

Township Of Blandford-Blenheim Permit Guide

When do I require a building permit?

Building Permits are required before any construction can begin. The following is a typical list of project that **DO REQUIRE** a building permit:

- Building any detached structure larger than 15m² (161.4ft²)
- Building any addition to a structure
- Uncovered decks higher than 24" from grade
- Covered decks (any height)
- Carports or garages
- Structural alterations
- Bunker silo
- Manure storage facility
- Storage bins and supporting structure
- Demountable structures over 3m above grade
- Interior alterations involving removal or addition of walls or floors
- Moving or lifting a structure from its foundation
- Altering or adding any plumbing
- Demolishing a structure (except for farm buildings)
- Free standing or attached signs
- Installing a woodstove or fireplace
- Demountable stages greater than 60m² (646ft²) and over 3m above grade

The following projects typically **DO NOT REQUIRE** a building permit:

- Detached structures 15m² (161.4ft²) or less in area
- Uncovered decks 24" or less from grade
- Replacement of windows, doors, roofing or siding
- Repairs to chimneys, porches, decks or roofs
- Demountable structures less than 3m above grade
- Waterproofing repairs to basements
- Replacement of plumbing fixtures
- Replacement of furnace
- Painting and decorating
- Landscaping
- Demountable stages less than 60m² (646ft²) and less than 3m above grade

NOTE: IF IN DOUBT PLEASE CONTACT TOWNSHIP OFFICE

How do I get a building permit?

In order to get a building permit, you must complete the provided application along with any other forms that have been provided to you. You need to also provide the Township, in duplicate, a complete set of construction drawings including a site plan. Other approvals may be required from agencies such as Grand River Conservation Authority, Upper Thames River Conservation Authority, Oxford County Board of Health, etc.

Explanation of required drawings

Site plan

A site plan is a drawing showing the complete property and identifying all structures in relation to the property boundaries and each other. A property survey is a common template for developing a site plan. The site plan should include:

- Title and scale
- North Arrow
- Street locations and names
- Lot lines and dimensions to all buildings
- Existing and proposed buildings including their areas
- Proposed changes to existing grade if any
- Rights-of-ways and easements
- Access and parking
- Hydro Service to property, if applicable

Floor plans

A floor plan is a drawing of the building showing each floor including basement and crawlspaces from above. Floor plans should include:

- Title and scale
- Use of rooms and spaces (labels)
- Dimensions
- The extent of new proposed construction, including construction in existing structures
- Sizes of all door and window openings
- Cross-section locations and directions
- Material specifications and notes
- Locations of all smoke and carbon monoxide detectors
- All required fire separations
- All floor joist, roof rafter, lintels and beams sizes, dimensions and direction of span

Elevations

Elevations show the exterior of the building from all sides. Each elevation is to be labeled by the direction it is facing, and shall include:

- Title and scale
- Extent of new and proposed construction
- Exterior wall finishes, cladding and flashing
- Dimensioned finished floor levels
- Grade level
- Overall height of structure and roof slopes

Cross-section

A cross-section represents a view of a building along an imaginary line cut through the building in correspondence with the section line drawn on the floor plan. A cross-section illustrates all elements within the walls being cut through and should include:

- Title and scale
- Details of footings, foundation walls, exterior wall construction including air barrier, floor and roof framing details
- Size and type of materials and finishes
- Dimensioned finished floor levels
- Grade level
- Attic and crawlspace ventilation

Additional drawings and notes

Additional information may be required upon submission for a building permit. For new structures or additions, HVAC drawings and calculations will be necessary for buildings required to be heated. Buildings with engineered floor joist or roof trusses will need to submit engineered designs with an engineer seal on them. MDS 1 and/or 2 may be required, dimensions to be confirmed by OLS, if required by Chief Building Official. For drawing formats the Township accepts architectural and structural drawings to be drawn in either imperial or metric measurement. All drawings must conform to the Ontario Building Code, the Township of Blandford-Blenheim by-laws and any other applicable law.

Inspection Requests

The building permit applicant or property owner must call the Township of Blandford-Blenheim for inspections at the different stages of construction. Required inspections will be marked on your permit form and they typically include:

- Footings
- Foundation
- Framing
- Insulation and vapour barrier
- Air barrier
- HVAC
- Plumbing
- Final/occupancy

To book a building inspection you must notify the Township a minimum of 24 hours in advance.

Township of Blandford-Blenheim contact: 519-463-5347

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: 3245-		
Application submitted to: <u>The Township of Blandford-Blenheim</u> (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 ()		

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 which this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor. Toronto, M5S 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; justify-content: space-between;"> <div style="width: 30%;"> <input type="checkbox"/> House <input type="checkbox"/> Small Buildings <input type="checkbox"/> Large Buildings <input type="checkbox"/> Complex Buildings </div> <div style="width: 30%;"> <input type="checkbox"/> HVAC – House <input type="checkbox"/> Building Services <input type="checkbox"/> Detection, Lighting and Power <input type="checkbox"/> Fire Protection </div> <div style="width: 30%;"> <input type="checkbox"/> Building Structural <input type="checkbox"/> Plumbing – House <input type="checkbox"/> Plumbing – All Buildings <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: 45%; text-align: center;"> _____ Date </div> <div style="width: 45%; text-align: center;"> _____ 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) (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.
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 practice, a limited license to practice, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.



Building
Division

Deck
Details

Deck Layout
and Span
Tables

DATE:

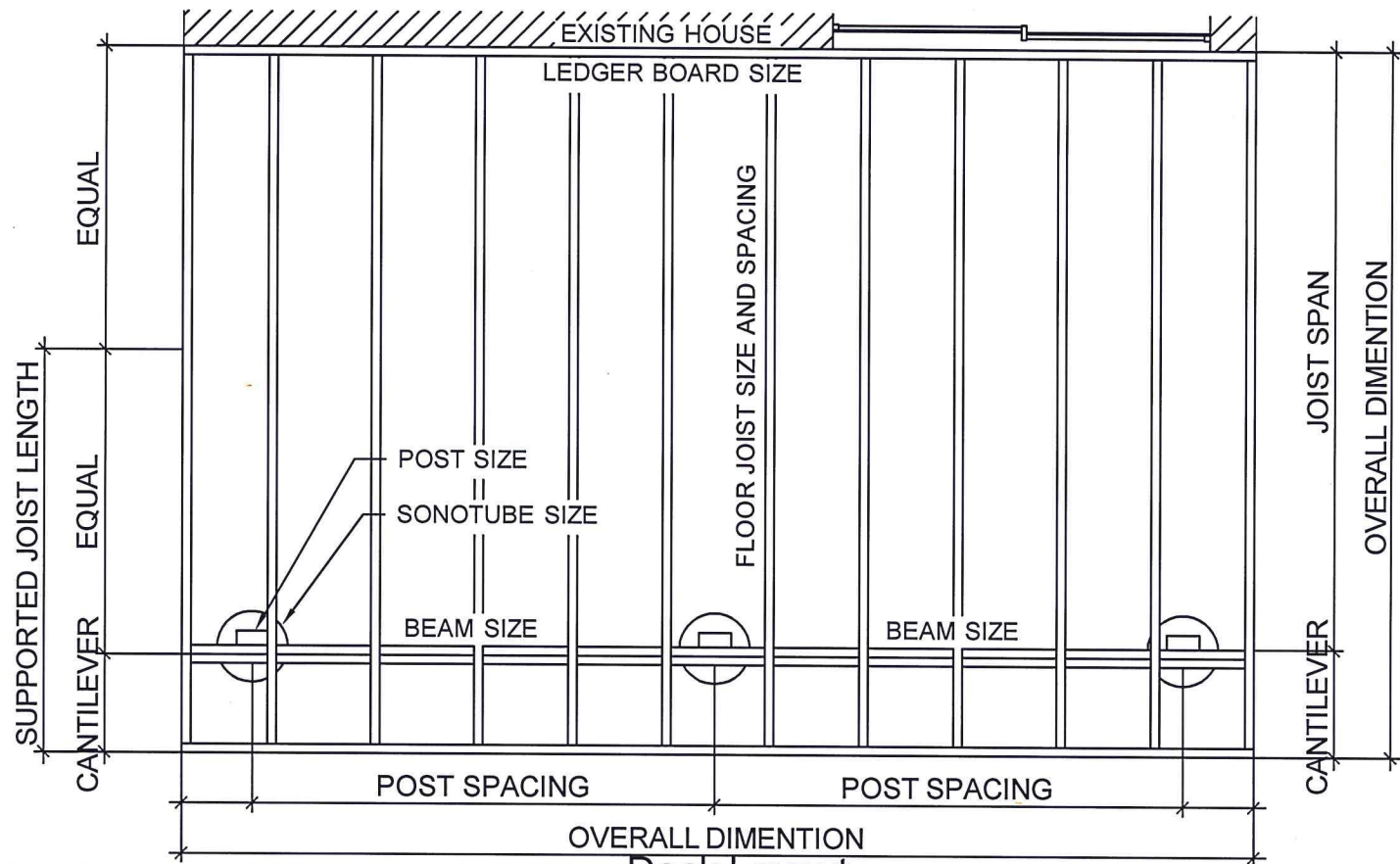
APRIL 2014

SCALE:

NOT TO SCALE

DRAWING NO.:

A-1



Deck Layout

ENSURE THAT THE INSTALLATION OF THE WOOD DECK WILL NOT ADVERSLEY AFFECT THE EXISTING GRADING OF THIS PROPERTY OR THE ADJACENT PROPERTIES

NOTE:

IF INSTALLING A HOT TUB ON DECK PLEASE BE ADVISED THAT AN ENGINEER WILL BE REQUIRED TO REVIEW & APPROVE THE WOOD DECK (INCLUDING FOOTINGS AND SOIL BEARING CAPACITY) PRIOR TO THE INSTALLATION OF THE HOT TUB.

**All decking is to be 5/4 x 6 wood material or approved equal

Beam Sizing Table			
Supported Joist Length	Post Spacing		
	6'-6"	9'-10"	13'-1"
4'-11"	2-2x6	2-2x8	3-2x10
6'-6"	2-2x6	3-2x8	3-2x10
8'-2"	2-2x8	2-2x10	3-2x12
9'-10"	2-2x8	2-2x10	3-2x12
11'-5"	2-2x8	3-2x10	3-2x12
13'-1"	2-2x8	3-2x10	4-2x12

NOTE: Floor joist spanning more than 6'-10" to have blocking or bridging every 6'-10" o.c.

Maximum Floor Joist Length		
Joist Size	Max. Span	Max. Cantilever
2x8 @ 12" O.C.	12'-6"	16"
2x8 @ 16" O.C.	11'-9"	16"
2x8 @ 24" O.C.	10'-8"	16"
2x10 @ 12" O.C.	14'-6"	24"
2x10 @ 16" O.C.	13'-8"	24"
2x10 @ 24" O.C.	12'-10"	24"
2x12 @ 12" O.C.	16'-5"	24"
2x12 @ 16" O.C.	15'-5"	24"
2x12 @ 24" O.C.	14'-6"	24"



Building Division

Deck Details

Guard, Post, Beam, Footing and Ledger Board

DATE:

APRIL 2014

SCALE:

NOT TO SCALE

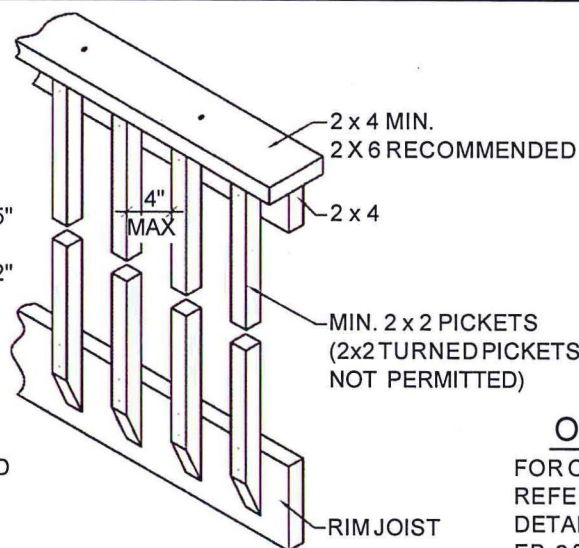
DRAWING NO.:

A-2

MIN. GUARD HEIGHT
WITH DECKS:
- 5'-11" OR LESS
ABOVE GROUND = 35"
- MORE THAN 5'-11"
ABOVE GROUND = 42"

