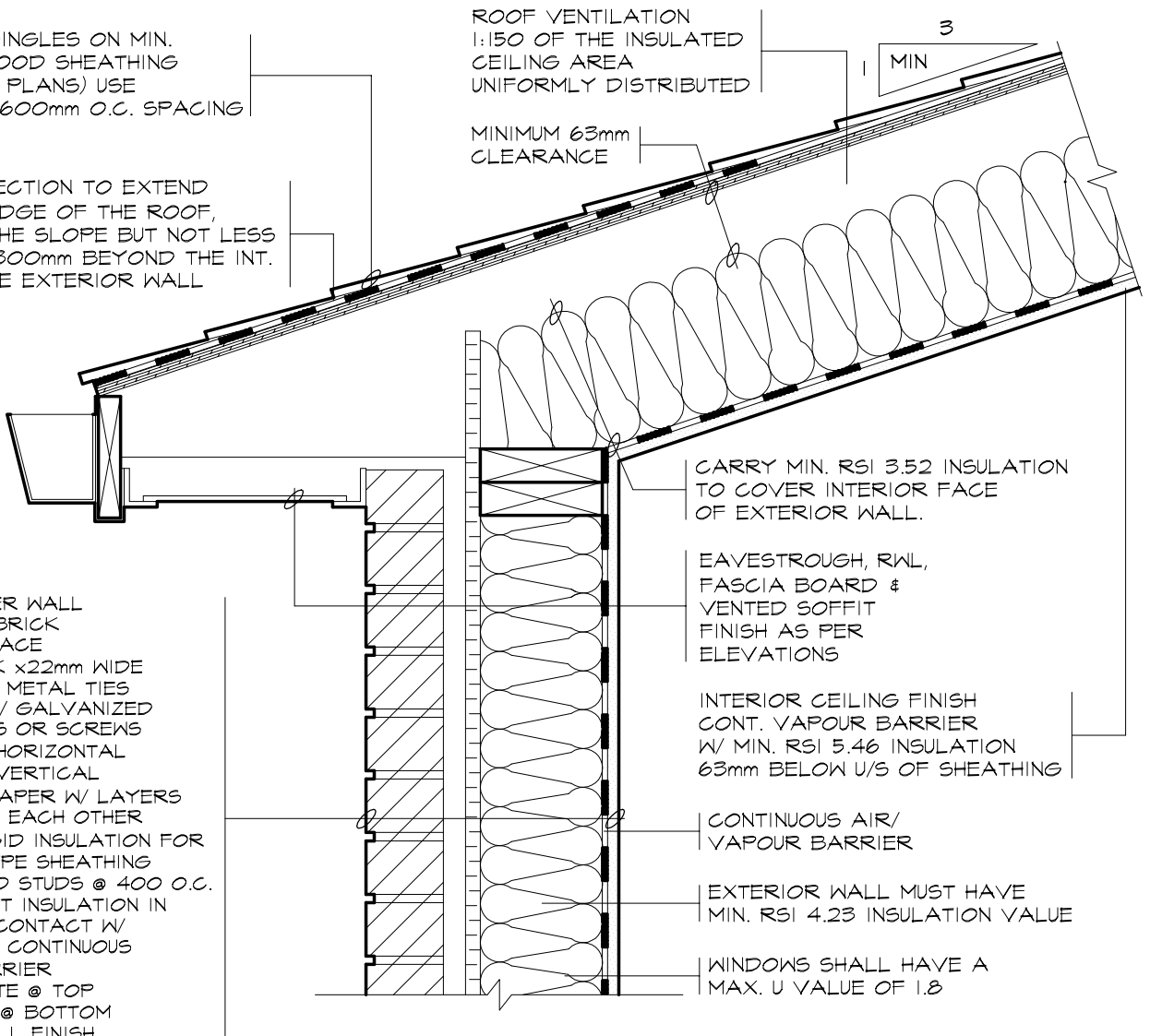
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LESS THAN 300mm BEYOND THE INT.
FACE OF THE EXTERIOR WALL

