B&D Contract Service ,Box 297 Gull Lake ,Sk. ,S0N 1A0 Ph. 306-672-7543
Building Inspection & Home Inspection
Service

Requirements for a Shed Maximum 12' x 16'

Submit:

1. **Shed Worksheet or 2 set of drawings see requirements of the drawings below**
2. **Provide Roof Truss layout and design if manufacture Trusses**

Note:

Hand built trusses are not allowed. If rafter framing you must meet the requirements under NBC 9.23.13 "Roof and Ceiling Framing"

Note:

Premanufactured sheds must still meet all the same requirements for site built accessory buildings

Note:

If the shed exceeds 12' x 16' use detached garage form.

Drawing Requirements:

Site plan

Building address; street names; size of the site; size of the building(s); location of the building(s) in relationship to the property lines and other buildings; setback distances of building(s) from front, rear and sides of the property on all sides; legal description; easements.

Foundation plan

Type, number and spacing of skids or treated foundation details and type of gravel base.

Floor Systems

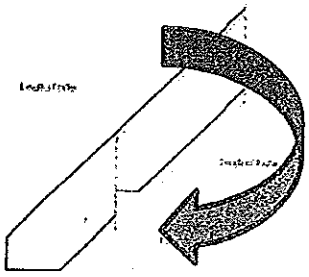
Type, size and spacing of joists and decking. Include any cantilever details

Cross section c/w details

Cut through views of the building; lists of all materials used for construction including, roofing, wall studs, wall sheathing, siding, siding membrane and lintels.

Roof Trusses

Complete engineered design and layout of all engineered roof trusses.



Rafter framing requires a shaped bottom

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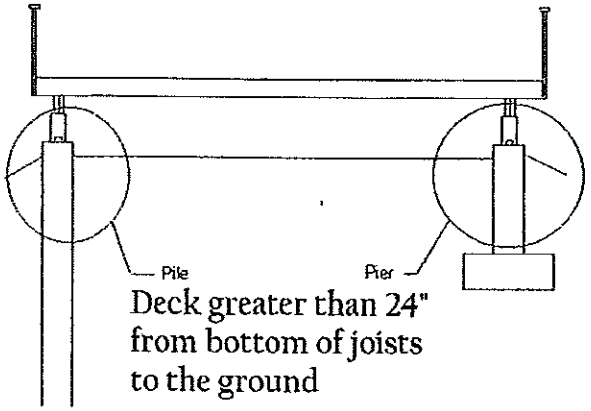
Deck Requirements
Open with a Roof or Cover

Submit:

1. Deck Form or drawings that include the following items below:

- Deck size all dimensions
- Post, spacing, type, size and material
- Beam material, size and plies
- Pile, pad or pier designs and spacing
- Joist material, size and spacing
- Railing type, height and details
- Decking material
- Height deck is off the ground
- Stair details rise and run
- Roof Truss System
- Roof Beams, & connection to the house
- Roof Rafter Designs if not Trusses



Hand built trusses are not allowed. If rafter framing you must meet the requirements under NBC 9.23.13 "Roof and Ceiling Framing

Foundations:

Decks supporting a roof, (greater than 32 sq. ft. **and** over 2' from the ground to the underside of the joists) require a foundation below frost.

- It must support 1.9kPa (40 lbs. per sq. ft.).
- Foundation can be a pile, a pier or engineered
- Piles must be a minimum of 8" x 8' for decks **up to** 100 sq. ft.
- Piles must be a minimum of 12" x 12' for decks **greater** than 100 sq. ft. ***and/or supporting a roof***
- Piers must have a minimum of 24 x 24 x 6" footing and a 12" round column
- Piers must extend below frost 1.2M (4')
- Posts for the deck must be secured with X-bracing to prevent racking
- You must have access to the underside of deck if it requires leveling

