

The Township of Selwyn has put together this guide to help Trailer Park owners and tenants through the Building Permit Process.

Trailer Park By-law Criteria:

No person shall construct on any site any structure, addition or add on of any kind unless:

- a) A proposed add on room has been specifically manufactured for a park model trailer or recreational vehicle.
- b) In the case of a deck, such deck must be built so it is capable of being moved or relocated to another location if required, and shall not exceed 100% of the length of the main unit, or 10 feet in depth.
- c) No permanent canopies of any kind, whether or not they cover a deck are permitted, unless same are specifically manufactured for park model trailers or recreational vehicles.
- d) No patios, walkways or steps may be located on any site unless same are capable of being removed if required.
- e) One accessory structure is permitted to be located on a site provided it does not exceed 8 square metres in area and in all other respects meets the requirements as detailed in the Township's Zoning By-law.
- f) Maximum lot coverage 35% (foot print of trailer, deck and accessory structure)

Building Code Criteria:

Add on rooms and manufactured canopies of any size, and decks larger than 10 m² (107 ft²) are considered to be structures and require building permits. To obtain a permit the trailer park owner, or his/her delegate (tenant), must provide the following:

- a) A building permit application signed and dated (available on our website).
- b) Payment of fees (decks are generally \$76.50).
- c) A site plan depicting the trailer, accessory structures and the proposed deck and their setback from the lot lines and nearest trailer.
- d) Construction drawings completed to scale with sufficient detail to enable the Township to establish compliance with the Building Code.
- e) Acknowledgment by the owner that the tenant can apply on their behalf.
- f) Add on rooms must be erected on decks which meet the minimum standards as prescribed by the manufacturer or as required by the Building Code. Manufacturer's specifications must be provided on application.

Decks constructed at grade (an elevation of 8" or less from grade to the top of the deck) are subject to the size and setback criteria noted above but will **not require a Building Permit.**

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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:		
Application submitted to: <u>Township of Selwyn</u>				
A. Project information				
Building number, street name			Unit number	Lot/con.
Municipality	Postal code	Plan number/other description		
Project value est. \$		Area of work (ft 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	Municipality	
Telephone number ()	Fax ()		Cell number ()	

E. Builder (optional)			
Last name		First name	Corporation or partnership
Street address			Unit number Lot/con.
Municipality	Postal code	Province	Municipality
Telephone number ()	Fax ()		Cell number ()
F. Tarion Warranty Corporation (Ontario New Home Warranties Program)			
i. Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.		<input type="checkbox"/> Yes	<input type="checkbox"/> No
ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
iii. If yes to (ii) provide registration number(s): _____			
G. Required Schedules			
Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.			
ii) Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.			
H. Completeness and compliance with applicable law			
i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.		<input type="checkbox"/> Yes	<input type="checkbox"/> No
ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .		<input type="checkbox"/> Yes	<input type="checkbox"/> No
iii) This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.		<input type="checkbox"/> Yes	<input type="checkbox"/> No
iv) The proposed building, construction or demolition will not contravene any applicable law.		<input type="checkbox"/> Yes	<input type="checkbox"/> No
I. Declaration of applicant			
I _____ declare that: (print name)			
1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.			
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.			
_____ Date		_____ Signature of applicant	



Mailing Address
PO Box 270 Bridgenorth
Ontario K0L 1H0

Tel: 705 292 9507
Fax: 705 292 8964

www.selwyntownship.ca

Authorization of Trailer Park Owner/Manager

I, _____ the undersigned, being
the owner/manager of the subject lands and having authority to grant permission,
hereby, authorize _____, (tenant) to be
the applicant in the submission of this application.

Date

Signature of Owner/Manager

Trailer Park Name:_____

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Township of Selwyn

Typical Trailer Deck (relocatable) Design Guide

This guide is to be used in conjunction with the Typical Trailer Deck Drawing A1 and Building Code Excerpts SB-7 drawings infill picket EB-2, EA-5, EC-3, Or cantilever picket EB-2, ED1, ED-2 and ED-5 and the beam splice detail.

1) General Notes

Drawing A1 depicts a deck proposed at the maximum depth of 10'-0" constructed along the entire width of a 32 foot trailer. The deck cannot be any wider than the width of the trailer so in this context the deck is 10'-0" x 32'-0". The columns are set in 1'-0" from the edge which leaves 7'-6" span centre to centre between the 4 columns. This design does not permit that span to exceed 8'-6". The number of columns and the span between columns will change based upon the width of the trailer.

2) Site Preparation

The organic soil (top soil) beneath each of the column pad is to be removed and replaced with gravel. The treated wood or concrete column pads are to be placed on the gravel and leveled.

3) Framing

Place 3 ply 2x8 beam, spliced in accordance with the beam splice detail (attached) on column and fasten using a bracket of angle brace (wood member nailed to 6x6 column and beam on a 45 degree angle).

Layout joists 2 x 8 joists on top of the beams every 16" and nail them to the beam. If no guards are required, **CALL FOR INSPECTION.**

If guards are required and you have chosen to use 4 x 4 columns attached to the joists in accordance with EB-2 (for both infill and cantilever picket details) proceed to install the 4 x 4 columns no more than 5'-1" apart and **CALL FOR INSPECTION.**

Once the skeleton of the framing has been completed and the inspection has been passed, proceed to install the 5/4 decking and finish the guard (if necessary) and call for an **OCCUPANCY INSPECTION.**