BRICK VENEER WALL
90mm FACE BRICK
25mm AIR SPACE
0.76mm THICK x22mm WIDE
GALVANIZED METAL TIES
INSTALLED W/ GALVANIZED
SPIRAL NAILS OR SCREWS
400mm O.C. HORIZONTAL
600mm O.C. VERTICAL
SHEATHING PAPER W LAYERS
TO OVERLAP EACH OTHER
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ROOF VENTILATION
1:150 OF THE INSULATED
CEILING AREA
UNIFORMLY DISTRIBUTED

MINIMUM 63mm
CLEARANCE



CARRY MIN. RSI 3.52 INSULATION
TO COVER INTERIOR FACE
OF EXTERIOR WALL.

EAVESTROUGH, RWL,
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FINISH AS PER
ELEVATIONS

INTERIOR CEILING FINISH
CONT. VAPOUR BARRIER
W/ MIN. RSI 5.46 INSULATION
63mm BELOW U/S OF SHEATHING

CONTINUOUS AIR/
VAPOUR BARRIER

EXTERIOR WALL MUST HAVE
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TACBOC
STANDARD DETAIL

TITLE
SLOPING ROOF DETAIL
INSULATION & VENTILATION W/ ALTERNATIVE

DWG. NO.

W06a

03-2012

GRAVEL FINISH ON
3 PLY FELT ROOFING
12.5mm PLYWOOD SHEATHING
38x38 PURLINS @ 400 O.C.
PERPENDICULAR TO ROOF
JOISTS (SEE PLANS)

GRAVEL STOP
FLASHING

FASCIA BOARD &
VENTED SOFFIT
FINISH AS PER
ELEVATIONS

FRAME WALL CONSTRUCTION
FINISH AS PER ELEVATIONS
SHEATHING PAPER, LAYERS
TO OVERLAP EACH OTHER
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CONTINUOUS CONTACT W/
SHEATHING & CONTINUOUS
VAPOUR BARRIER
DOUBLE PLATE @ TOP
SOLE PLATE @ BOTTOM
INTERIOR WALL FINISH

SLOPE FOR
DRAINAGE

ROOF VENTILATION
1:150 OF THE INSULATED
CEILING AREA
UNIFORMLY DISTRIBUTED

MINIMUM 63mm
CLEARANCE

MINIMUM 25mm
CLEARANCE

INTERIOR CEILING FINISH
CONT. VAPOUR BARRIER
W/ MIN. RSI 5.46 INSULATION
25mm BELOW TOP OF ROOF JOIST

CONTINUOUS AIR/
VAPOUR BARRIER

EXTERIOR WALL MUST HAVE
MIN. RSI 4.23 INSULATION VALUE

WINDOWS SHALL HAVE A
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GRAVEL FINISH ON
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12.5mm PLYWOOD SHEATHING ON
ROOF JOISTS (SEE PLANS)

GRAVEL STOP
FLASHING

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BRICK VENEER WALL
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MINIMUM 63mm
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WINDOWS SHALL HAVE A
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TACBOC
STANDARD DETAIL

TITLE
FLAT ROOF DETAIL
INSULATION & VENTILATION W/ ALTERNATIVE

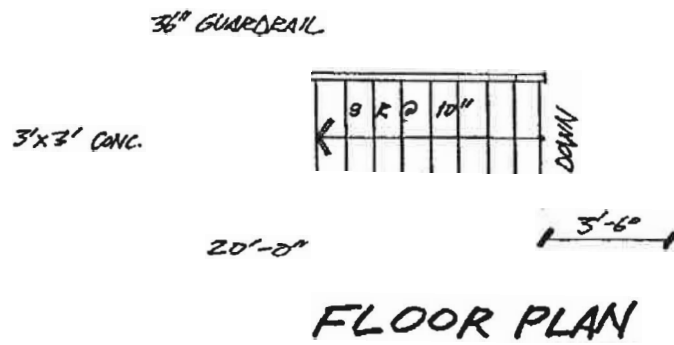
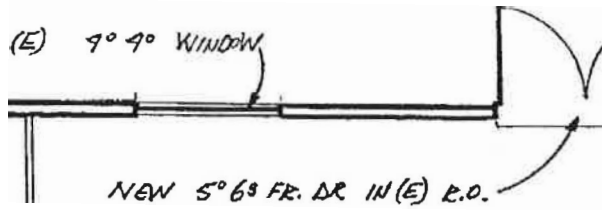
DWG. NO.

