

TACBOC STANDARD DETAILS

THESE DRAWINGS ILLUSTRATE SOME OF THE MINIMUM ONTARIO BUILDING CODE REQUIREMENTS WHICH APPLY TO TYPICAL RESIDENTIAL CONSTRUCTION IN THE GREATER TORONTO AREA, AND ARE PROVIDED FOR INFORMATION PURPOSES ONLY. THEY DO NOT NECESSARILY REPRESENT EVERY DETAIL OF BUILDING CONSTRUCTION, OR ALL MINIMUM STANDARDS WHICH APPLY. FOR MORE DETAILED INFORMATION ABOUT CONSTRUCTION REGULATIONS REFER TO THE ONTARIO BUILDING CODE, YOUR MUNICIPAL BUILDING DEPARTMENT, OR A QUALIFIED DESIGNER.

CLIMATIC DESIGN REQUIREMENTS

THESE DETAILS APPLY TO ZONE 1 NON-ELECTRIC SPACE HEATING ONLY. AREAS OUTSIDE GREATER TORONTO MAY BE SUBJECT TO DIFFERENT CLIMATIC CONDITIONS WHICH MAY SIGNIFICANTLY AFFECT CONSTRUCTION REQUIREMENTS. THE CLIMATIC DESIGN DATA WHICH APPLIES TO THE SPECIFIC BUILDING LOCATION SHOULD BE CONFIRMED BEFORE ADOPTING ANY OF THE DETAILS IN A PROPOSED DESIGN. CLIMATIC DESIGN INFORMATION MAY BE FOUND IN THE SUPPLEMENTARY STANDARD SB-1 OF THE 2006 ONTARIO BUILDING CODE.

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BUILDING PERMITS MUST BE OBTAINED BEFORE YOU START WORK ON A NEW HOUSE, AN ADDITION, OR ANY ALTERATIONS TO AN EXISTING HOUSE WHICH ARE SIGNIFICANT IN NATURE. PERMITS ARE GEARED TO THOSE PROJECTS WHERE HEALTH & SAFETY MATTERS ARE INVOLVED, AND EXIST TO PROTECT YOU, OTHER HOMEOWNERS, BUILDING OCCUPANTS, FUTURE OWNERS AND THE COMMUNITY.

WHEN DO I NEED A PERMIT ?

CONTACT YOUR LOCAL MUNICIPAL OFFICE FOR SPECIFIC PERMIT REQUIREMENTS FOR ANY PARTICULAR PROJECT.

PERMITS ARE NORMALLY REQUIRED FOR:

Building any detached structure larger than 10m²
Building any addition to your home
Raised porches or decks
Carports or garages
Structural alterations
Moving or lifting your house
Installing a wood stove or fireplace
Partitioning a basement or adding a basement entrance
Creating an apartment in your house
Altering or adding any plumbing
Demolishing a house

PERMITS ARE NOT NORMALLY REQUIRED FOR:

Detached structures 10m² or less in area
Decks which are 600mm or less from grade
Replacement of windows, doors, roofing or siding
New interior wall, floor or ceiling finishes
Repairs to chimneys, porches, decks or roofs
Waterproofing repairs to a basement
Replacement of plumbing fixtures
Replacement of a furnace

HOW DO I GET A PERMIT?

1. Prepare drawings which accurately and to scale describe the construction you propose. Standard technical details are available at your local municipal office to assist in the preparation of your plans. The attached sample plans are an example of the scope of drawings usually required for an addition to a house. THESE DRAWINGS ARE NOT INTENDED FOR USE IN YOUR PERMIT APPLICATION. If you have someone else prepare your plans, ensure the designer has the appropriate qualifications required in the building code. It is usually advisable to verify with your local municipal office that your proposed site plan will meet local zoning standards before you prepare the complete construction plans.
2. Visit your local municipal office, and complete a building permit application.
3. Provide the required number of copies (usually 2 or 3) of the construction drawings, including a site plan.
4. Pay the permit fee.
5. If the approval of other agencies such as the Conservation Authority applies to your application, contact the agency and apply for approval. Your local municipality can advise you if any outside agency approvals apply to your application.

WHEN WILL I GET THE PERMIT?

Your permit will usually be issued within 10 to 15 business days if your drawings are complete and the proposed construction meets local zoning standards and the Ontario Building Code. If the approval of other agencies is required due to the location of your construction, such as the Conservation Authority, the permit may be delayed.