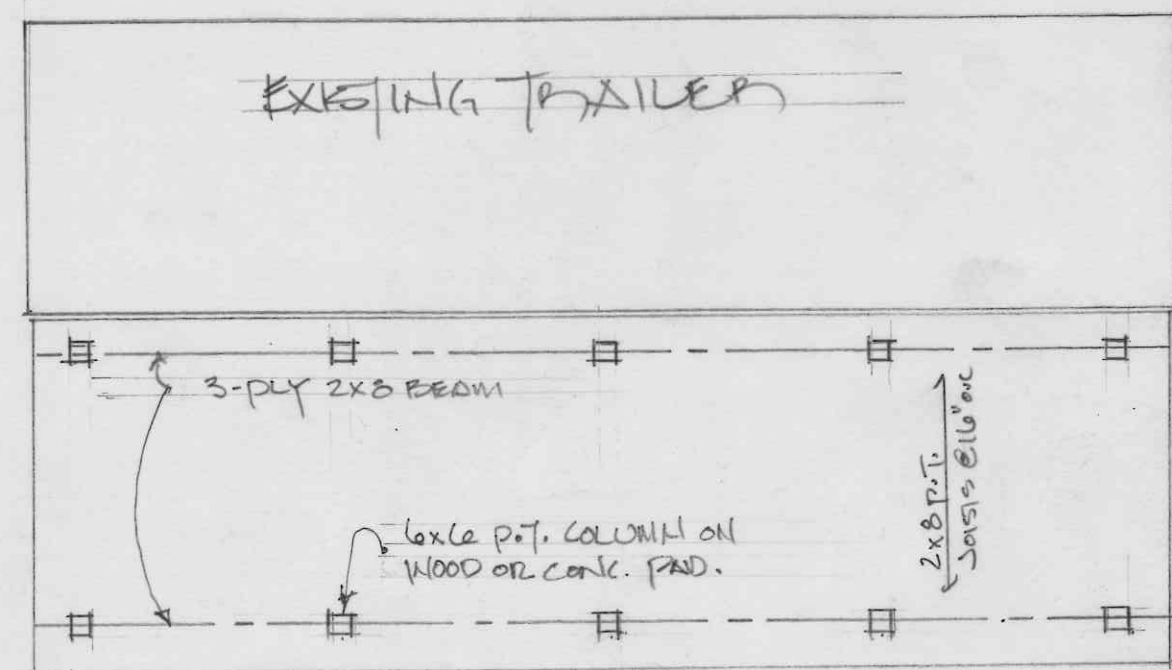
4) Stairs

The base of the stair is required to be placed on column pads and have pickets and a graspable handrail if they contain more than 3 risers.

Once complete, call for occupancy/final inspection.

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THIS PLAN IS TO BE READ IN CONJUNCTION
WITH THE TYPICAL TRAILER DECK DESIGN
GUIDE PACKAGE



1'-0" NO MORE THAN 8'-0" TYP. EQUAL EQUAL 1'-0"

VARIES - NO WIDER THAN THE EXISTING TRAILER.

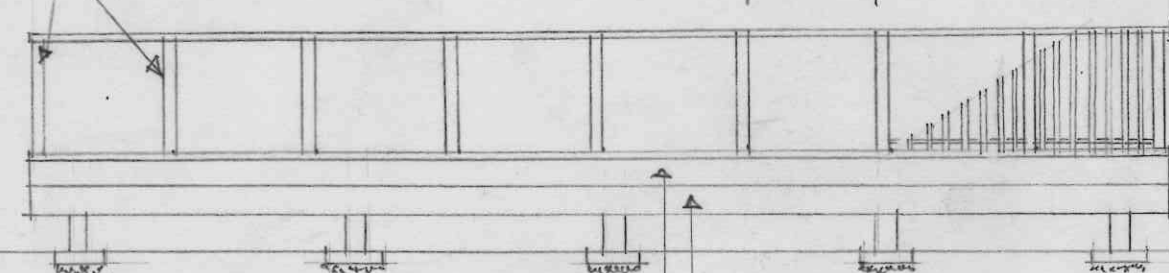
Plan

3/16" = 1'-0"

4X4 P.T. POSTS AT 4'-0" O.C.
FASTENED TO JOIST AS
DETAILED ON ATTACHED
DRAWINGS EB-2 AND EB-6.