W06b

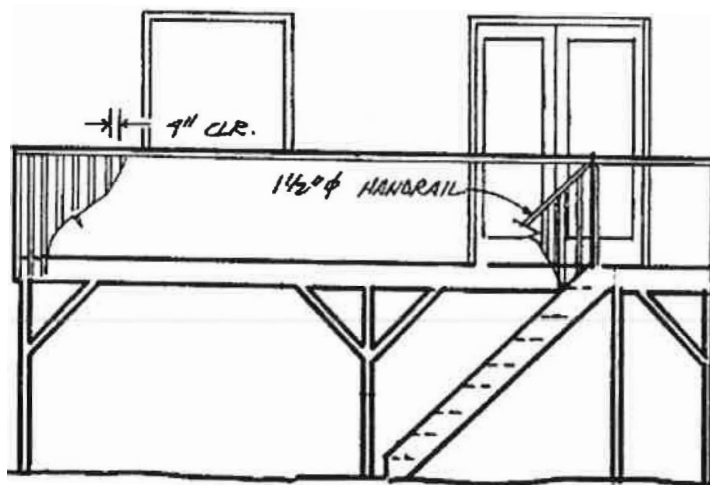
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Decks

Floor Plan (Example): Should be included with all applications



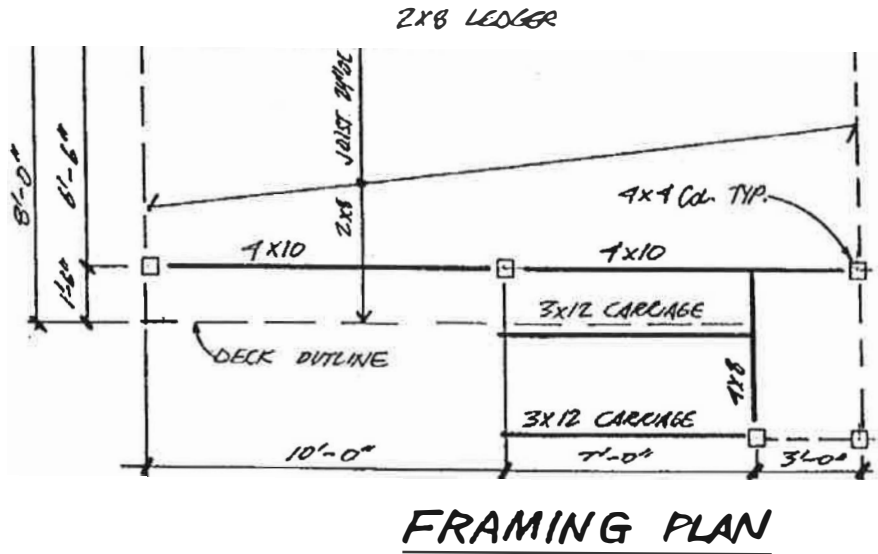
Elevation (Example): Should be included with all applications