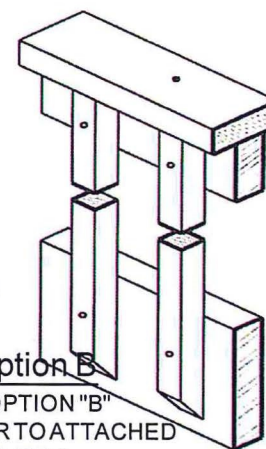
Option A

FOR OPTION "A"
REFER TO ATTACHED
DETAIL ED-1, ED-2 &
ED-5



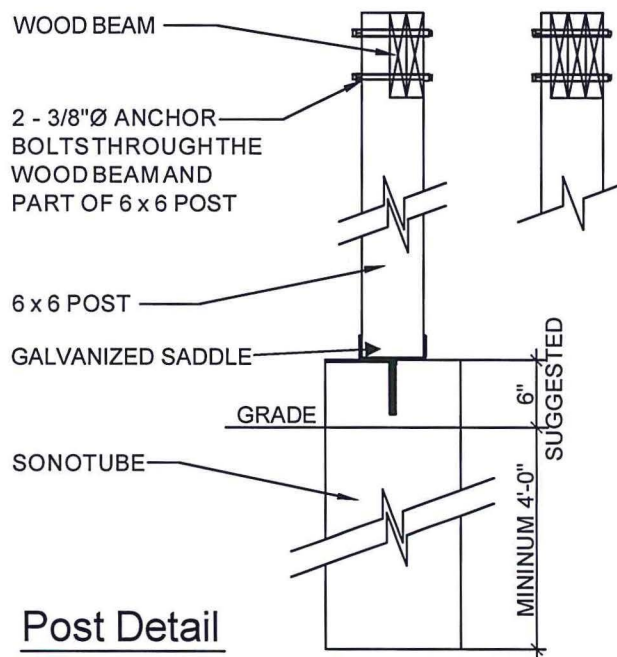
Option B

FOR OPTION "B"
REFER TO ATTACHED
DETAIL EA-1,
EB-2 & EB-6, EC-4

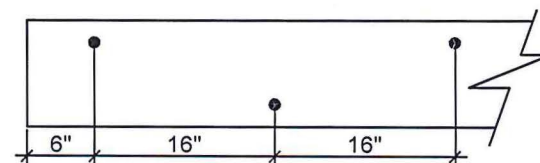


Guard Details

NOTE: ANYTHING OTHER
THAN A WOOD GAIRD/
RAILING, PLEASE SUBMIT
A COPY OF THE
PRE-ENGINEERED
GAIRD/RAILING DETAILS
WITH YOUR BUILDING
APPLICATION.



Post Detail



MINIMUM 3/8"Ø ANCHOR BOLTS @ 16"
CENTRES STAGGERED. ANCHOR BOLTS MUST
BE INTO WOOD FRAMING OR FOUNDATION
WALL. DO NOT SECURE INTO BRICK VENEER
OR LOAD BEARING MASONRY.

Ledger Board Detail



Building Division

Deck Details

Deck Elevations and Details

DATE:

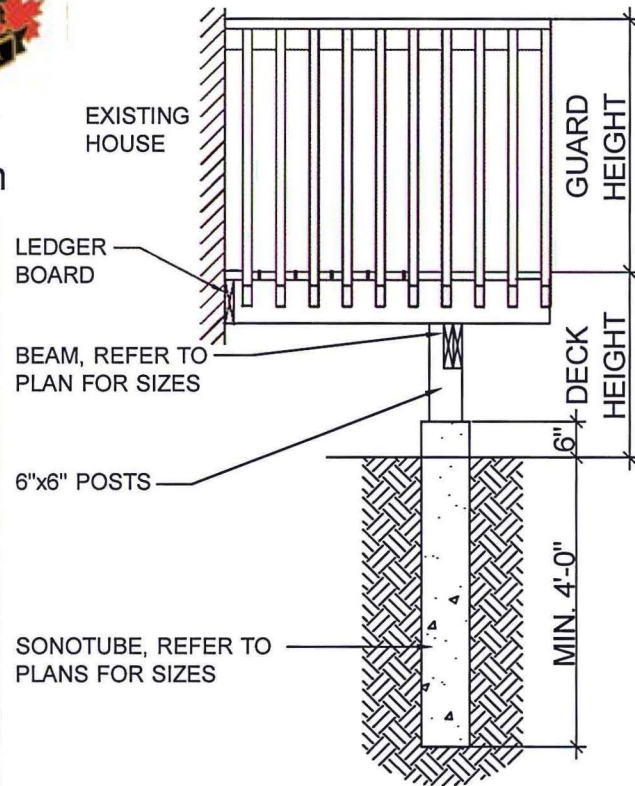
APRIL 2014

SCALE:

NOT TO SCALE

DRAWING NO.:

A-3

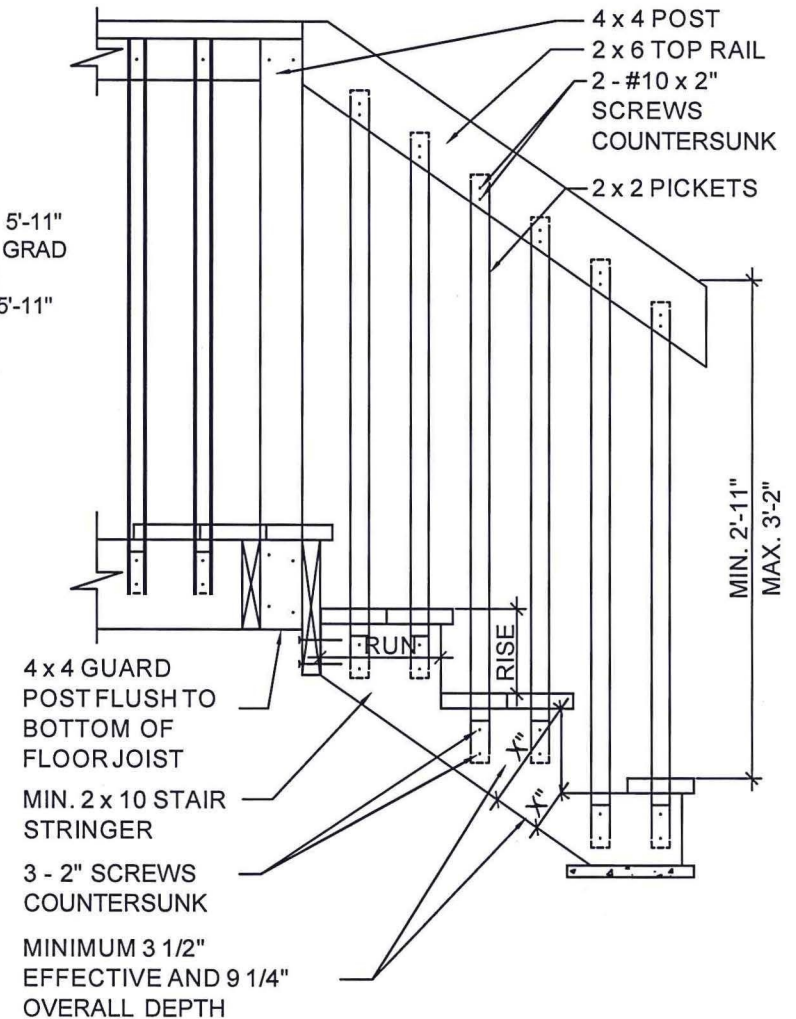


Deck Elevation

Sonotube Sizes

Diameter	*Weight
8"Ø	547 lbs
10"Ø	858 lbs
12"Ø	1211 lbs
14"Ø	1674 lbs
16"Ø	2187 lbs

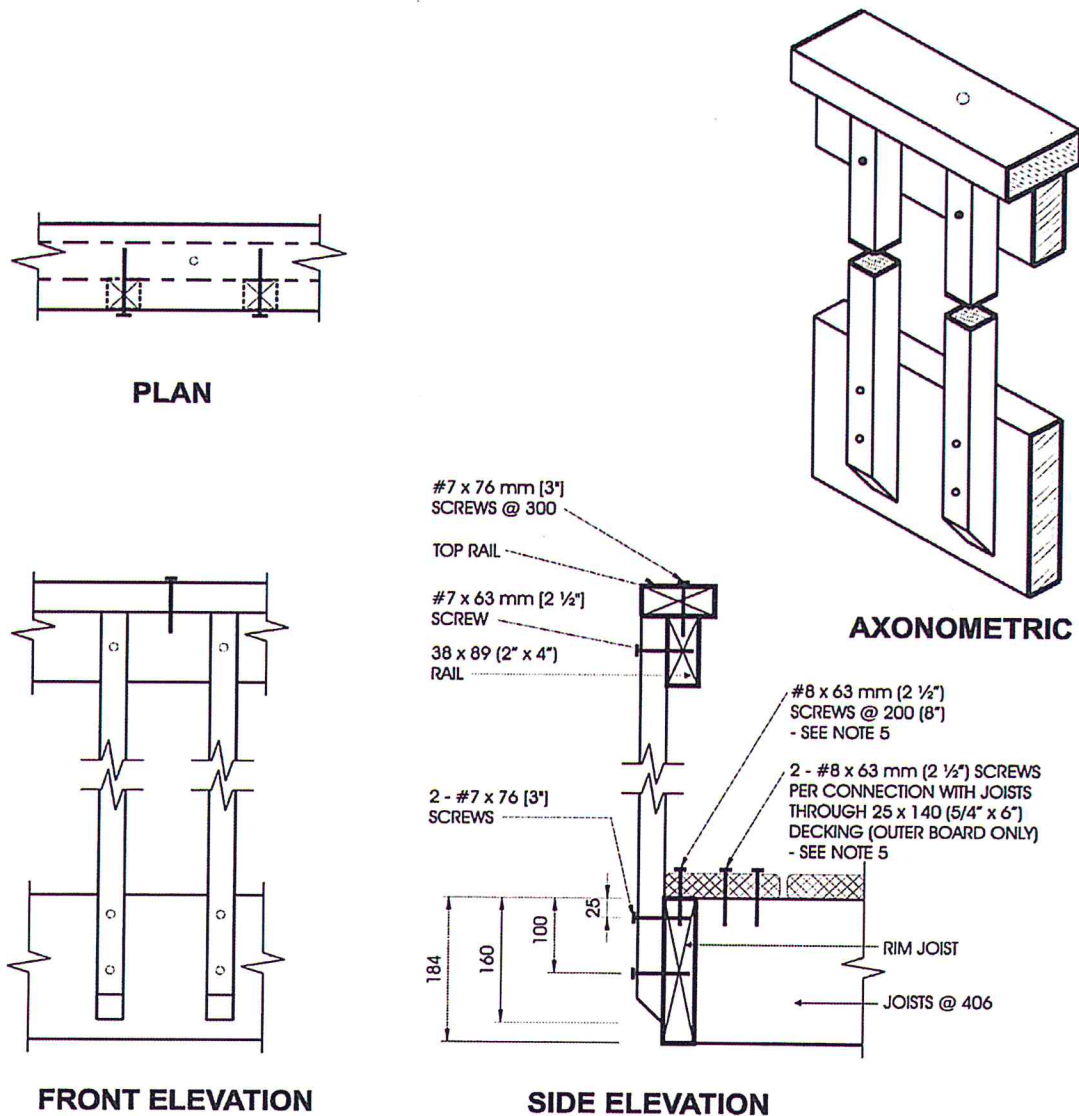
*Weight = (supported joist
length each side of post x half
beam length each side of post)
x 50 lbs/SF



