



TOWN OF OROMOCTO

APPLICATION FOR A DEVELOPMENT PERMIT

JOB SITE DETAILS:

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

☐ Accessory Building <18m ² (Schedule 1) : \$25.00	☐ Accessory Bldg (>18m ² <55m ²) (Schedule 1) : \$50.00	☐ Deck less than 600mm from ground: \$50.00 (Schedule 2 or 3)	
☐ Sign – Fascia: \$50.00 (Schedule 5)	☐ Sign – Free Standing: \$75.00 (Schedule 5)	☐ Sign – Pylon: \$250.00 (Schedule 5)	☐ Temporary Storage Shelter (Schedule 7): \$25.00
☐ Pool: \$75.00 (Schedule 4)	☐ Fence under 30m: \$25.00 (Schedule 6)	☐ Fence over 30m: \$75.00 (Schedule 6)	☐ Re-roof (<150m ²): \$50.00
☐ Mini Home: \$75.00	Scope of Work:		

INTENDED USE:

☐ Single Family Dwelling	☐ Two Unit Dwelling	☐ Storage	☐ Other
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LAND USE:

☐ R-1	☐ R-2	☐ R-3	☐ RMH	☐ LUR	☐ TC	☐ HC	☐ LC	☐ INST	☐ IND	☐ TPIND	☐ PARK	☐ ID
☐ R1L	☐ R2L	☐ R3L	☐ RML	☐ C1L	☐ C2L			☐ INST1L	☐ INST2L	☐ RSL	☐ FL	☐ FCL

STRUCTURE DETAILS/SCHEDULES REQUIRED:

Size/Dimension of Structure: _____(FT) x _____(FT)	Length or Area:
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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:	Email:	
City/Town/Village:	Province/Postal Code:	Phone:

LEGAL PROPERTY OWNER: or ☐ Same as Applicant

Name:	Company Name:	
Mailing Address:	Email:	
City/Town/Village:	Province/Postal Code:	Phone:

BUILDER: or ☐ Same as Applicant

Name:	Company Name:
Office #:	Cell #:

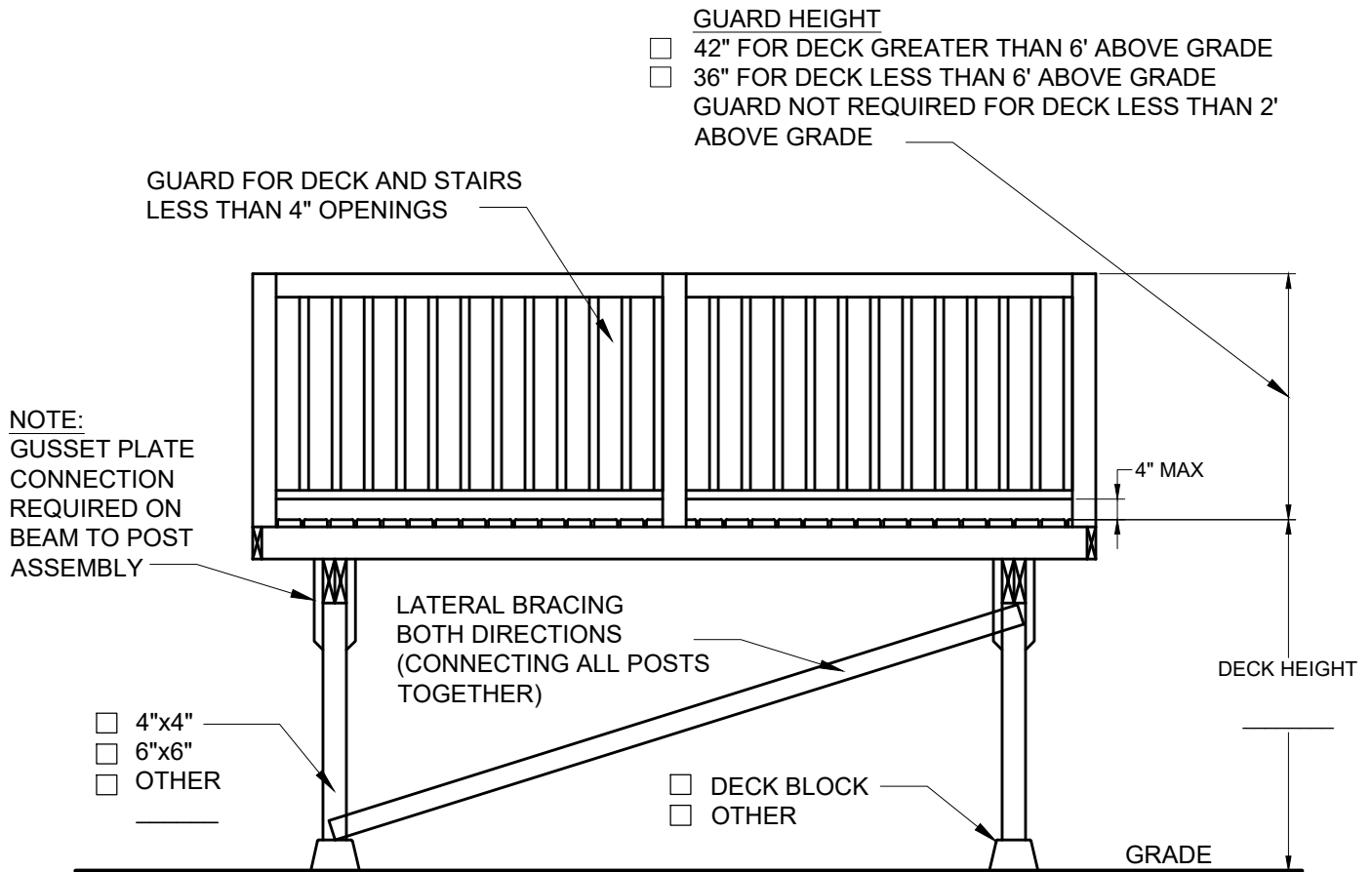
I am applying for a development permit for the above detailed work which will comply with the requirements of the Town of Oromocto Zoning By-Law 522 and my responsibilities thereunder. By signing I also acknowledge that I have been advised of the required inspections. By submitting a complete permit application, the owner grants permission to the building inspector to enter the land, building or premises at all reasonable times for the purpose of conducting inspections associated with the permit.

Signature of Applicant:	Date:
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OFFICE USE ONLY:

Fee: \$ _____	Received by:	Application #:
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SCHEDULE 2 (DECKS FREE-FLOATING)