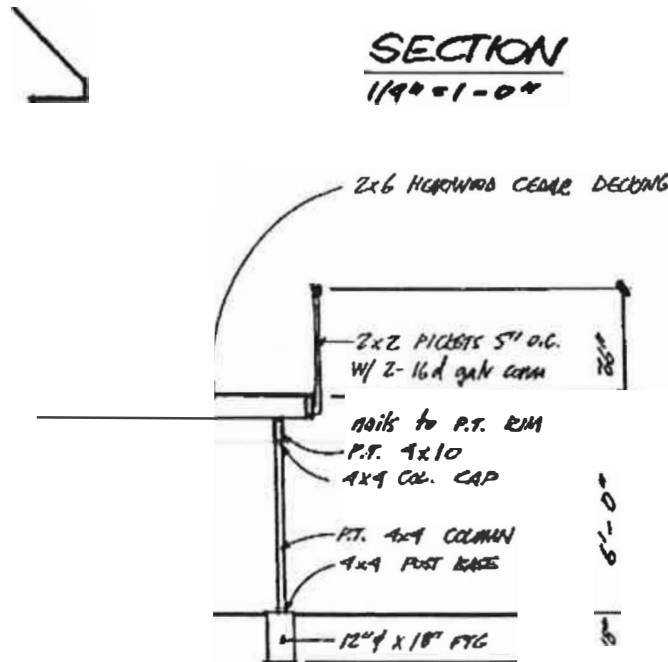
ELEVATION

1/4" = 1'-0"