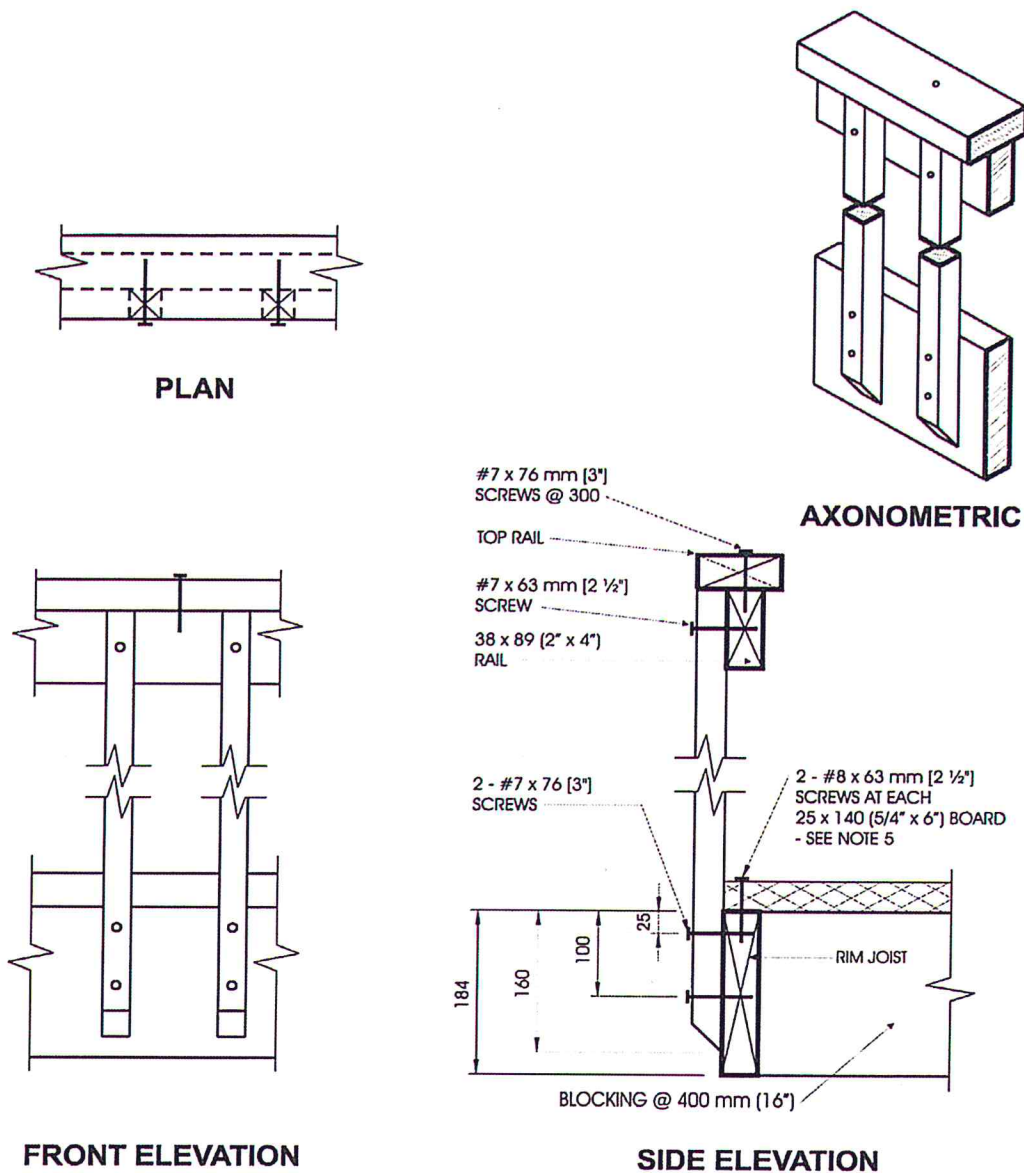
Stair Detail

Stair Dimensions		
Type	Max.	Min.
Rise	7 7/8"	4 7/8"
Run	14"	8 1/4"
Tread	14"	9 1/4"

max 1" nosing

**Detail ED-1****Exterior Connection: Cantilevered Picket Screwed to Rim Joist****Notes:**

1. Provide a suitable post, return, or solid support at each end of the guard.
2. Wood for cantilevered pickets shall be Douglas Fir-Larch, Spruce-Pine-Fir, or Hem-Fir Species.
3. Fasten rim joist to each floor joist with 3 - 82 mm (3 1/4") nails.
4. Dimensions shown are in mm unless otherwise specified.
5. The outer deck board shall not be less than 140 mm (6" nominal) wide. Where 38 mm (2" nominal) thick boards are used, the length of the wood screws shall be not less than 76 mm (3").

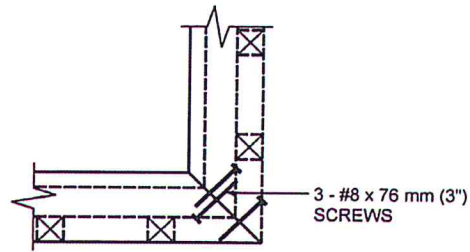


Detail ED-2

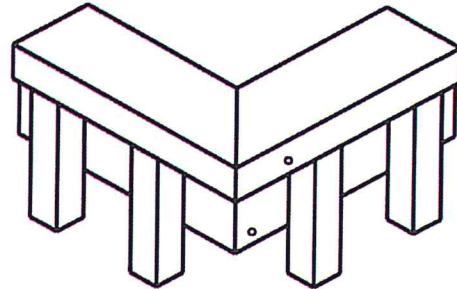
**Exterior Connection: Cantilevered Picket Screwed to Rim Joist,
Guard Parallel to Floor Joists**

Notes:

1. Provide a suitable post, return, or solid support at each end of the guard.
2. Wood for cantilevered pickets shall be Douglas Fir-Larch, Spruce-Pine-Fir, or Hem-Fir Species.
3. Fasten rim joist to blocking with 3 - 82 mm (3 1/4") nails.
4. Dimensions shown are in mm unless otherwise specified.
5. Where 38 mm (2" nominal) thick boards are used, the length of the wood screws shall be not less than 76 mm (3").

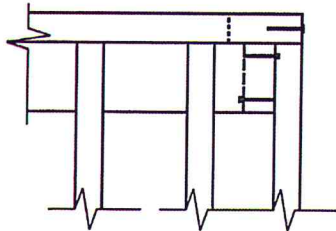


PLAN TOP RAIL

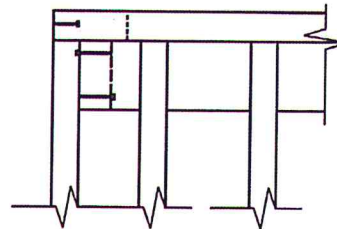


AXONOMETRIC

ONE FASTENER IN HORIZONTALLY ORIENTATED PORTION OF TOP RAIL
AND TWO IN VERTICALLY ORIENTATED PORTION.