Suggested Spans	Type	2x6	2x8	2x10
	Joist span 16" o/c	9'-4"	12'-4"	14'-6"
	Joist span 24" o/c	8'-2"	10'-9"	13'-6"
	Max Cantilever **Joist**	12"	16"	24"
	2-ply beam span joist length 8'	6'-6"	8'-6"	10'0"
	2-ply beam span joist length 10'	6'-0"	8'-0"	9'-6"
	2-ply beam span joist length 12'	5'6"	7'-0"	8'-0"
	3-ply beam span joist length 8'		10'-0"	13'0"
	3-ply beam span joist length 10'		9'-6"	11'-6"
	3-ply beam span joist length 12'		8'-6"	10'-0"
	Maximum Cantilever Beams	1'-0"	1'-6"	2'-0"

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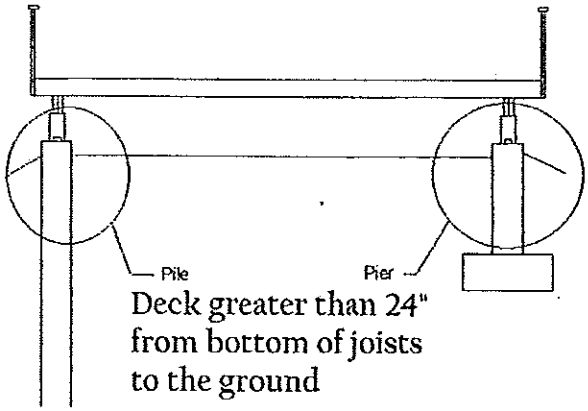
Deck Requirements
Open without Roof or Cover

Submit:

1. Deck Form or drawings that include the following items below:

- Deck size all dimensions
- Post, spacing, type, size and material
- Beam material, size and plies
- Pile, pad or pier designs and spacing
- Joist material, size and spacing
- Railing type, height and details
- Decking material
- Height deck is off the ground
- Stair details rise and run



Deck greater than 24" from bottom of joists to the ground

Foundations:

Decks supporting a roof, (greater than 32 sq. ft. and over 2' from the ground to the underside of the joists) require a foundation below frost.

- It must support 1.9kPa (40 lbs. per sq. ft.).
- Foundation can be a pile, a pier or engineered
- Piles must be a minimum of 8" x 8' for decks up to 100 sq. ft.
- Piles must be a minimum of 12" x 12' for decks greater than 100 sq. ft. *and/or supporting a roof*
- Piers must have a minimum of 24 x 24 x 6" footing and a 12" round column
- Piers must extend below frost 1.2M (4')
- Posts for the deck must be secured with X-bracing to prevent racking
- You must have access to the underside of deck if it requires leveling

Suggested Spans Beams, Joists and Cantilevers:

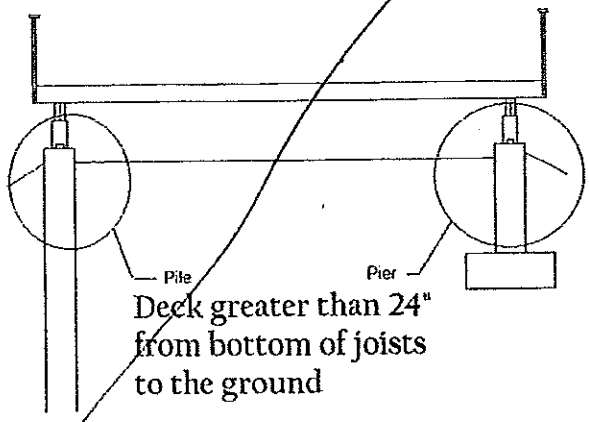
Type	2x6	2x8	2x10
Joist span 16" o/c	9'-4"	12'-4"	14'-6"
Joist span 24" o/c	8'-2"	10'-9"	13'-6"
Max Cantilever **Joist**	12"	16"	24"
2-ply beam span joist length 8'	6'-6"	8'-6"	10'0"
2-ply beam span joist length 10'	6'-0"	8'-0"	9'-6"
2-ply beam span joist length 12'	5'6"	7'-0"	8'-0"
3-ply beam span joist length 8'		10'-0"	13'0"
3-ply beam span joist length 10'		9'-6"	11'-6"
3-ply beam span joist length 12'		8'-6"	10'-0"
Maximum Cantilever **Beams**	1'-0"	1'-6"	2'-0"

Deck Requirements
Open with a Roof or Cover

Submit:

1. Deck Form or drawings that include the following items below:

- Deck size all dimensions
- Post, spacing, type, size and material
- Beam material, size and plies
- Pile, pad or pier designs and spacing
- Joist material, size and spacing
- Railing type, height and details
- Decking material
- Height deck is off the ground
- Stair details rise and run
- Roof Truss System
- Roof Beams, & connection to the house
- Roof Rafter Designs if not Trusses



Deck greater than 24" from bottom of joists to the ground

Hand built trusses are not allowed. If rafter framing you must meet the requirements under NBC 9.23.13 "Roof and Ceiling Framing

Foundations:

Decks supporting a roof, (greater than 32 sq. ft. **and** over 2' from the ground to the underside of the joists) require a foundation below frost.

- It must support 1.9kPa (40 lbs. per sq. ft.).
- Foundation can be a pile, a pier or engineered
- Piles must be a minimum of 8" x 8' for decks up to 100 sq. ft.
- Piles must be a minimum of 12" x 12' for decks greater than 100 sq. ft. ***and/or supporting a roof***
- Piers must have a minimum of 24 x 24 x 6" footing and a 12" round column
- Piers must extend below frost 1.2M (4')
- Posts for the deck must be secured with X-bracing to prevent racking
- You must have access to the underside of deck if it requires leveling

Suggested Spans	Type	2x6	2x8	2x10
	Joist span 16" o/c	9'-4"	12'-4"	14'-6"
	Joist span 24" o/c	8'-2"	10'-9"	13'-6"
	Max Cantilever Joist	12"	16"	24"
	2-ply beam span joist length 8'	6'-6"	8'-6"	10'0"
	2-ply beam span joist length 10'	6'-0"	8'-0"	9'-6"
	2-ply beam span joist length 12'	5'6"	7'-0"	8'-0"
	3-ply beam span joist length 8'		10'-0"	13'0"
	3-ply beam span joist length 10'		9'-6"	11'-6"
	3-ply beam span joist length 12'		8'-6"	10'-0"
	Maximum Cantilever Beams	1'-0"	1'-6"	2'-0"

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Covered Deck Worksheet

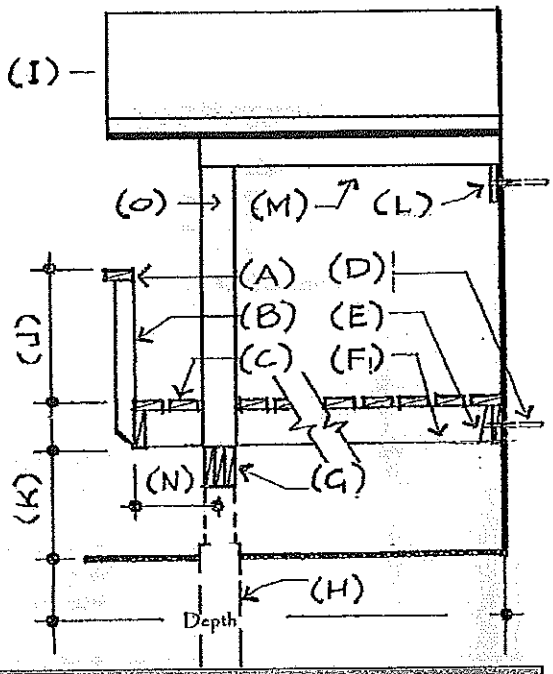
Form# 2010-040

Homeowner Information	
Name	
Address	
Phone#	
Email	

Deck Sizes					
Deck A	Width		Depth		
Deck B	Width		Depth		
Deck C	Width		Depth		

NOTES:

- If your deck has multiple sizes and/or levels provide detailed drawings.
- Beams must be nailed together, set on top of the posts & secured with a metal bracket
- Decks Greater than 24" from ground and greater than 32 sq. ft. require Piles or Piers (H)
- Piles for decks supporting a roof be 12" x 12'