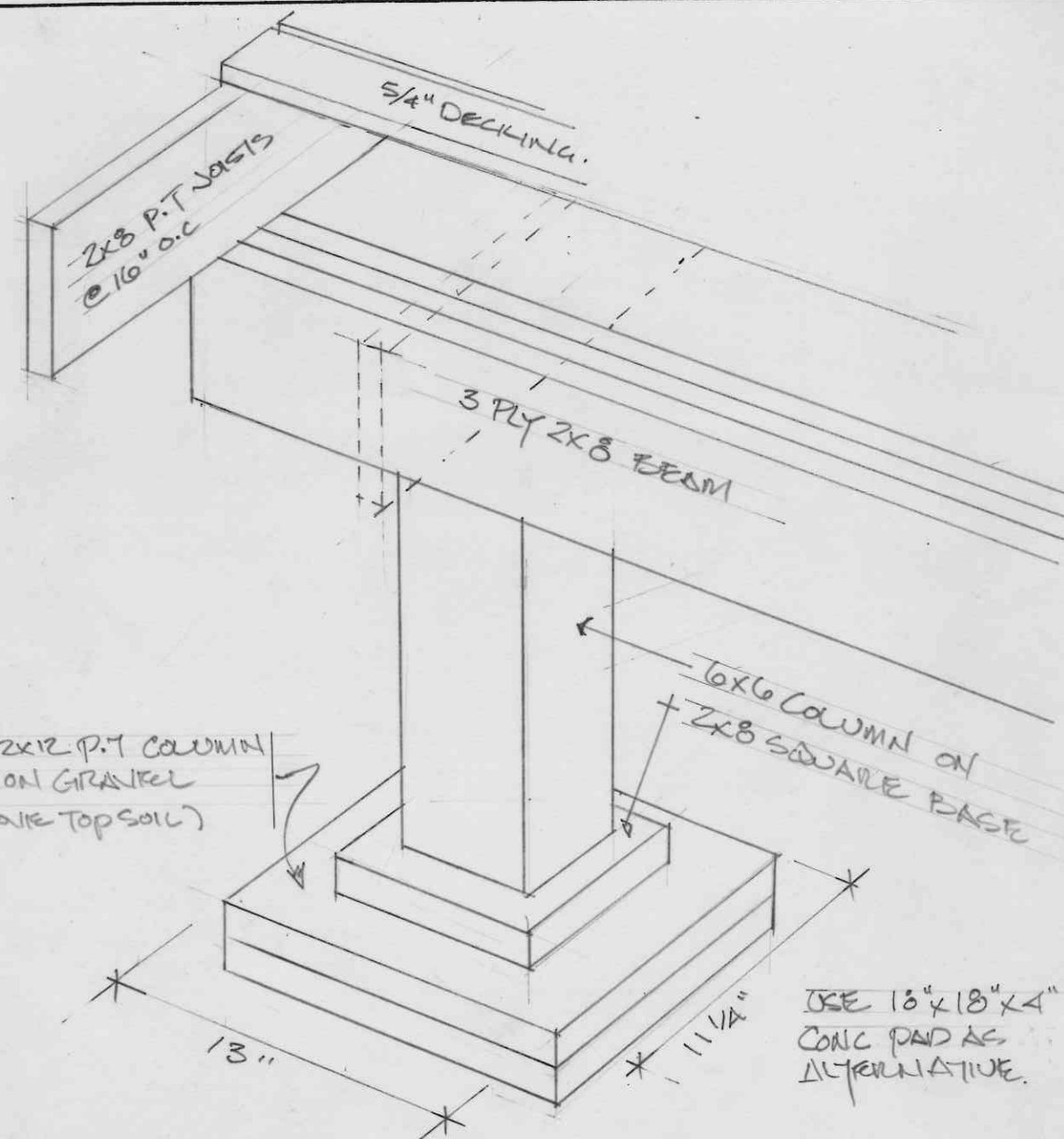
5'-1" MAX BETWEEN 4X4 POSTS

GRADE ↓



Elevation

3/16" = 1'-0"



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N.T.S.

- 35" TALL GUARD CONSTRUCTED IN ACCORDANCE WITH DETAILS (EC-3, EA-5 AND EB-2) ATTACHED OR DETAIL ED-2, ED1, ED5 & EB-2.
- IF THE HEIGHT OF THE DECK ABOVE GRADE IS GREATER THAN 24", A GUARD MUST BE BUILT ON ALL SIDES OF THE DECK MIN. 35" TALL

* SEE NOTES ON COVER SHEET.

TYPICAL TRAILER
DECK.

TRAILER PARK: LOT #

DRAWN BY:

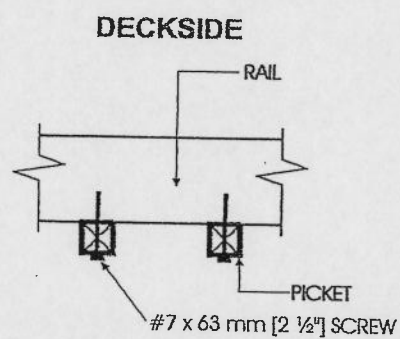
DRAWING #

REVIEWED BY:

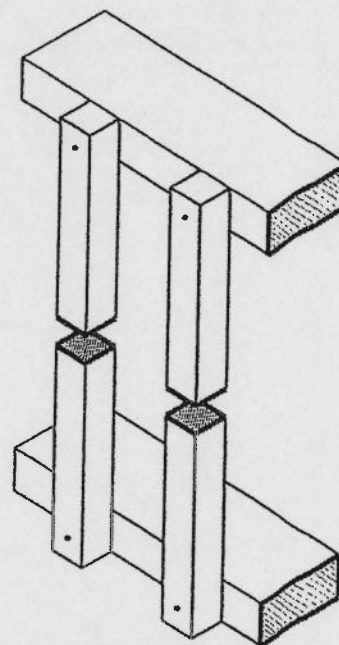
SCALE:
HORIZ.
VERT.

DATE:

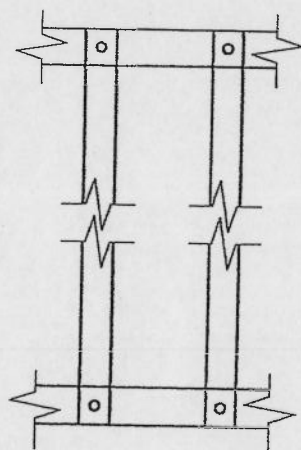
A1



PLAN



AXONOMETRIC

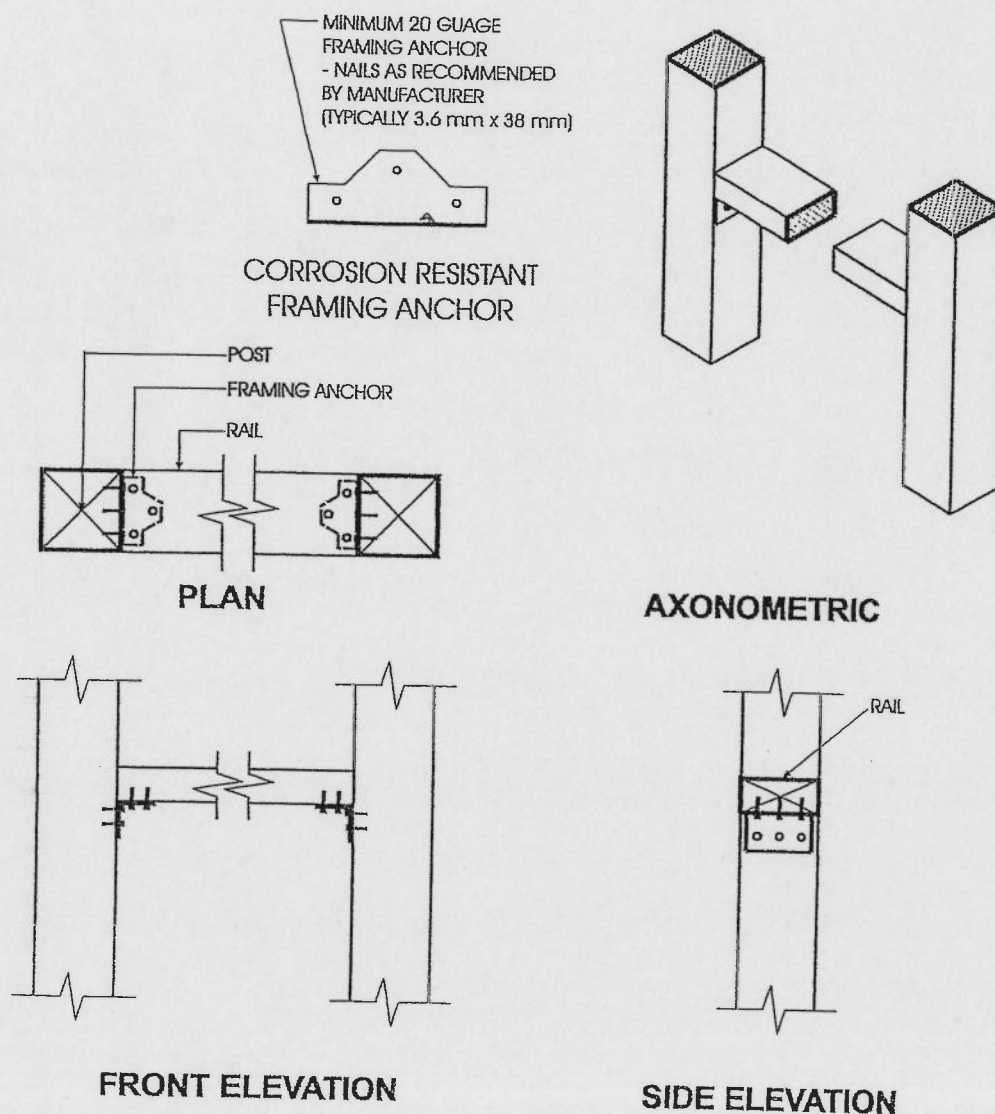


FRONT ELEVATION



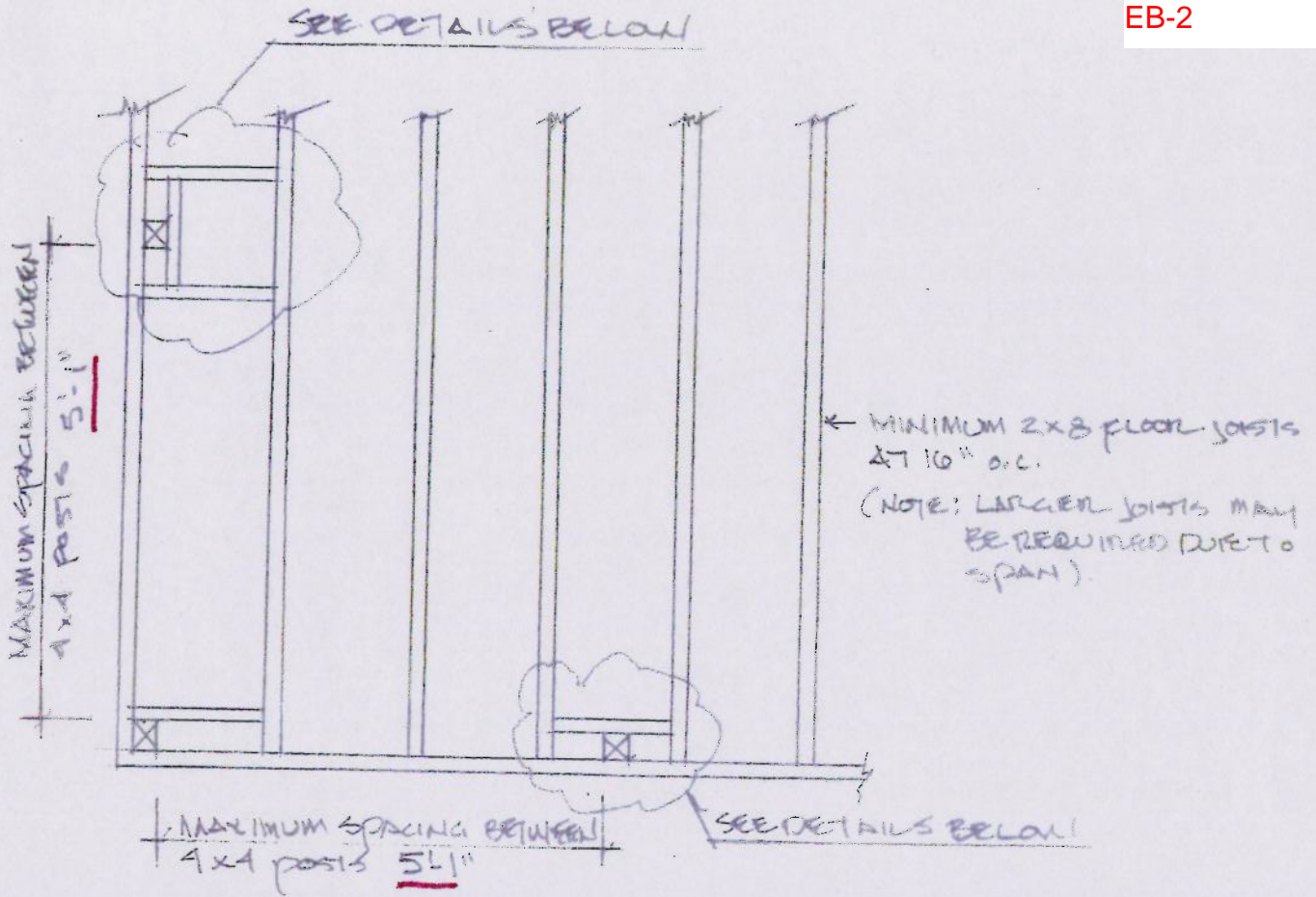
SIDE ELEVATION

Detail EC-3**Exterior Connection: Infill Picket Screwed to Rail**

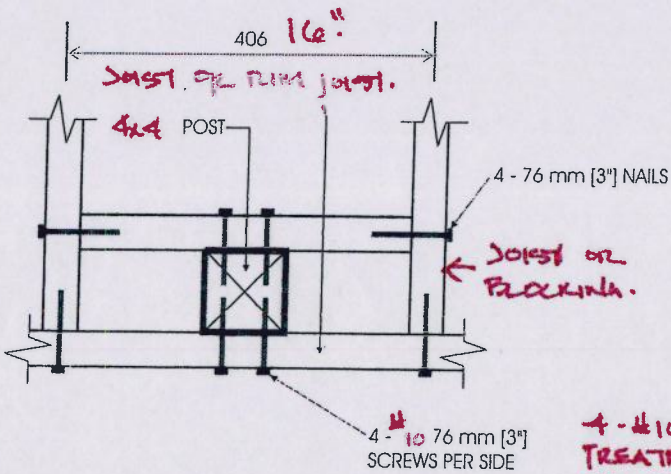
**Detail EA-5****Exterior Connection: Top/Bottom Rail Fastened to Post with Framing Anchors****Notes:**

1. Provide support to bottom rail at intervals not more than 2.0 m (6'-7").
2. The bottom rail may be bevelled as detailed in Figure 2.1.2.
3. Dimensions shown are in mm unless otherwise specified.