Framing Plan (Example): Should be included in submittals for plan review

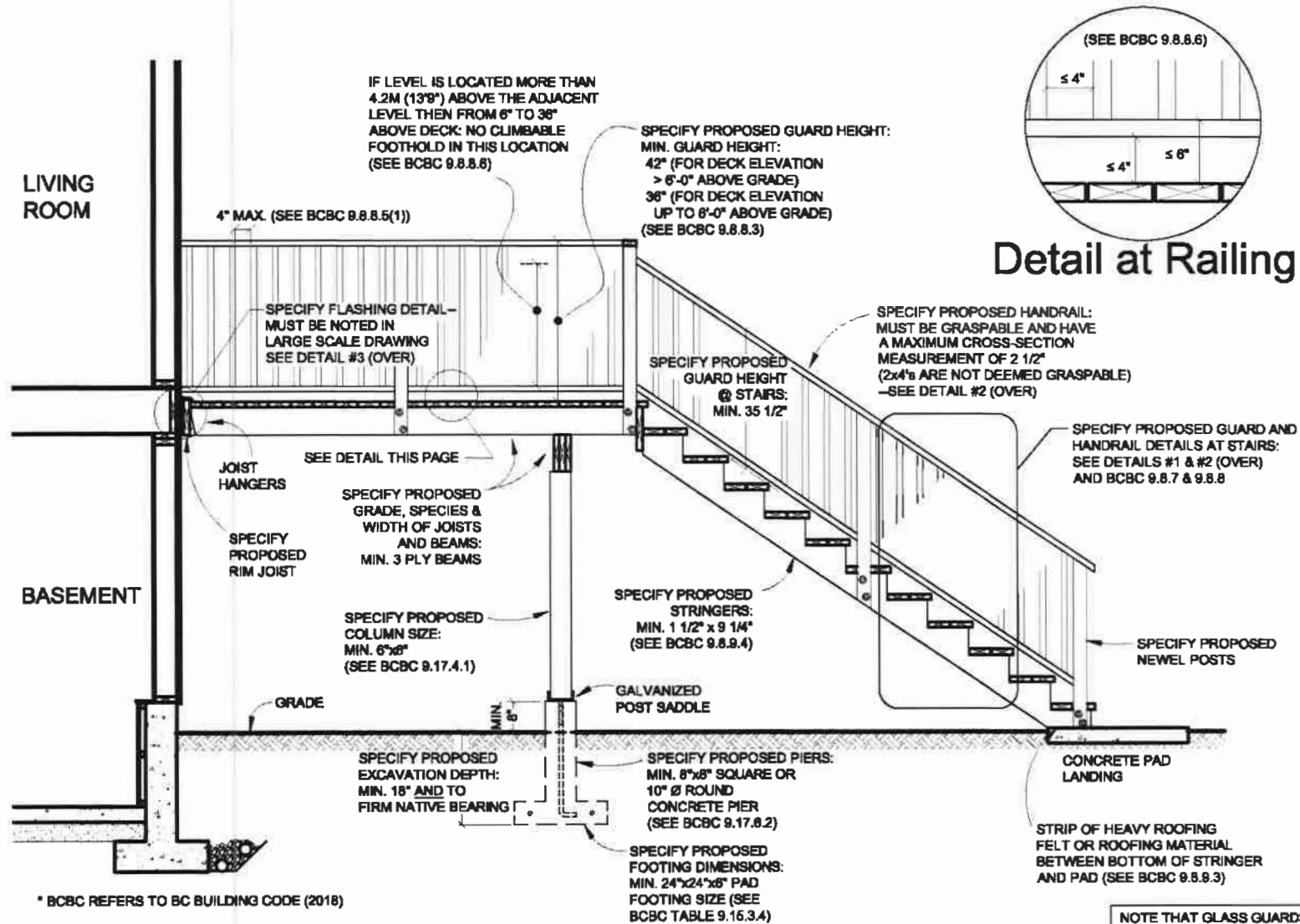


Cross Section (Example): Should be included in submittals for plan review



Sample Residential Deck Design and Plan Requirements (Serving an Existing Single Dwelling Unit)

B.C.B.C. 2018



NOTE THAT GLASS GUARDS WITHOUT A TOP RAIL ARE TO BE DESIGNED BY A P. ENG AND BE ACCOMPANIED BY A SCHEDULE E



PLUMBING

A Homeowners Guide For The Installation Of Plumbing

The information in this pamphlet is a brief summary of the comprehensive stipulations of Part 7 of the Code and is intended only to give the reader an overview of the many requirements therein. For accurate reference please refer to the appropriate provisions of Part 7 of the Ontario Building Code and/or Building By-law 2005-91, as amended.

THE PLUMBING SYSTEM

The plumbing system in a dwelling comprises four basic elements as follows:

1. The Water Supply and Distribution System

This system is composed of the water pipes which transport fresh water from the source of supply and conveys it to the fixtures and appliances and in the cast of hot water, from the water heater to the fixtures and appliances. The source of supply may be the municipal system or a private well or cistern, etc.

2. The Drainage System

This system consists of the drain and sewer pipes which convey waste fluids from the fixtures to a place of disposal which may be the municipal sewer system, or a septic tank or holding tank, etc.

3. The Venting System

This system consists of pipes which terminate in open air above the roof connected to the drainage system and which introduces air into the drainage system.

4. The Fixtures and Appliances

These consist of the sinks, wash basins, water closets (toilets), laundry tubs, water heaters, washing machines, etc. All fixtures are required to be vented and equipped with a trap which provides a water seal in the drain and thus prevents the emission of sewer gases.

THE CODE

The installation of plumbing is regulated by Part 7 of the Ontario Building Code and The Building By-law of the Township of St. Joseph.

The Code is administered and enforced locally by the Chief Building Official of the Township of St. Joseph. This includes responses to enquiries, processing of Applications, issuance of Permits and inspection of plumbing installations.

Before any plumbing work commences an Application for a Permit should be made and a Permit obtained. It is the responsibility of the property Owner and any person performing plumbing installations to ascertain whether or not a Permit is required and to ensure that the work is inspected at the appropriate stages.

A Permit is required for the following work:

- (a) The installation of plumbing in a new building.
- (b) The installation of new plumbing in an existing building.
- (c) The alteration of existing plumbing.
- (d) The repair of existing plumbing except for the repair of existing fixtures, leaks or blockages.
- (e) The replacement of existing plumbing except for the replacement of existing fixtures or existing water heater.

A Plumbing Permit can only be issued to a qualified, licensed Master Plumber except where the Owner of a residence is performing the work, at or in that residence for his/her own use.

To obtain a Permit an Application, duly completed, should be presented to the Municipal office. **The Application should be accompanied by a floor plan of the dwelling showing the location of the fixtures to be installed and schematic or sectional drawing showing the proposed drainage and venting layout.** (A schematic drawing and a sectional drawing of a typical residential plumbing system is attached hereto.)