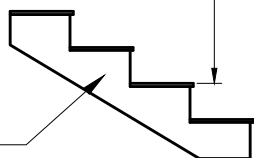
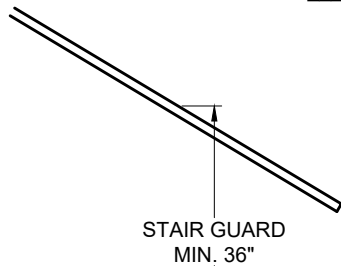
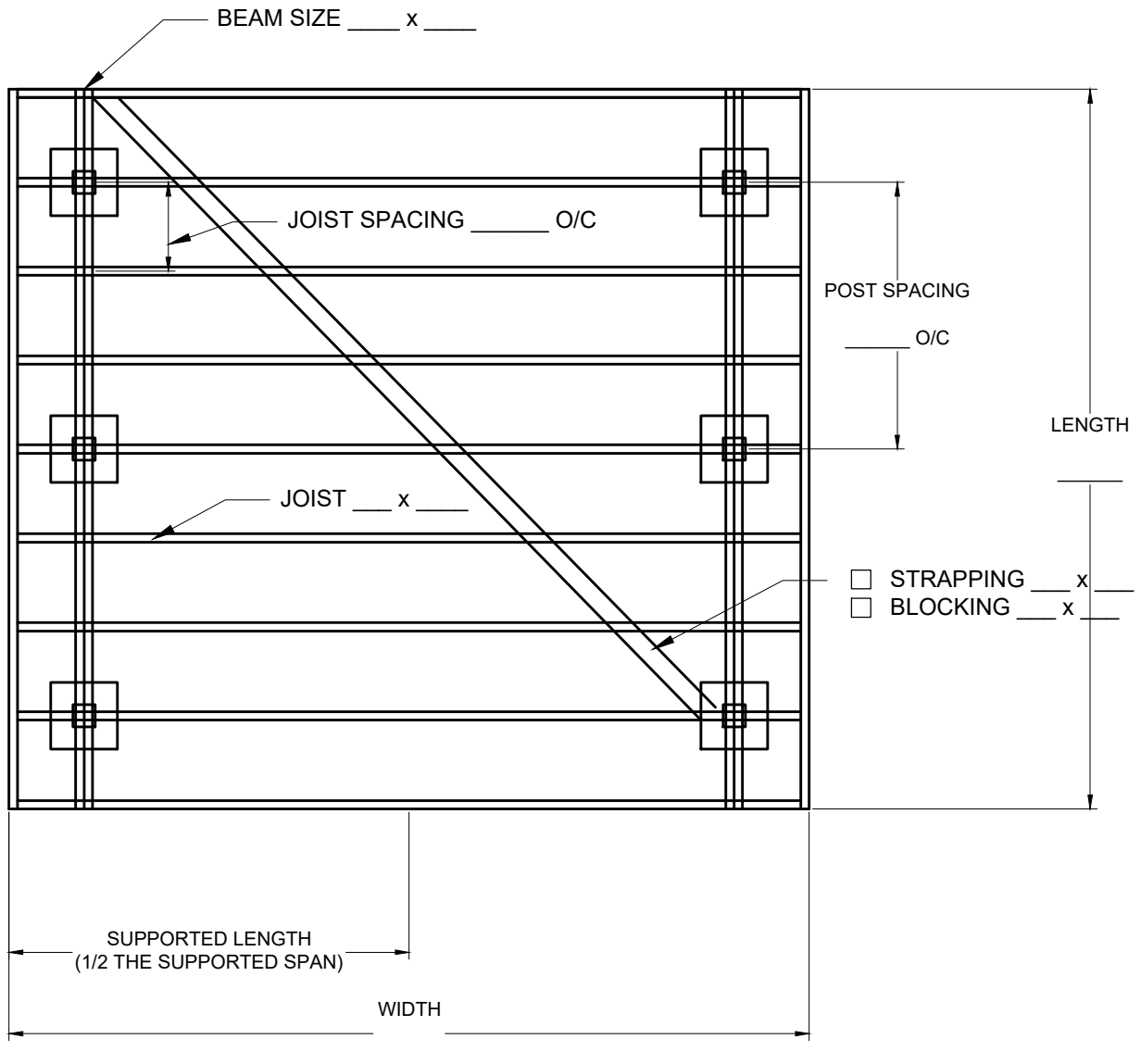


PLEASE PROVIDE SITE PLAN WITH THE FOLLOWING INFORMATION NOTED ON PLAN:

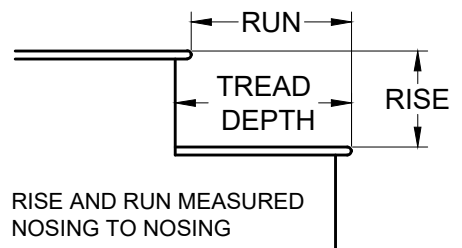
- ☐ LOT SIZE
- PROPOSED DECK LOCATION :
 - ☐ DISTANCE FROM REAR PROPERTY LINE
 - ☐ DISTANCE FROM SIDE PROPERTY LINE
- ☐ SHOW ALL EASEMENTS
- ☐ SHOW ALL EXISTING STRUCTURES