WHAT DO I HAVE TO DO AFTER I GET THE PERMIT?

Review your approved permit drawings before you start work, and keep them on the project site at all times. Make working copies if necessary. The permit must be posted in a conspicuous place on your property prior to starting work. You can commence construction any time after obtaining the permit and your permit will remain valid for a minimum of six months. Local utilities such as hydro, gas and telephone operate independently from your municipality and should be contacted regarding their specific approval and inspection requirements. All utilities must be contacted prior to commencing any excavation to determine the location of any nearby underground services.

Inspection requirements are normally noted on your permit drawings or the permit itself and must be arranged by contacting the municipal building inspection office prior to covering the work. For a house addition, an inspection is usually required for footings & foundations, structural framing, plumbing, heating, insulation and vapour barriers and final inspections before using the new space. Smaller projects such as decks, garages and minor alterations will usually involve fewer inspections.

If changes to the approved work are anticipated, speak with the inspector to determine if a revision to your permit is required. PLEASE REMEMBER TO WORK SAFELY!

A small housing addition will usually require the submission of the following drawings. All drawings must be accurately drawn to scale, in ink. If the drawings are prepared by someone other than the owner, the designer must have the qualifications specified in the building code.

SITE PLAN

A SITE PLAN is a drawing showing the complete property and identifying all structures in relation to the property boundaries. A property survey is commonly used as a template for developing the site plan. The site plan should include:

- Scale
- North arrow
- Street location & name
- Lot lines & dimensions to all buildings
- Existing & proposed buildings
- Proposed changes to existing grade

FLOOR PLANS

A FLOOR PLAN is a drawing of the structure as seen as if it is cut horizontally a few feet above the floor line. One floor plan is required for every floor of the house which is affected by the new construction. Each plan shows the interior layout of the level in question as well as providing the structural framing information for the floor or roof above. Floor plans should include:

- Scale
- Use of rooms & spaces (label)
- Dimensions
- Extent of new construction including new work within existing building
- Size, type and location of exterior and interior walls and partitions
- Baths, locations and lintel sizes of all openings
- Location, dimensions and direction of stairs
- References to detailed drawings
- Material specifications or notes
- Heating and ventilation details
- Location of smoke alarms and carbon monoxide detectors

ELEVATIONS

ELEVATIONS show the exterior view of each side of the house. Each elevation is identified by the direction it is facing, and should include:

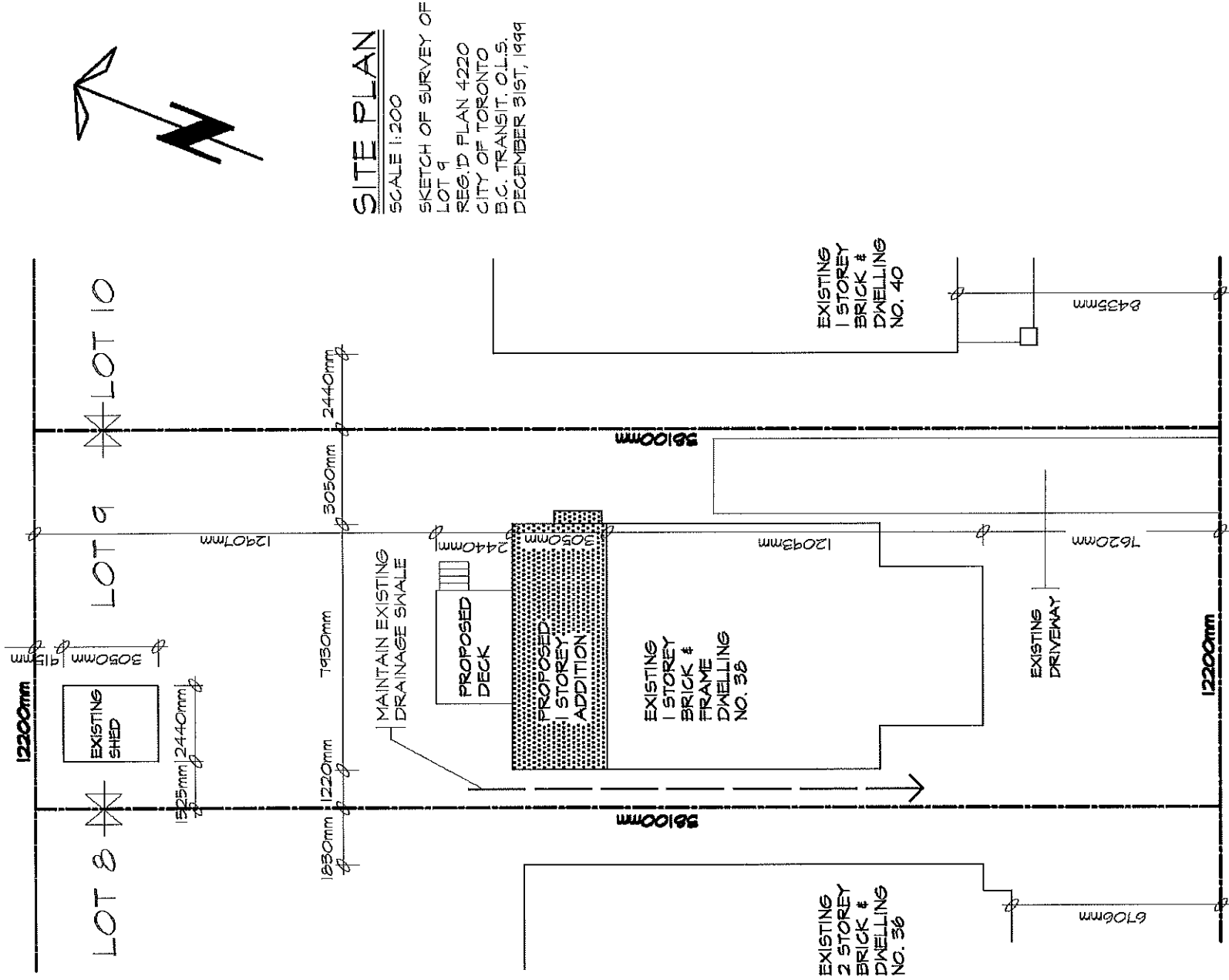
- Scale
- Extent of new & existing construction
- Dimensions of walls, windows & doors
- Grade level
- Exterior wall cladding, finishes & flashing
- Overhang dimensions
- Roof shape, slope & finish
- Rain water leader & eavestraugh

SECTIONS and DETAILS

A SECTION represents a view of the house along an imaginary line at a particular location, & illustrates construction details. The extent of the section should correspond with the sectional arrow shown on the plans. Sections should indicate the following:

- Scale
- Details of footings, foundations, walls, floors & the roof
- Distance from grade to floor & underside of footing
- Attic & crawl space ventilation

Some aspects of the project may require some specific details, such as engineered roof truss drawings. An inventory of standard construction details is available from your local municipal office, which can be used to augment your plans.