Some of the more common terms used in plumbing and defined in the Code are as follows:

Building Drain

The horizontal pipe at the lowest point in the building (generally under the basement floor) which receives the discharge from the other drainage

pipng.

- Clean Out** A fitting access in a drainage pipe for cleaning and inspection provided with an air-tight cover.
- Drainage Piping** All piping which conveys sanitary waste and liquid to a building drain.
- Fixture** A receptacle that receives water, etc. and which discharges into drainage piping.
- Horizontal** Departing from the true horizontal by not more than 45 degrees.
- Potable Water** Water fit for human consumption.
- Stack** A vertical drain, waste or vent pipe that serves one or more fixtures.
- Trap** A fitting or device that provides a liquid seal to prevent the emission of sewer gas without affecting the flow of waste water.
- Vent** A pipe that is installed to provide a flow of air, to or from drainage piping, and which terminates an open air at the vent stack.

NB. All of the above are represented on the attached schematic drawing.

The minimum size of piping, in general, which is required to serve a specific fixture of appliance, is as follows:

1. Water Pipes

The minimum size of water service pipe entering a dwelling from the exterior is required to be 3/4" diameter. The 3/4" diameter should be maintained towards the water heater until the first takeoff or branch and thereafter it can be reduced to 1/2" diameter. The hot and cold water distribution system requires a minimum diameter of 1/2".

2. Drainage Pipes

The minimum size of pipe serving the various fixtures is as follows:

DESCRIPTION	MINIMUM DIAMETER (INCHES)
Building Drain	4
Floor Drain	3
Bath Tub	1 1/2
Bidet	1 1/4
Dishwasher	1 1/2
Laundry Tub	1 1/2
Wash Basin	1 1/2
Shower Stall	1 1/2
Sink (Kitchen)	1 1/2
Water Closet (Toilet)	3

3. Vent Pipes

DESCRIPTION	MINIMUM DIAMETER (INCHES)
Main Vent Stack (Through Roof)	3 inches minimum diameter

All other vent pipes in a dwelling are generally required to be a minimum diameter of either 1 1/2" or 1 1/4" as shown on the attached schematic dwelling.

MATERIALS

The most commonly used materials in plumbing in a dwelling are copper water pipes, ABS plastic drainage and vent pipes above ground and PVC plastic drainage pipes below ground. However, a wide variety of other materials as listed in the Code can be used.

It should be noted that all materials, fixtures and appliances in a plumbing system are required to meet prescribed standards, e.g. certified by the Canadian Standards Association or other accredited testing Agency, as applicable. The installation of any element of a plumbing system which does not meet the required standard would not be accepted when the work is inspected.

INSPECTION

All plumbing for which a Permit has been issued is required to be inspected. No plumbing should be covered or concealed until it has been inspected and no plumbing system should be put into use until it has been inspected and the use authorized.

LOW FLOW FIXTURES

Water efficient water closets (toilets), shower heads and faucets are now required to be installed in accordance with OBC 7.6.4.

METERS

A meter is now required to be installed in every dwelling. In the case of a new dwelling, a meter is required to be installed prior to occupancy.

COMBUSTIBLE PIPING

Combustible piping is permitted in single, semi or townhouse dwelling units, however, in all other types of buildings non-combustible piping may be required.

BACKFLOW PREVENTION

The requirements for backflow prevention shall be in accordance with OBC 7.6.2. including hose bibs installed outside the building or inside the garage.