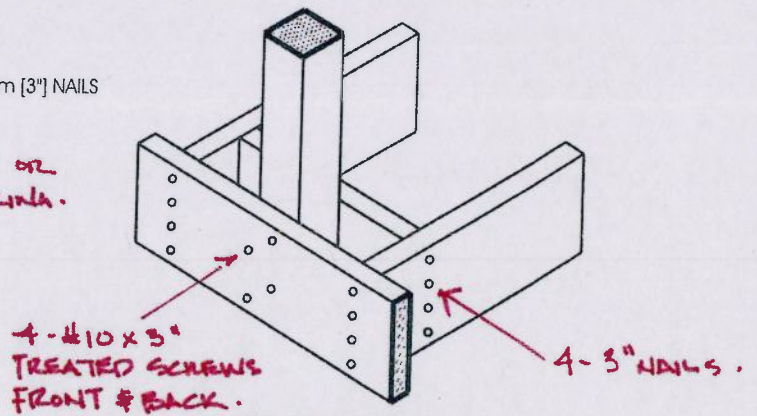
MAXIMUM SPAN OF RAIL BETWEEN POSTS	
Species	Maximum Span, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	2.72 (8'-11")
Northern Species	2.18 (7'-2")
Column 1	2



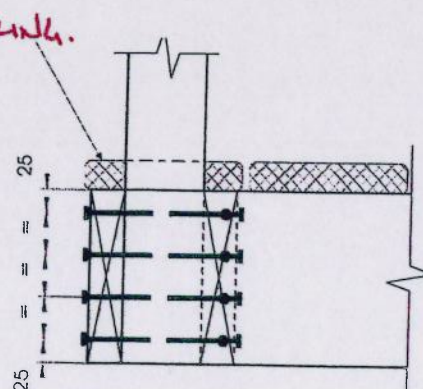
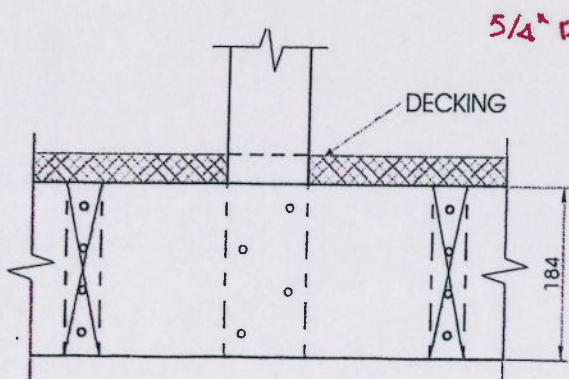
DETAIL EB-2 FROM OBC SB-7



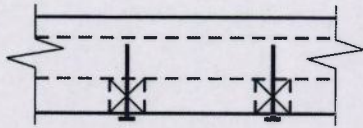
PLAN



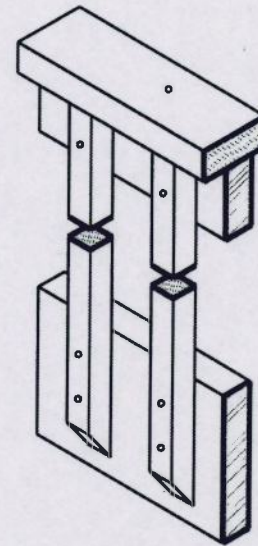
AXONOMETRIC



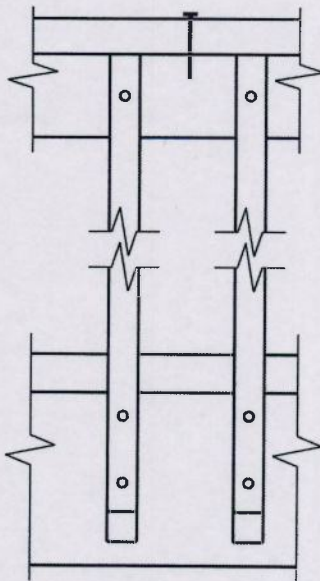
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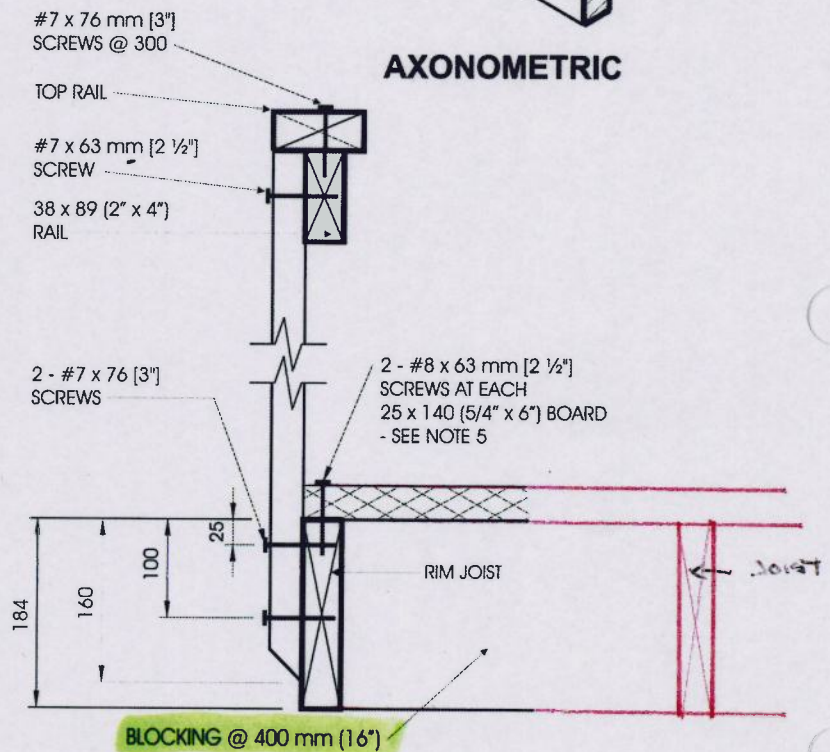
PLAN