SITE PLAN
SCALE 1:200
SKETCH OF SURVEY OF
LOT 9
REG'D PLAN 4220
CITY OF TORONTO
B.C. TRANSIT. O.L.S.
DECEMBER 31ST, 1999

KHALMUR CRESCENT

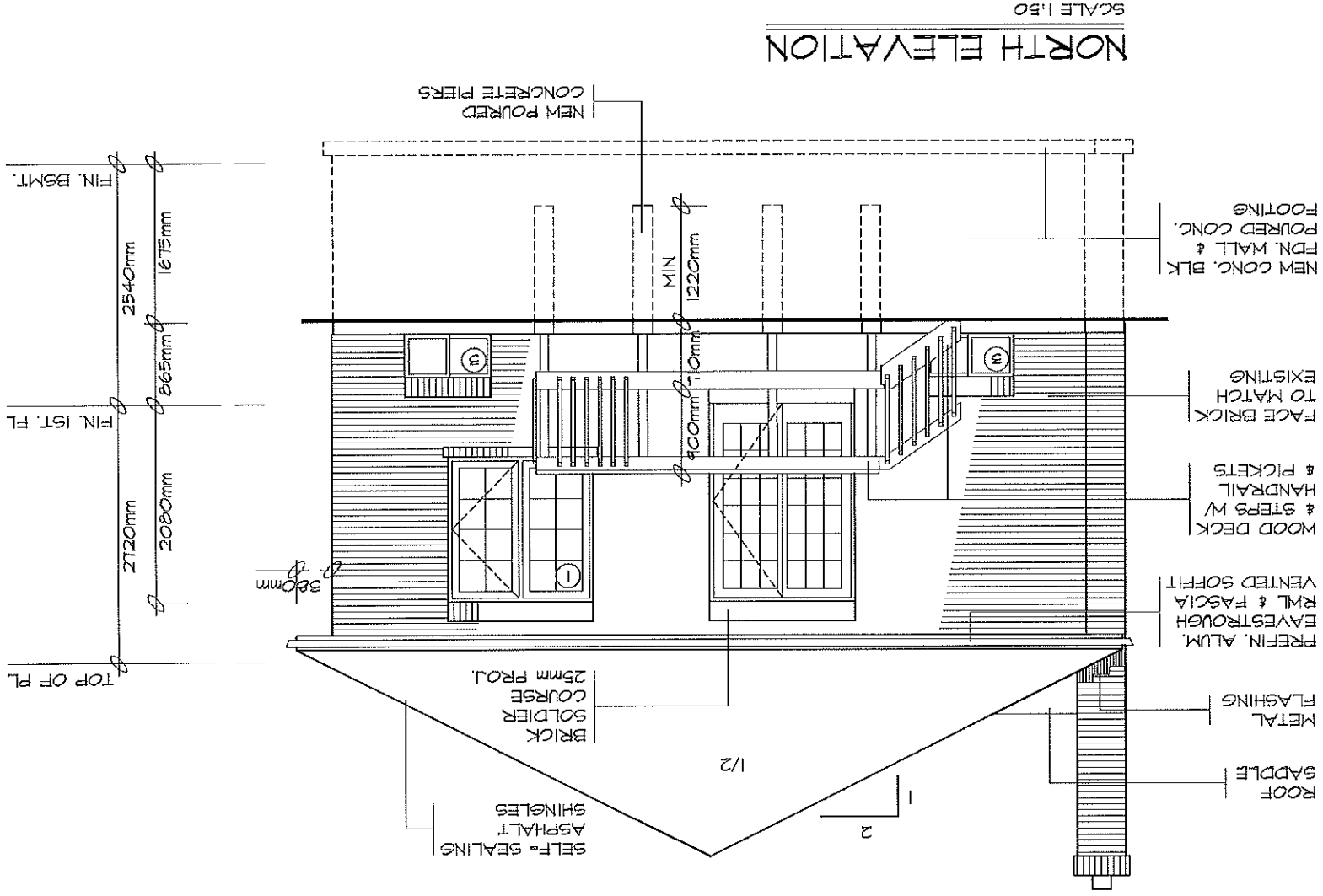
ZONING	LOT NO:	PLAN NO:	LOT AREA	LOT FRONTAGE	LOT DEPTH
R2 ZO.6	LOT 9	4220	580.64m2	12200mm	3810mm
DESCRIPTION	EXISTING	ADDITION	TOTAL	% ALLOWED	%
LOT COVERAGE	86.52m2	24.15m2	110.65m2	19.0	---
GROSS FLOOR AREA	86.52m2	24.15m2	110.65m2	19.0	848.59m2
LANDSCAPED AREA	---	---	---	---	---
NO. OF STORES	1 STOREY 4550mm	1 STOREY 4550mm	1 STOREY 4550mm	10000mm	---
WIDTH	7930mm	7930mm	7930mm	---	---
DEPTH	12045mm	5050mm	15145mm	17000mm	---
PARKING	---	---	---	---	---
SETBACKS	EXISTING	PROPOSED	FRONT YARD	REAR YARD	INTERIOR SIDE (cont)
FRONT YARD	7620mm	7620mm	12407mm	5050mm	1220mm
REAR YARD	18390mm	18390mm	5050mm	1220mm	---
INTERIOR SIDE (cont)	5050mm	5050mm	---	---	---
INTERIOR SIDE (west)	1220mm	1220mm	---	---	---
EXTERIOR	---	---	---	---	---

NOTE: ZONING RESTRICTIONS VARY IN EVERY MUNICIPALITY. CONTACT YOUR LOCAL MUNICIPAL OFFICE FOR SPECIFIC SETBACKS AND OTHER LIMITATIONS IN YOUR AREA.



TITLE
SAMPLE DRAWING
SITE PLAN

DWG. NO.
A030a
2007



TITLE
SAMPLE DRAWING
ELEVATION

DWG. NO.