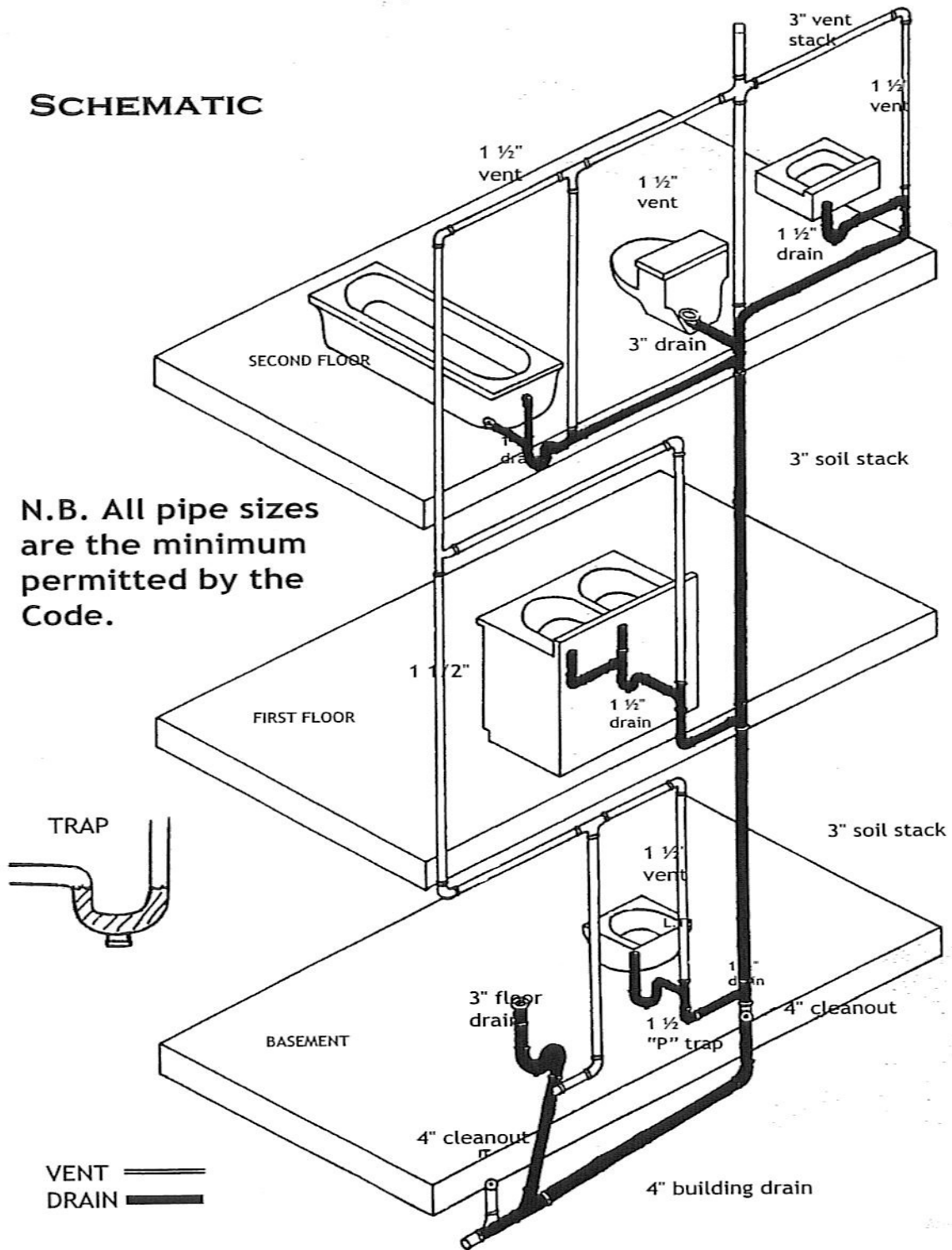
MIXING VALVES

Except for hot water supplied to installed dishwashers or clothes washers the maximum temperature of hot water supplied by fittings to fixtures, in a residential occupancy

shall not exceed 49 degrees Celsius (120 degrees Fahrenheit), OBC 7.6.5.1.(1)(2).

TYPICAL RESIDENTIAL PLUMBING SYSTEM

SCHEMATIC



BACKWATER VALVE/SUMP PUMP

Where a building drain or branch may be subject to backflow, a backwater valve shall be installed, OBC 7.4.6.4.(3). A backwater valve must only serve one (1) dwelling and must be "normally open" and conform to the applicable standard. The manufacturer's specifications and installation guidelines for the backwater valve shall be followed including regular maintenance. A backwater valve must only be installed where the weeping tiles are not connected to the sanitary drain. This is usually accomplished with a sump pit and pump to discharge weeping tile water to the surface.