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FRONT ELEVATION



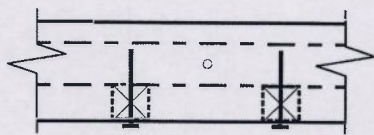
SIDE ELEVATION

Detail ED-2

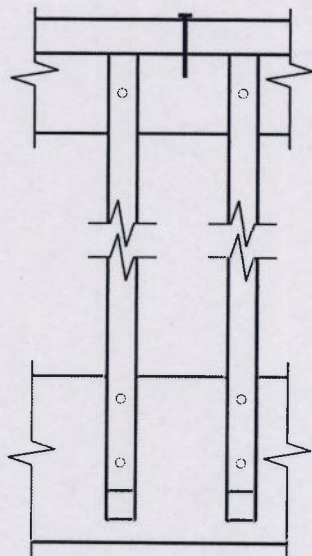
**Exterior Connection: Cantilevered Picket Screwed to Rim Joist,
Guard Parallel to Floor Joists**

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").



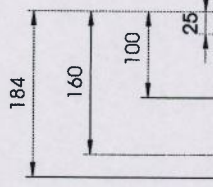
PLAN



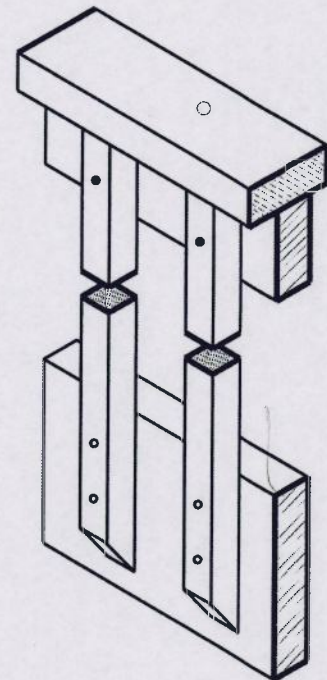
FRONT ELEVATION

#7 x 76 mm [3"]
SCREWS @ 300

TOP RAIL

#7 x 63 mm [2 1/2"]
SCREW38 x 89 (2" x 4")
RAIL2 - #7 x 76 [3"]
SCREWS

SIDE ELEVATION



AXONOMETRIC

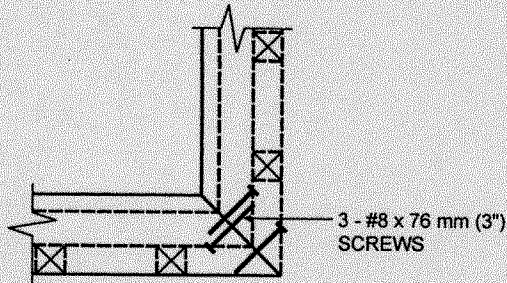
#8 x 63 mm (2 1/2")
SCREWS @ 200 (8")
- SEE NOTE 52 - #8 x 63 mm (2 1/2") SCREWS
PER CONNECTION WITH JOISTS
THROUGH 25 x 140 (5/4" x 6")
DECKING (OUTER BOARD ONLY)
- SEE NOTE 5

RIM JOIST

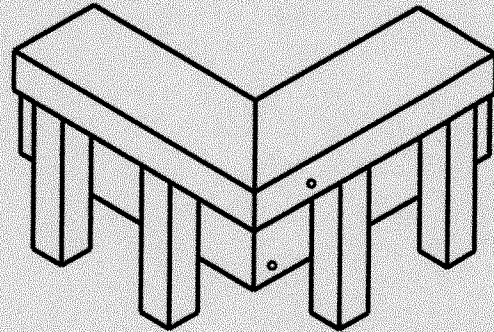
JOISTS @ 406

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").