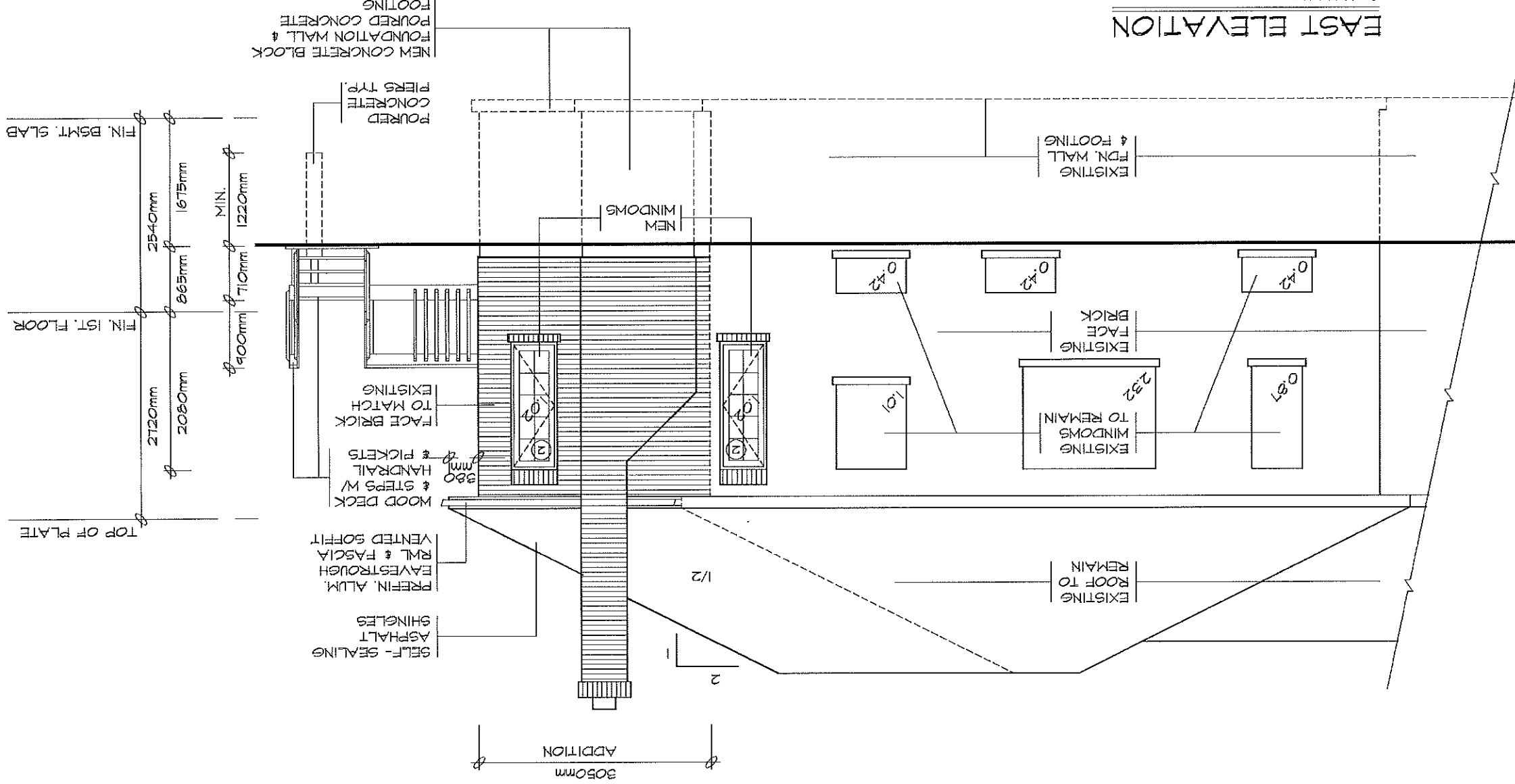
A03d

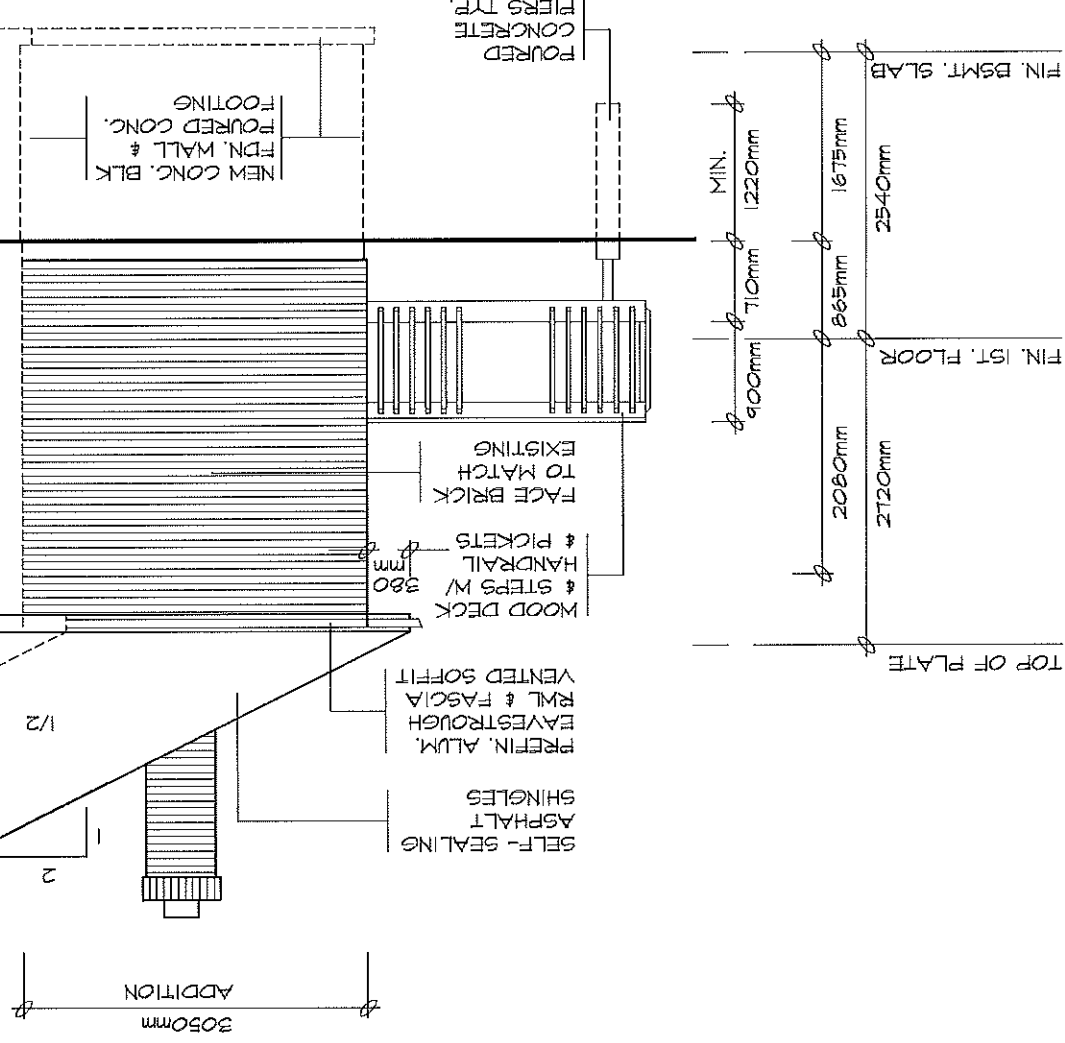
2007

UNPROTECTED OPENINGS
WALL AREA 42.36m²
LIMITING DISTANCE 3050mm @ 18.00%
MAX. ALLOWABLE OPENINGS 7.62m²
TOTAL OPENINGS PROVIDED 7.50m²