Deck Details	Item	Description (fill in below)
A	Railing Type: e.g.: Spindle, Glass, Metal:	
B	Spacing between Balusters or edge of glass:	Maximum spacing 4" (100mm) on center
J	Railing Height: 36", if >6' above ground 42":	
C	Decking Type: e.g.: 2x6, 5/4 treated, Vinyl,:	
D	Anchorage to the house or foundation:	Require ½" Bolts or lags 32" on center or better
E	Joist hangers: Are Required:	Unless joists have 1 ½ solid bearing below
F	Joist Type: e.g. 2x6, 2x8 2x10, Spruce or Fir:	
G(deck)	Beam Type: e.g. 2x6, 2x8 2x10, Spruce or Fir:	
G(deck)	Beam Plies: 2-ply, 3-ply 1-ply not allowed:	
M(roof)	Beam Type: e.g. 2x6, 2x8 2x10, Spruce or Fir:	
M(roof)	Beam Plies: 2-ply, 3-ply 1-ply not allowed:	
L	Attachment of roof to the Existing house:	
N	Maximum Cantilever: Joists and Beams:	
O	Post type(minimum post size is 6x6 for roof):	
O	Spacing between Posts: e.g. 8'0":	
K	Height bottom of joists to the ground:	
H	PIERS: Pier Type: e.g. 12" Concrete:	
H	PIERS: Depth of Pier: minimum 48":	
H	PIERS: Pad Size: :e.g. 24x24x6":	
H	PILES: Pile size and depth (see note below):	
H	PILES: Screw Piles: Type, Depth and Brand:	
I	Roof System: e.g. Roof Trusses 24" o/c:	
I	Rafters: Type, Size, Spacing e.g. 2x4@24"o/c:	

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Deck Worksheet

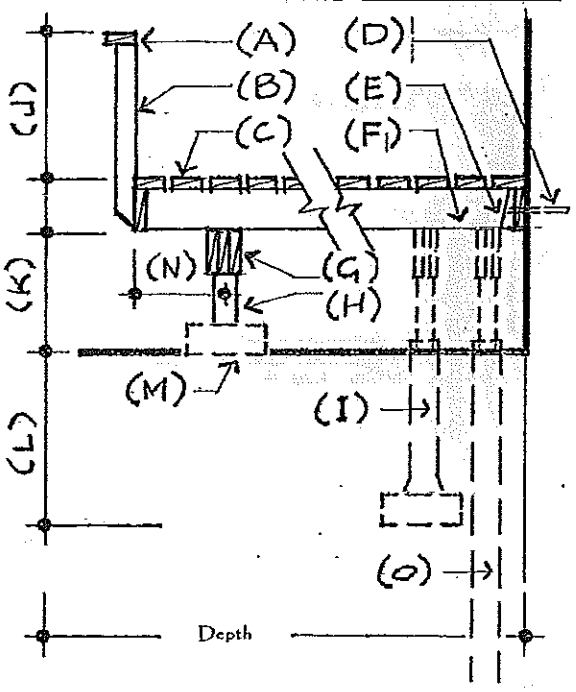
Form# 2010-041

Homeowner		
	Name	
	Address	
	Phone#	
	Email	

Size					
	Deck A	Width		Depth	
	Deck B	Width		Depth	
	Deck C	Width		Depth	

NOTES:

- Decks greater than 24" off ground and/or greater than 32 sq. ft. must have piles or piers.
- Piles for decks <u>under</u> 100 sq. ft. must be 8" x 8' over 100 sq. ft. 12" x 12'
- If your deck has multiple sizes and/or levels provide detailed drawings.
- Beams must be nailed together, set on top of the posts & secured with a metal bracket
- Piers must be a minimum of 48" deep and have a pad



Deck Details	Ref	Item	Description (fill in below)
	A	Railing Type: e.g.: Spindle, Glass, Metal:	
	B	Spacing between Balusters or edge of glass:	Maximum spacing 4" (100mm) on center
	J	Railing Height: 36", if >6' above ground 42":	
	C	Decking Type: e.g.: 2x6, 5/4 treated, Vinyl,:	
	D	Anchorage to the house or foundation:	Require ½" Bolts or lags 32" on center or better
	E	Joist hangers: Are Required:	Unless joists have 1 ½ solid bearing below
	F	Joist Type: e.g. 2x6, 2x8 2x10, Spruce or Fir:	
	G	Beam Type: e.g. 2x6, 2x8 2x10, Spruce or Fir:	
	G	Beam Plies: 2-ply, 3-ply 1-ply not allowed:	
	N	Cantilever length: Joists and Beams:	Maximum: 2x6-12"; 2x8-16"; 2x10-24"
	H	Post type, Size, Type e.g. 6"x6" Treated:	
	H	Spacing between Posts: e.g. 8'0":	
	K	Height bottom of joists to the ground:	
	I	PIERS: Pier Type: e.g. 12" Concrete:	
	L	PIERS: Depth of Pier: minimum 48":	
	M (I)	Pad Size: Ground Level or Piers:	
	O	PILES: Pile size and depth (see note above):	
	O	PILES: Screw Piles: Type, Depth and Brand:	