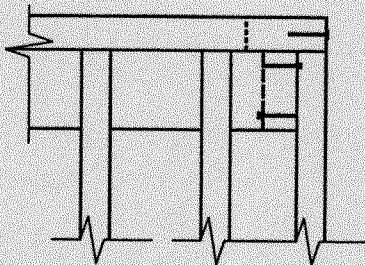


PLAN TOP RAIL

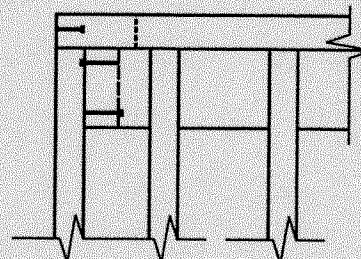


AXONOMETRIC

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



FRONT TOP RAIL



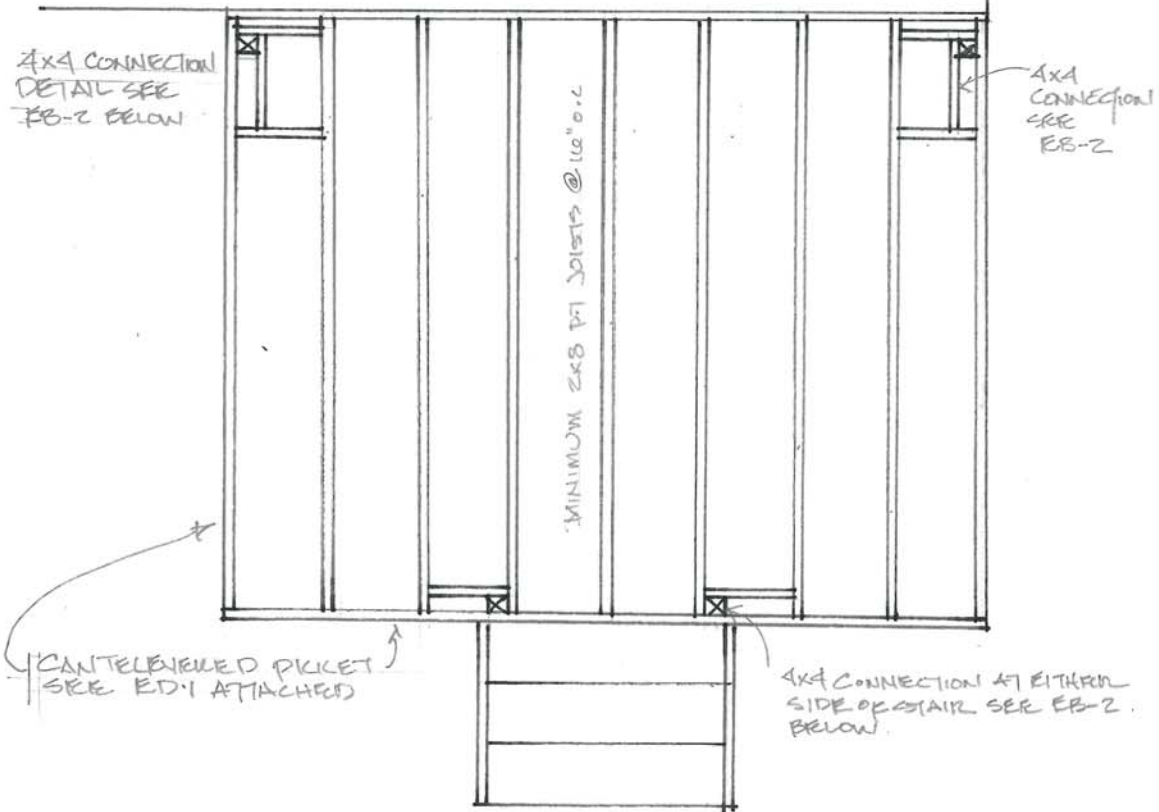
SIDE TOP RAIL

Detail ED-5

Exterior Connection: Corner Joint

Notes:

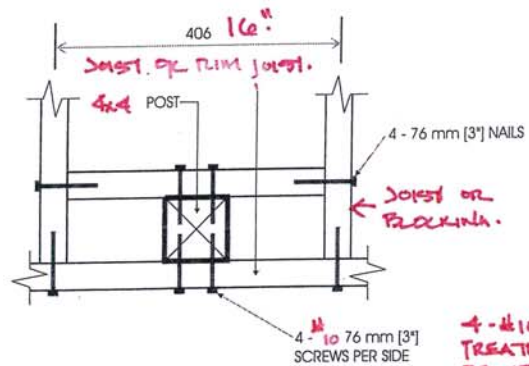
1. Screws fastening pickets are omitted for clarity.
2. Provide a minimum of 10 pickets beyond the return if end restraint of the guard is provided by this return detail only.



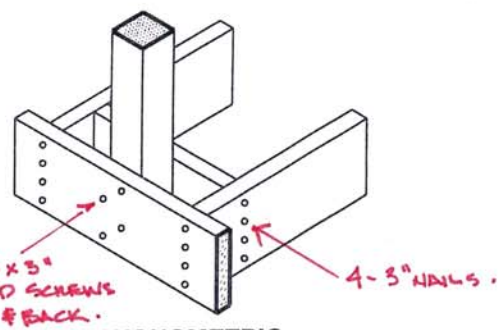
CANTILEVERED PICKET CONNECTION DETAIL

SCALE 1/2" = 1'-0"

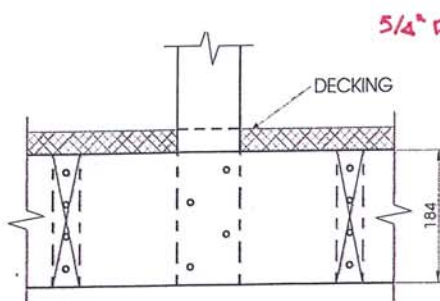
DETAIL EB-2 FROM OBC SB-7



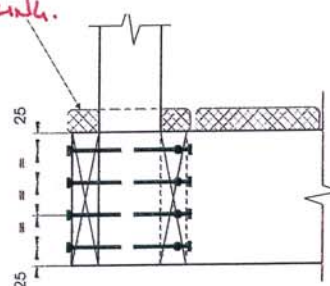
PLAN



AXONOMETRIC



FRONT ELEVATION



SIDE ELEVATION

FLOOR NAILING

BUILDING CODE REFERENCES

DIVISION B

- 9.23.3.3. Prevention of Splitting
- 9.23.3.4. Nailing of Framing
- 9.23.8.3. Built-up Wood Beams

Floor nailing requirements can be found in Article 9.23.3.4. of the Code. These nailing provisions encompass all nailing requirements for houses. The requirements as they apply to the floor system alone follow.

NAILING OF FLOOR FRAMING

Figure 3.11 identifies the minimum nail length and number to be used in the framing of floors. Nails must be staggered in the direction of the grain and kept well in from the edges of the member to minimize splitting of the wood.

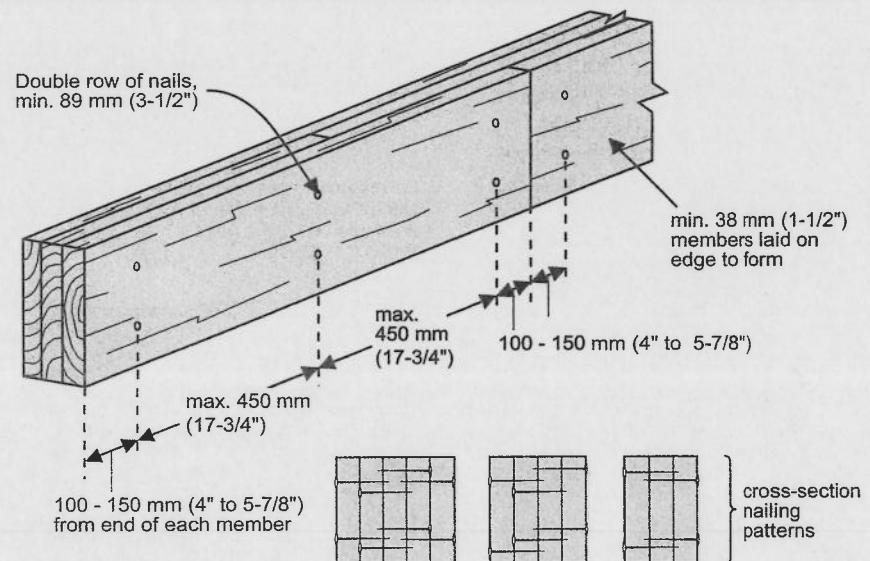
Nailing for Framing		
Construction Detail	Minimum Length Nails mm (inches)	Minimum Number or Maximum Spacing of Nails
• Floor joist to plate - toe nail	82 (3-1/4")	2
• Wood or metal strapping to underside of floor joists	57 (2-1/4")	2
• Cross bridging to joists	57 (2-1/4")	2 each end
• Double header or trimmer joists	76 (3")	300 mm (11-3/4") o.c.
• Floor joist to stud (balloon construction)	76 (3")	2
• Ledger strip to wood beam	82 (3-1/4")	2 per joist
• Joist to joist splice	76 (3")	2 at each end
• Tail joist to adjacent header joist (end nailed) around openings	82 (3-1/4") 101 (4")	5 3
• Each header joist to adjacent trimmer joist (end nailed) around openings	82 (3-1/4") 101 (4")	5 3

Figure 3.11
Nailing for Framing

(9.23.3.4.)