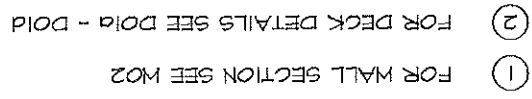
SCALE 1:50

EAST ELEVATION





SCALE 1:50



CONSTRUCTION SPECIFICATIONS

- 1) BRICK VENEER WALL
90mm FACE BRICK, 25mm AIR SPACE
0.75mm THICK x 22mm WIDE
GALVANIZED METAL TIES
INSTALLED W/ GALVANIZED
SPIRAL NAILS OR SCREWS
400mm O.C. HORIZ. 600mm O.C. VERT.
AIR BARRIER LAYERS
TO OVERLAP EACH OTHER
EXTERIOR TYPE SHEATHING
36x140 WOOD STUDS @ 400mm O.C.
RSI 4.25 BATT INSUL. IN CONTINUOUS
CONTACT W/ EXTERIOR SHEATHING
CONTINUOUS AIR / VAPOUR BARRIER
12.7mm INTERIOR DRYWALL FINISH
DOUBLE PLATE @ TOP
SOLE PLATE @ BOTTOM
- 2) FOUNDATION WALL
BITUMINOUS DAMPROOFING ON
MINIMUM 6mm PARKING ON
CONCRETE BLOCK FDN. WALL
TOP BLOCK COURSE FILLED
W/ MORTAR OR CONCRETE
PROVIDE PARGING COVER OVER
450mmx150mm FOURED CONC. FOOTING
TO BEAR ON UNDISTURBED SOIL
PROVIDE DRAINAGE LAYER
- MIN. 15mm MINERAL FIBRE
INSULATION W/ A DENSITY OF
NOT LESS THAN 57kg/m3, OR
- MIN. 100mm OF FREE DRAINING
- GRANULAR MATERIAL OR
- A BMEC, APPROVED
DRAINAGE LAYER MATERIAL
- 3) BRICK VENEER @ FDN. WALL
0.5mm POLY FLASHING MINIMUM
150mm UP BEHIND SHEATHING PAPER
KEEP HOLES @ MIN. 800mm APART
- 4) GRADE
SLOPE GRADE AWAY FROM
BUILDING FACE & PROVIDE
SEMI-SOLID BLOCK COURSE
AT OR BELOW GRADE LEVEL
- 5) SILL PLATE
36x140 SILL PLATE FASTENED
TO FOUNDATION WALL WITH
MIN. 12.7mm DIA. ANCHOR BOLTS
EMBEDDED MIN. 100mm IN CONCRETE
@ 2400mm O.C. MAX. & PROVIDE A
CONTINUOUS AIR BARRIER BETWEEN
THE FOUNDATION WALL & WOOD
FRAME CONSTRUCTION
- 6) FLOOR INSULATION
CONTINUOUS HEADER JOIST WITH
RSI 5.46 BATT INSULATION. EXTEND
VAPOUR / AIR BARRIER & SEAL
TO JOIST AND SUBFLOOR
- 7) FOUNDATION INSULATION
12.7mm INTERIOR DRYWALL FINISH
36x84 WOOD STRAPPING @ 400mm O.C.
MIN. RSI 3.52 INSULATION W/ 0.15mm POLY
VAPOUR BARRIER FULL HEIGHT.
MOISTURE BARRIER TO HEIGHT OF
EXTERIOR GRADE BETWEEN
FOUNDATION WALL & WOOD FRAMING
- 8) BASEMENT SLAB
15mm POURED CONCRETE SLAB
(25 MPA CONC. STRENGTH)
100mm CRUSHED STONE BELOW
- 9) DRAINAGE
100mm DIA. KEEPING TILE W/
150mm CRUSHED STONE COVER
- 10) ROOF CONSTRUCTION
20 YEAR ASPHALT SHINGLES W/
EAVES PROTECTION ON MIN. 4.5mm
EXTERIOR PLYWOOD SHEATHING
ON APPROVED ROOF TRUSSES OR
CONVENTIONAL FRAMING (SEE PLANS)
USE 4" CLIPS IF 600mm 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
1:500 OF THE INSULATED CEILING
AREA UNIFORMLY DISTRIBUTED.
- 13) EAVES PROTECTION
EAVES PROTECTION MEMBRANE TO
EXTEND FROM THE EDGE OF THE
ROOF 900mm UP THE SLOPE BUT NOT
LESS THAN 500mm BEYOND THE
INTERIOR FACE OF THE EXTERIOR WALL
- 14) CEILING CONSTRUCTION
15.9mm INTERIOR DRYWALL FINISH
CONTINUOUS AIR / VAPOUR BARRIER
W/ MINIMUM RSI 0.81 BATT INSULATION
- 15) FLOOR CONSTRUCTION
15.9mm T&G PLYWOOD SUBFLOOR
36x184 FLOOR JOISTS @ 400mm O.C.
FLOOR JOISTS BRIDGED W/
CONTINUOUS 14mmx64mm STRAPPING
OR 2 ROWS OF 36mmx36mm CROSS
BRIDGINS OR SOLID BLOCKING
- 16) INTERIOR STUD PARTITION
12.7mm DRYWALL FINISH BOTH SIDES OF
36x84 WOOD STUDS @ 400mm O/C
2 TOP PLATES & 1 BOTTOM PLATE
PROVIDE REINFORCEMENT FOR FUTURE
GRAB BAR INSTALLATION IN BATHROOM
- 17) MECHANICAL VENTILATION
PROVIDE MIN. 5.0 L/S IN KITCHENS
AND BATHROOMS, 37.5 L/S FOR
PRINCIPAL EXHAUST FAN
- 18) STAIRS INTERIOR/EXTERIOR
MAXIMUM RISE = 200mm
MINIMUM RISE = 125mm
MINIMUM RUN = 210mm
MAXIMUM RUN = 555mm
MINIMUM TREAD = 235mm
MAXIMUM TREAD = 355mm
MAXIMUM NOSING = 25mm
MINIMUM WIDTH = 860mm
MINIMUM HEADROOM = 1950mm
- 19) GUARDS
INTERIOR LANDINGS = 900mm
EXTERIOR BALCONY = 1070mm
INTERIOR STAIRS = 900mm
EXTERIOR STAIRS = 900mm
MAX. BETWEEN PICKETS = 100mm
GUARD HEIGHT IF
DECK TO GRADE IS:
GREATER THAN 1800mm = 1070mm
1800mm OR LESS = 900mm
NO MEMBER OR ATTACHMENT
BETWEEN 140mm & 900mm HIGH
SHALL FACILITATE CLIMBING
- 20) ATTIC ACCESS
PROVIDE ATTIC ACCESS
MIN. 545mmx585mm W/ INSULATION
& WEATHER STRIPPING