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

SCHEDULE 2 (DECKS FREE-FLOATING)



STAIR	RISE	RUN
MIN.	5"	10"
MAX.	8"	14"



RISE AND RUN MEASURED
NOSING TO NOSING

TREAD DEPTH MEASURED
NOSING TO RISER

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

SCALE: 1" = 1'-0"



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
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 2 and 3 (DECKS)

Requirements for Decks

(Taken from the 2020 National Building Code of Canada)

9.8.8.1. Required Guards

(See Appendix A.)

- 1) Except as provided in Sentence (2), and except at the leading edge at the top of a flight, every surface to which access is provided, including but not limited to flights of 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 the difference in elevation is more than 600 mm between the walking surface and the adjacent surface within 1.2m

9.8.8.3 Height of Guards

(See Appendix A.)

- 1) Except as provided in Sentences (2) and (3), 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 not be 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) The height of guards for flights of steps shall be measured vertically from the top of the guard to a line drawn through the tread nosing served by the guard.

9.8.8.5. Openings in Guards

- 1) Except as permitted in Sentences (3) and (4), openings through guards shall be of a size that prevents the passage of a spherical object having a diameter of 100 mm.
(See A-9.8.8.5. (1) and (3))
- 2) Except for guards that serve industrial occupancies, the triangular openings formed by stair risers, stair treads and the bottom element of a required guard shall be of a size that prevents the passage of a 150 diam sphere.

9.8.8.6. Design of Guards to Not Facilitate Climbing

(See Appendix A.)

- 1) Except for guards in industrial occupancies, guards required by Article 9.8.8.1 that protect a level located more than 4.2m above the adjacent level shall be designed so that no member, attachment or opening located between 140mm and 900mm above the level protected by the guard facilitates climbing.



9.8.7.1. Required Handrails

- 1) Except as permitted in Sentences (2) to (4), handrails shall be installed on stairs and ramps 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) Except where a stair or a ramp serves not more than two dwelling units, at least one handrail shall be located not more than 750mm from the natural path of travel on the stair or ramp. (See Appendix A)
- 3) Handrails are not required for stairs and ramps serving a single dwelling unit where
 - a) Interior stairs have not more than 2 risers,
 - b) Exterior stairs have not more than 3 risers, or
 - c) Ramps rise not 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.
- 5) Except for stairs with winders, where a flight of stairs within a dwelling unit consists of tapered treads, or a mix of tapered treads and rectangular treads, one handrail shall be installed along the narrow end of the treads.

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 straight line drawn tangent to the tread nosings of the stair 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), and Clause 3.8.3.5(1)(e), required handrails shall be 865 mm to 1070mm high.
- 3) Handrails installed in addition to required handrails need not comply with sentence (2).

9.8.4.9. Open Risers

- 1) Except as provided in Sentence (2), stairs shall have no open risers.
- 2) Open risers are permitted in
 - a) Interior and exterior stairs that serve a single dwelling unit or a house with a secondary suite,
 - b) Fire escape stairs,
 - c) Stairs that are principally used for maintenance,
 - d) Stairs that serve service rooms,
 - e) Stairs that serve industrial occupancies other than storage garages.



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) to (7), 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
- 6) The foundation depths required by Sentence (1) do not apply to foundations for
 - f) Buildings
 - i) That are not of masonry or masonry veneer construction, and
 - ii) Whose superstructure conforms to the requirements of the deformation resistance test in CSA Z240.2.1, "Structural requirements for manufactured homes," or
 - g) Accessory buildings
 - i) That are not of masonry or masonry veneer construction,
 - ii) Not more than 1 storey in height,
 - iii) Not more than 55m² in building area, and
 - iv) Where the distance from finished ground to the underside of the floor joists is not more than 600 mm.
- 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.