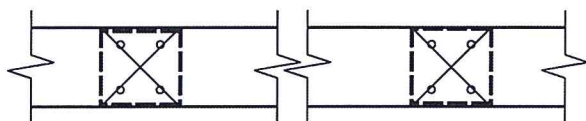
FRONT TOP RAIL



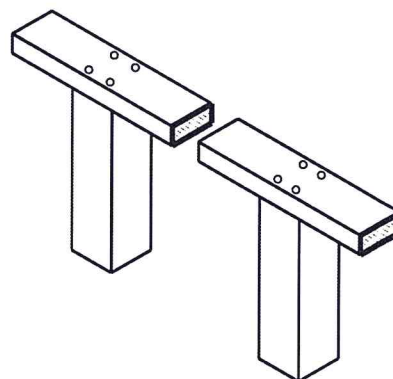
SIDE TOP RAIL

Detail ED-5**Exterior Connection: Corner Joint****Notes:**

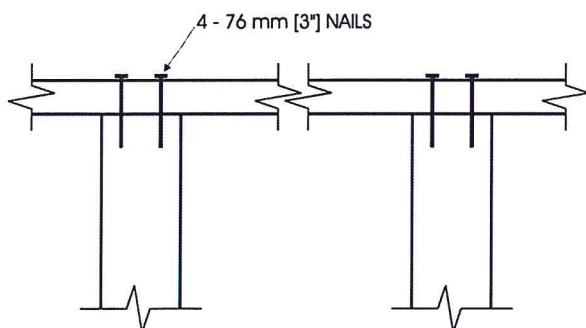
1. Screws fastening pickets are omitted for clarity.
2. Provide a minimum of 10 pickets beyond the return if end restraint of the guard is provided by this return detail only.



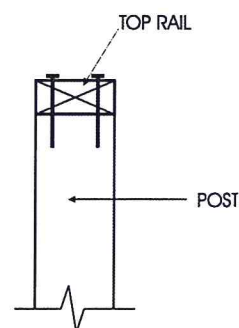
PLAN



AXONOMETRIC



FRONT ELEVATION

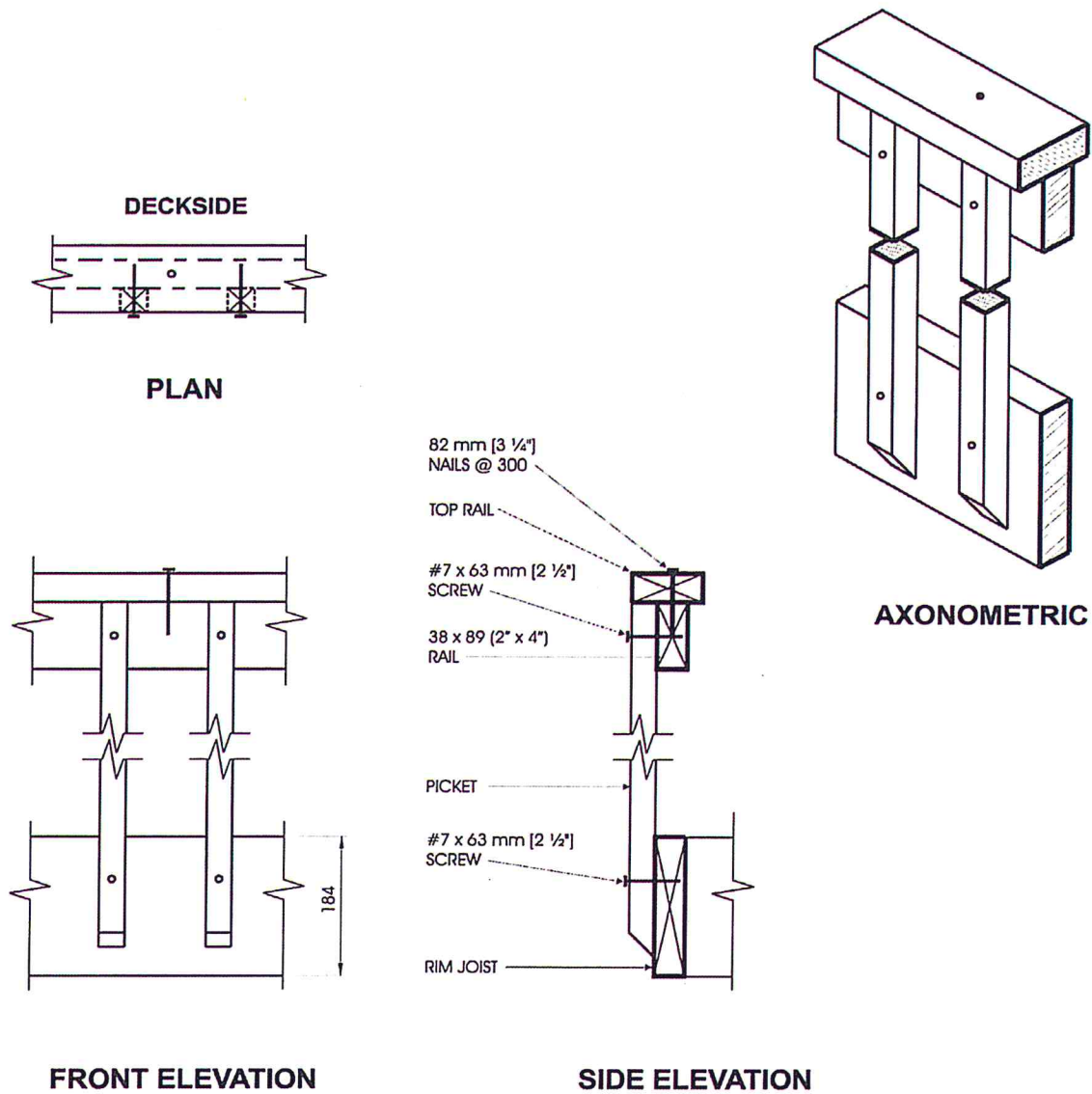


SIDE ELEVATION

Detail EA-1**Exterior Connection: Top Rail Nailed to Post****Notes:**

1. The top rail must be continuous. Use Detail EA-5 at the end spans, where continuity ends.

MAXIMUM SPAN OF RAIL BETWEEN POSTS	
Species	Maximum Span, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	1.52 (5'-0")
Northern Species	1.52 (5'-0")
Column 1	2