- 2) PIERS
PROVIDE 200mm DIA. SONO TUBE
FOR POURED CONCRETE PIERS
MINIMUM 1200mm BELOW GRADE

- 22) EXISTING SOLID MASONRY
EXTERIOR WALL TO REMAIN.
- 23) 75mm DIA. PIPE COLUMN W/
100mmx100mmx6.35mm
TOP & BOTTOM PLATE
1mx1mx450mm CONCRETE FOOTING
- 24) EXISTING FLOOR STRUCTURE
TO REMAIN.
- 25) EXISTING CEILING STRUCTURE
TO REMAIN.
- 26) REMOVE EXISTING EXTERIOR WALL
AS SHOWN DOTTED
- 27) REMOVE EXISTING INTERIOR STUD
PARTITIONS AS SHOWN DOTTED
- 28) REMOVE EXISTING ROOF OVERHANGS
AS SHOWN DOTTED
- 29) REMOVE EXISTING FOUNDATION WALL
AS SHOWN DOTTED
- 30) REMOVE EXISTING WINDOW & FRAME
MAKE GOOD OPENING W/ BRICK TO
MATCH EXISTING ON THE EXTERIOR
- 31) INSTALL A CARBON MONOXIDE
DETECTOR CONFORMING TO
CAN/CGA-6.19 OR UL 2034

[illegible][illegible]

LINTEL SCHEDULE	
NO.	DESCRIPTION
(1)	2-38x184 SPRUCE
(2)	3-38x184 SPRUCE
(3)	2-58x235 SPRUCE
(4)	3-58x235 SPRUCE
(5)	2-58x286 SPRUCE
(6)	3-58x286 SPRUCE
(7)	90mmx 90mmx 6mm L
(8)	90mmx 90mmx 6mm L
(9)	100mmx 90mmx 6mm L

	DUPLEX OUTLET (WEATHERPROOF)
	DUPLEX OUTLET (HGT. ABOVE FLR.)
	DUPLEX OUTLET (300mm ABOVE FLR.)
	EXHAUST FAN
	SWITCH
	SMOKE DETECTOR
	HEAVY DUTY OUTLET
	LIGHT FIXTURE (WALL MOUNTED)
	LIGHT FIXTURE (CEILING MOUNTED)
	POT LIGHT FIXTURE
	LIGHT FIXTURE (WATER RESISTANT)
	LIGHT FIXTURE (CAPPED)
	FLUORESCENT LIGHT FIXTURE
	SOLID WOOD BEARING
	FLOOR DRAIN
	TV CABLE OUTLET
	TELEPHONE OUTLET
	COMPUTER OUTLET
	DRYER EXHAUST

[illegible][illegible]