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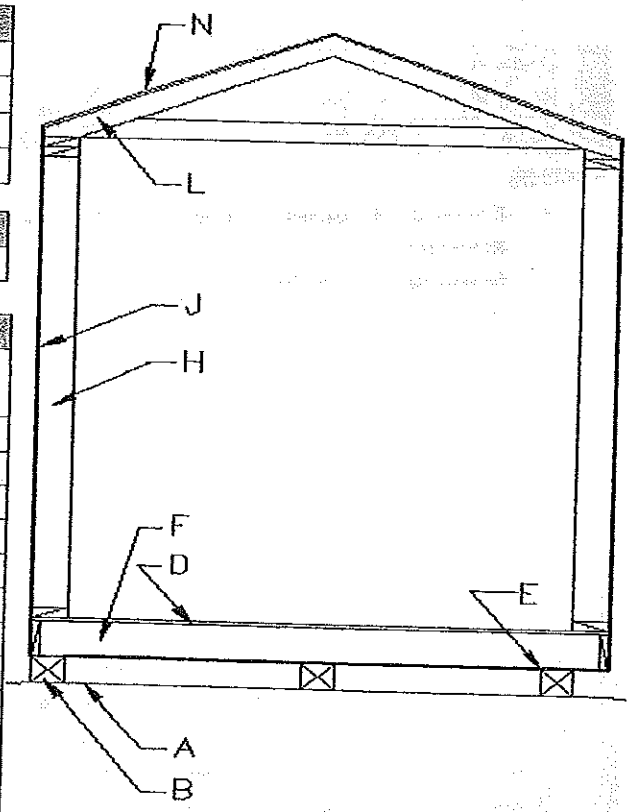
Shed Worksheet

Form# 2010-042

Information	
Name	
Address	
Phone#	
Email	

Shed Size			
Width		Length	

Shed Decking Spans			
Type	Thickness /orientation	Skid Spacing (in) on-center	Cantilever (inches)
Ply or OSB	5/8"	16"	0"
Ply or OSB	¾	24"	0"
2x4	On Flat	32"	0"
2x4-16" o/c	On Edge	72"	0"
2x6	On Flat	32"	12"
2x6-16" o/c	On Edge	9'4"	12"
2x8	Of Flat	48"	0"
2x8-16" o/c	On Edge	12'4"	16"
2x8-24" o/c	On Edge	10'9"	16"
2x10	On Flat	48"	0"
2x10 16" o/c	On Edge	14'6"	24"
2x10-24" o/c	On Edge	13'6"	24"



Shed Details (see picture above) Fill in all blank spaces		
A	Gravel Base sloped	Shed must have a sloped gravel base
B	Type of skids e.g. 6x6, 4x4	
C	Number of Treated Skids	
Note	All wood material that is not treated must be 6" from ground	
D	Plywood or decking type and thickness	
E	Joist cantilever distance from edge of skids	
F	Joist Type: e.g. 2x6, 2x8 2x10, Spruce or Fir	
G	Joist Spacing: 16", 24"	
H	Wall Type: e.g. 2x4, prebuilt truss	
I	Stud or Truss spacing	
J	Wall Sheathing type	
K	Size and plies: Lintels above openings	
L	Roof rafter size if not trusses e.g. 2x4, 2x6	
Note	Rafters must be shaped, have a gusset plate at top and ceiling joist to hold the walls in. They must meet all requirements of NBC 9.23.13 "Roof and Ceiling Framing"	
N	Type of Roofing material	
O	Type of membrane (tar paper) and siding	