NAILING OF BEAMS

The requirements for the nailing of built-up wood beams are intended to ensure that the built-up wood members act as a single piece of lumber. Three, four, or five individual pieces of lumber that comprise a beam and that have not been suitably tied together will not have the same strength as the equivalent single piece of lumber. Figure 3.12 and 3.13 show the Code requirements for nailing of built-up beams.

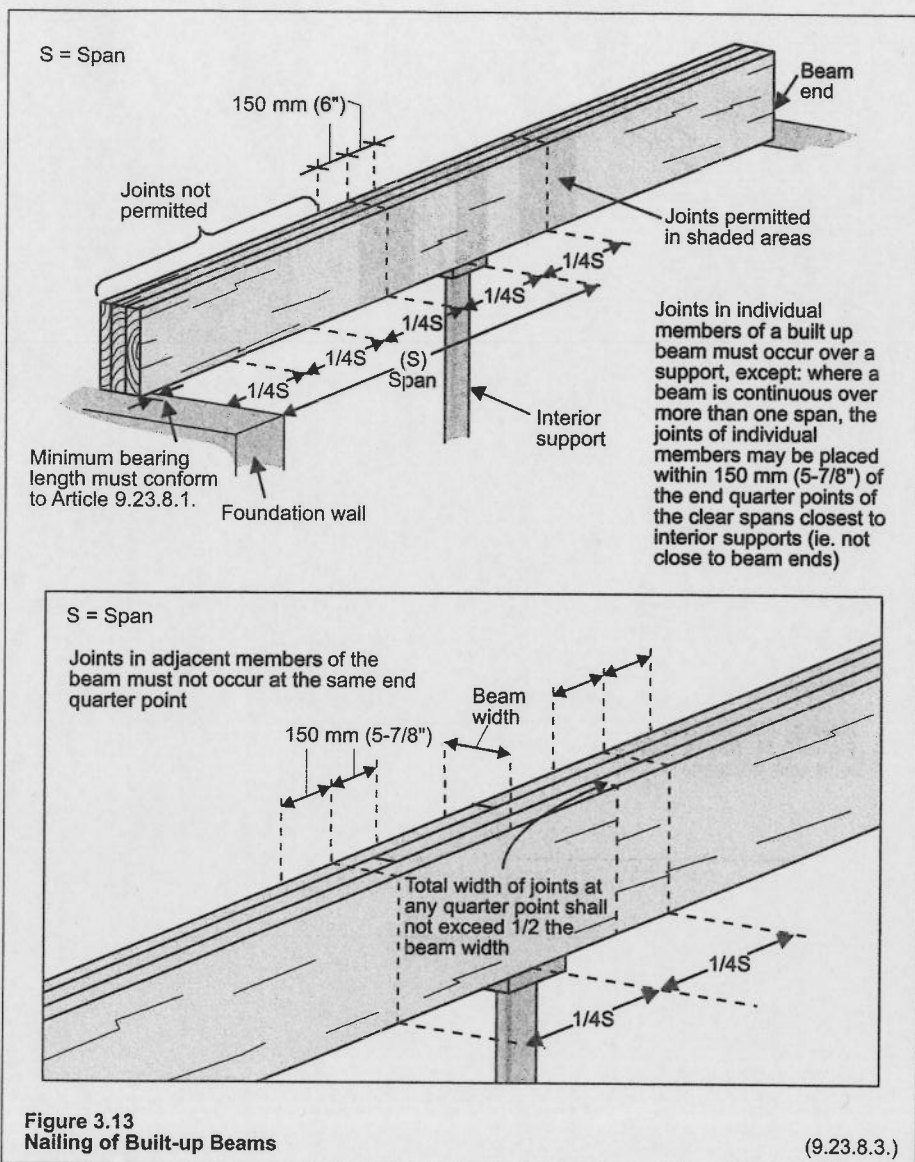


Note:

As an alternative to nailing, bolt members together with minimum 12.7 mm (1/2") diameter bolts with washers and spaced 1.2 m (3' 11") max. o.c. with end bolts not more than 600 mm (23-5/8") from the ends of the members.

Figure 3.12
Nailing of Built-up Beams

(9.23.8.3.)



JOIST AND BEAM SUPPORT

BUILDING CODE REFERENCES

DIVISION B

- 9.20.8.3. Bearing of Beams and Joists
- 9.23.8.1. Bearing for Beams
- 9.23.9.1. End Bearing for Joists
- 9.23.9.2. Joists Supported by Beams
- 9.23.9.3. Restraint of Joist Bottoms
- 9.23.9.4. Strapping and Bridging in Tables A-1 and A

Wood, glue-laminated or steel beams used in houses must bear no less than 89 mm (3-1/2") at end supports to avoid the crushing of beam or support material and to adequately transfer the load from the beam to the support. Beams should be level and bear evenly. Refer to Figure 3.14. Further requirements for built-up wood beams are detailed in the notes associated with the span tables in the Code. For example when supporting not more than one floor, 3-ply wood beams supporting lengths greater than 4.2 m (14') require a minimum bearing length of 114 mm (4-1/2") while 4-ply and 5-ply wood beams will only require a minimum bearing length of 76 mm (3").

End bearing for joists can be no less than 38 mm (1-1/2").

Any beam or joist bearing that does not comply with Part 9 must comply with Part 4.