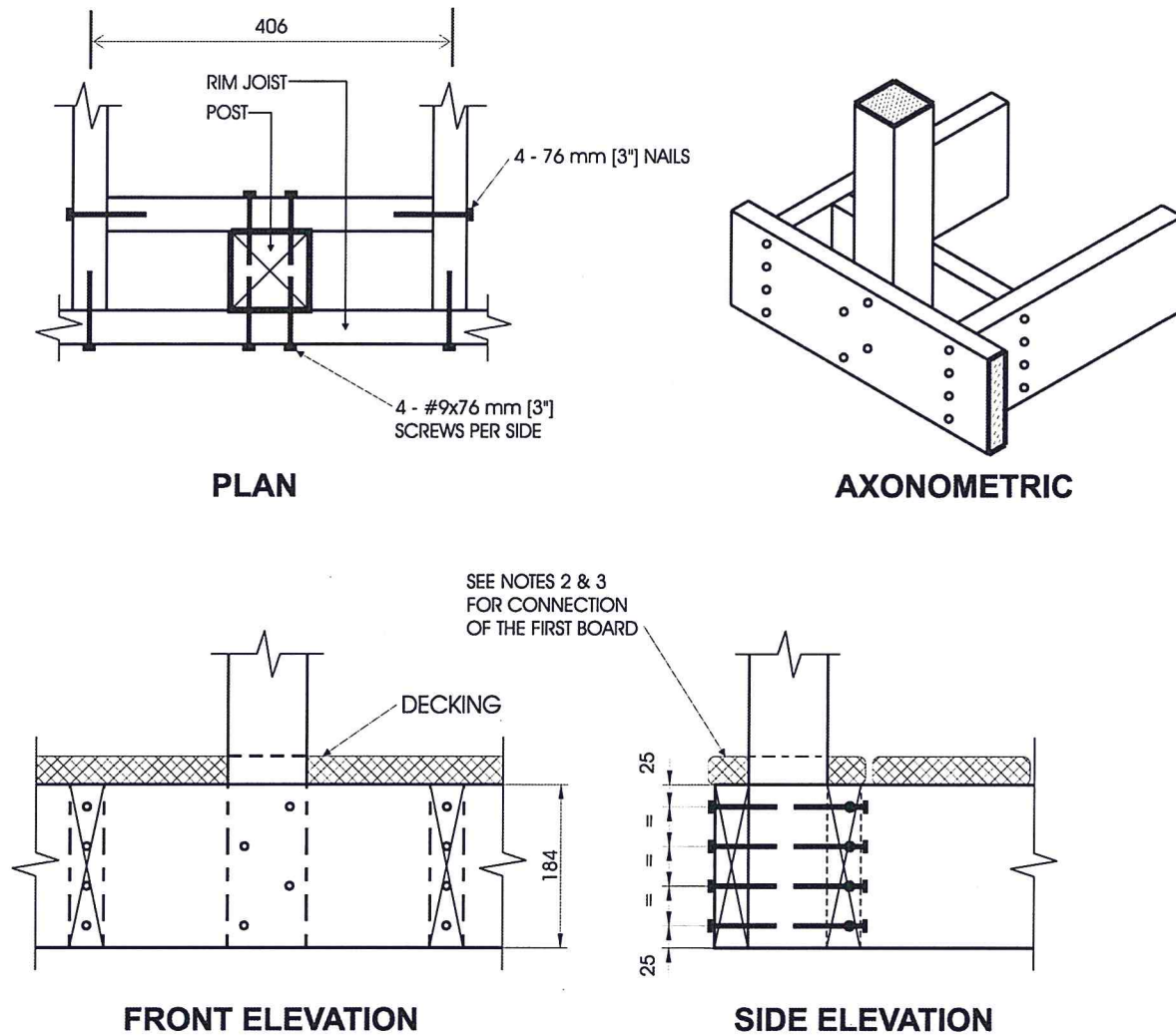


Detail EC-4

Exterior Connection: Infill Picket Screwed to Top Rail and Rim Joist

Note:

1. Dimensions shown are in mm unless otherwise specified.



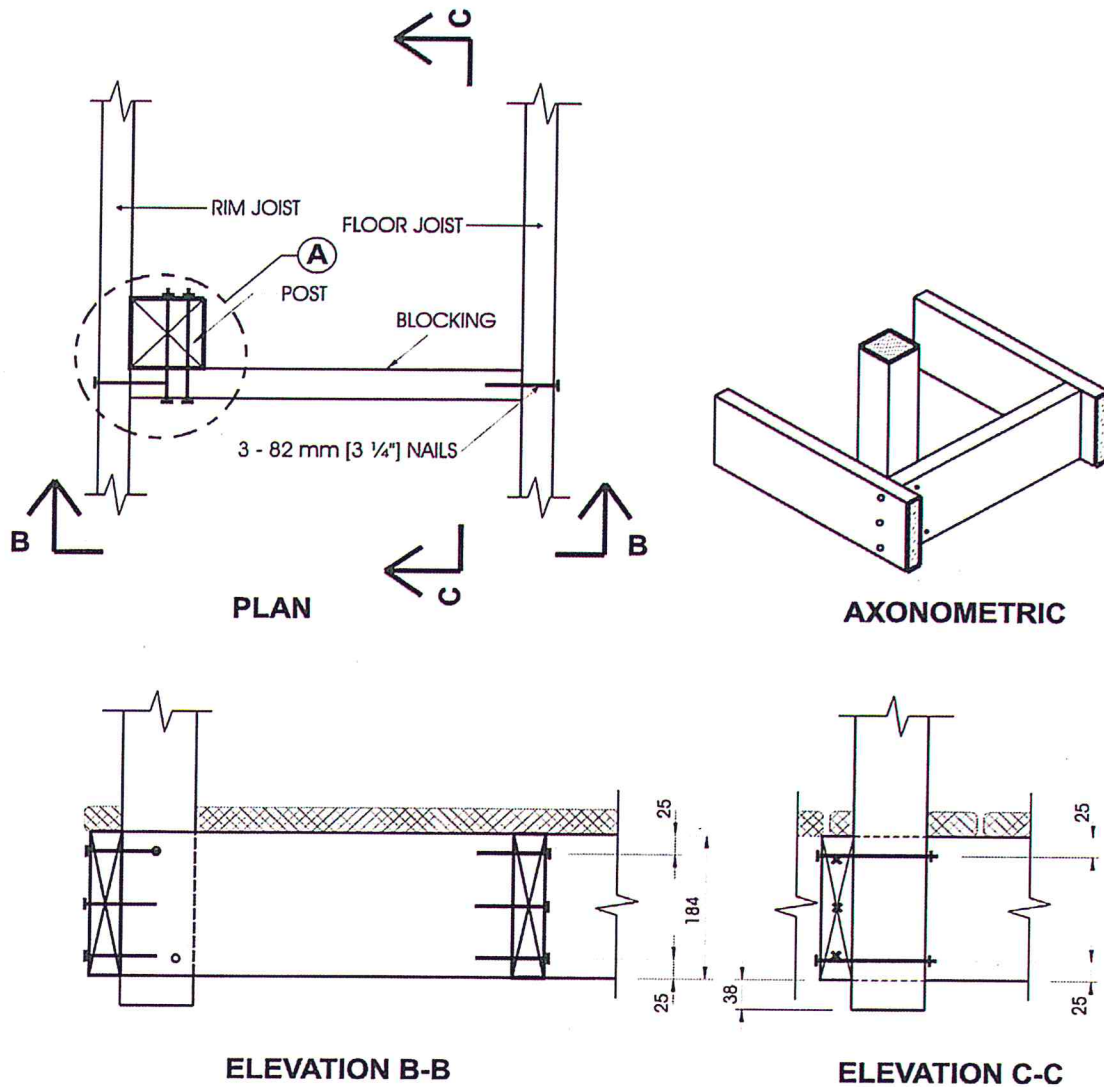
Detail EB-2

Exterior Connection: Post Screwed to Rim Joist

Notes:

1. Decking is omitted from the plan view and the axonometric view for clarity.
2. Fasten 25 mm x 140 mm ($\frac{5}{8}$ " x 6" nominal) outer deck board to rim joist with 63 mm ($2\frac{1}{2}$ ") nails at 300 mm (12").
3. Fasten 25 mm x 140 mm ($\frac{5}{8}$ " x 6" nominal) outer deck board to floor joist with 1 - 63 mm ($2\frac{1}{2}$ ") nail at each joist.
4. The post may be positioned anywhere between the joists.
5. #9 screws may be replaced by #8 screws if the maximum spacing between posts is not more than 1.20 m (3'-11").
6. Dimensions shown are in mm unless otherwise specified.

MAXIMUM SPAN OF RAIL BETWEEN POSTS	
Species	Maximum Span, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	1.56 (5'-1")
Northern Species	1.20 (3'-11")
Column 1	2



Detail EB-6

Exterior Connection: Post Fastened to Floor, Guard Parallel to Floor Joists

Notes:

1. Use any of the connection details shown on Details EB-1 to EB-5 at location "A". Connection Detail EB-4 is shown in this detail, as an example.
2. Maximum spacing between posts is determined from connection detail used at location "A".
3. Decking is omitted from the plan view and the axonometric view for clarity.
4. Blocking shall be not less than 38 mm x 184 mm (2" x 8" nominal).
5. Dimensions shown are in mm unless otherwise specified.

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; justify-content: space-between;"> <div style="width: 30%;"> <input type="checkbox"/> House <input type="checkbox"/> Small Buildings <input type="checkbox"/> Large Buildings <input type="checkbox"/> Complex Buildings </div> <div style="width: 30%;"> <input type="checkbox"/> HVAC – House <input type="checkbox"/> Building Services <input type="checkbox"/> Detection, Lighting and Power <input type="checkbox"/> Fire Protection </div> <div style="width: 30%;"> <input type="checkbox"/> Building Structural <input type="checkbox"/> Plumbing – House <input type="checkbox"/> Plumbing – All Buildings <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: 45%; text-align: center;"> _____ Date </div> <div style="width: 45%; text-align: center;"> _____ 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) (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.
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 practice, a limited license to practice, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.



Acknowledgement by Applicant of Incomplete Application

Pursuant to Division C, Part 1.3.1.3 (5) of the Building Code

For use by Principal Authority		
Application number:	Date received:	
Building number, street name:	Unit number:	Lot / Con:

A prescreening of the application described above reveals it is incomplete in that all applicable laws have not been met, and/or insufficient documents and drawings have been provided, at the time of application. The incomplete items include but are not necessarily limited to the items described below.

INCOMPLETE ITEMS AT THE TIME OF APPLICATION
<input type="checkbox"/> Applicable law approvals have not all been obtained, as described below <input type="checkbox"/> All of the required documents which must be filed with this application have not been provided, including the items described below or in the attached document submission checklist

According to the building code and the Township's building by-law (1729-2012), since this application is incomplete it may be either:

- a) refused since it is not complete, or
- b) accepted and processing commenced, provided the applicant acknowledges in writing that the application is incomplete and waives the time period prescribed in the building code within which the permit must be issued or refused.

APPLICANT'S WAIVER	
<p>The undersigned acknowledges that:</p> <ol style="list-style-type: none"> a) the application described above does not meet the requirements of Division C, Part 1.3.1.3(5) of the b) Building Code and hereby waives any rights to the permit being issued or refused within the time periods prescribed in the building code; and c) the items described above must be completed before this application can be fully processed or a permit issued. <p>I have authority to act on behalf of the corporation or partnership with respect to this application(if applicable)</p>	
Date:	Signature of Applicant:



Township of Blandford-Blenheim
AUTHORIZATION FORM
Building Department

Please complete if the person applying for the building permit is **not the property owner**, or if there are **multiple owners of a property and one owner is applying for a permit**.

If your contractor or agent is filling out your permit application, this form must be completed.

Municipal Address: _____
Legal Description: _____
Permit Application No.: _____

This document shall serve to notify the Township of Blandford-Blenheim that I am/we are the legal owner(s) of the property described above and do authorize the person indicated below ("Authorized Agent") to act on my/our behalf on all matters pertaining to the Building Permit Application and authorize the Authorized Agent to sign all related documents on my/our behalf.

Name of Property Owner(s): _____
Mailing Address: _____

Email: _____
Telephone: _____
Signature of Property Owner(s): _____
Signature of Property Owner(s): _____

Name of Authorized Agent: _____
Company Name: _____
Mailing Address: _____

Email: _____
Telephone: _____
Signature of Authorized Agent: _____

All registered owners of the property shall sign this Authorization Form. Use additional sheets if necessary. A new Authorization Form must be submitted to the Township if ownership of the property changes prior to issuance of the building permit or before final approval is granted.

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 Act, and the OBC. Questions about the collection of personal information may be addressed to the Chief Building Official of the Township of Blandford-Blenheim.