SUMMARY

If you require any further information about installation of plumbing or wish to obtain a Permit please contact the municipal office, Twp of St. Joseph, PO Box 187 Richards Landing Ontario, Telephone 705-246-2625, between the hours of 8:30 a.m. and 4:00 p.m. and someone would be happy to answer any question.

HOW CAN I FIND OUT MORE?

Contact

Glen Irwin
Chief Building Official

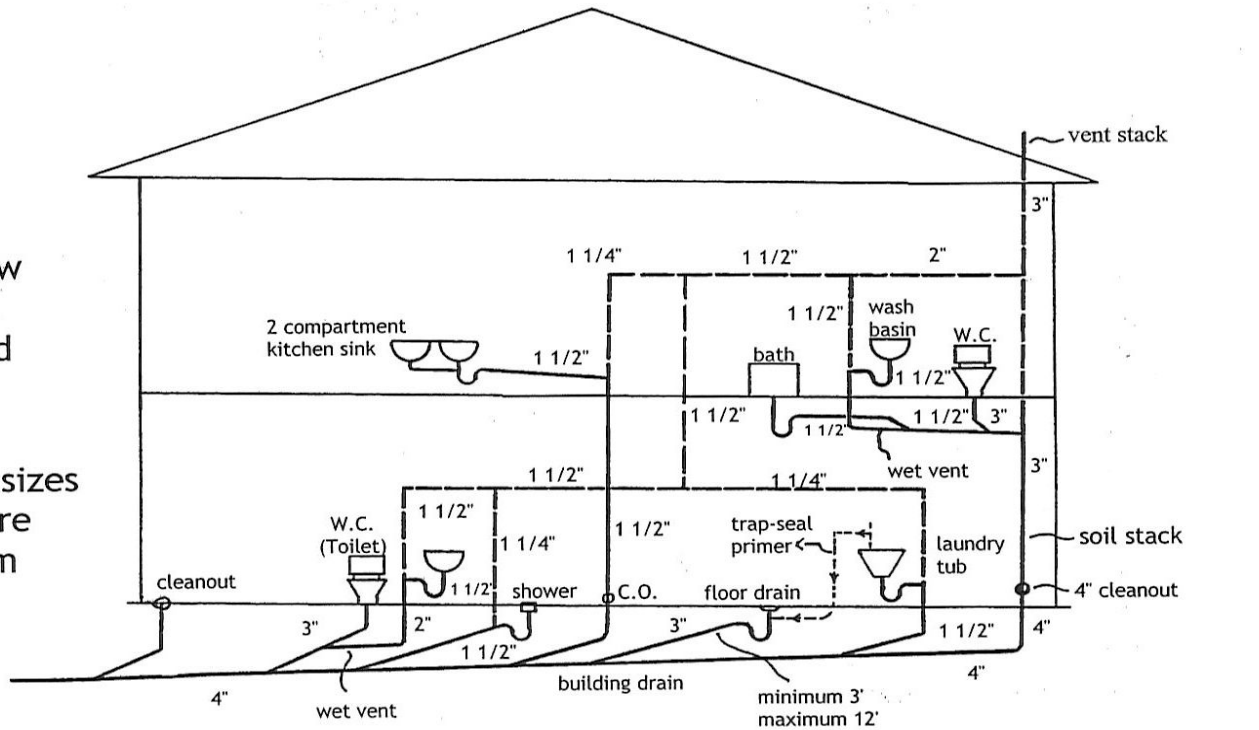
705-971-5116

girwincbo@gmail.com

TYPICAL RESIDENTIAL PLUMBING LAYOUT CROSS - SECTION N

Low-flow
fixtures
required

All pipe sizes
shown are
minimum



Maximum length of a
vent from a fixture - 5 feet

NOT TO SCALE

VENT - - - -

DRAIN ———

