



*At the Heart of Community*

# Decks

## Materials

\*No. 2 pressure treated pine is the minimum grade beam size permitted.



## Rules & Restrictions

\*All work shall include all items required by the 2018 International Residential Code, including, but not limited to, the items listed on the attached checklist.

\*Decks with roof structures and screen rooms attached to the house must refer to the addition handout and requirements.

\*Piers shall be a minimum of 8" diameter and 42" below grade.

\*Decks shall be designed to a minimum live load of 40 lbs. per sq. ft, balconies at 60 lbs.

\*Piers are required for the support of all stairs.

\*Remove all vegetation below your deck. Install a landscape fabric or similar material and cover with a minimum of 2" of gravel.

\*Posts shall be anchored to the concrete piers with approved galvanized metal anchors.

\*Pre-cast concrete pads on grade for deck support are not permitted.

\*Any deck attached to a cantilever greater than 2 ft. requires additional piers and beams.

\*Call J.U.L.I.E. (800-892-0123) before digging.

## What to Submit

\*Completed application.

\*1 copy of a Certified Plat of Survey with the proposed location of the deck and stairs drawn to scale with dimensions. Indicate side and rear setbacks.

\*1 copy of plan details drawn to scale with dimensions, elevations, and details of the deck construction. Include elevation showing finished grade.

## Inspections

\*Inspections are scheduled for A.M. or P.M. Monday through Friday with 48 hours advance notice. Call (847) 540-1696 ext.8150 . Same day re-inspections are not available.

\*Pre-pour inspection – after pier holes or trench foundation are excavated.

\*Framing inspection – prior to installation of the decking material.

\*Final inspection

## Locations

\*Decks shall maintain a minimum 7' side yard setback for subdivisions before 1991 or as the subdivision was platted (whichever is greater). In most cases a 10' side yard is required for subdivisions after 1991.

\*Decks shall not be located within 23' of the rear lot line.

\*Decks shall not be located in any easement.

## Costs

\$63.00 Plan Review Fee  
\$89.00 Permit Fee  
\$89.00 Electrical Fee (min)  
(if necessary)  
\$500.00 Building Deposit  
-refunded in accordance with Municipal Code Title 8, Chapters 2-6, Sections A-E. Allow 4-6 weeks for refund after final inspection has taken place.

\*If final inspection is not scheduled and approved prior to expiration date on permit, the building deposit will be forfeited to the Village.

## Note:

\*If an inspector needs to return more than once for the same phase of any required inspection, an \$100.00 re-inspection fee will be required to be paid before the re-inspection takes place.

I have read and reviewed these requirements.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date



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This checklist for deck construction is **only a summary** of the code requirements based on the 2018 International Residential Code.

### The plans shall include

- The deck ledger shall be attached to the house with minimum  $\frac{1}{2}$  inch through or Lag bolts, two at each end and at a maximum 24-inches o.c. staggered. Install flashing to weatherproof the ledger.
- Beams must be fastened to the posts with a minimum of a 3/8-inch bolt or an approved galvanized post anchor.
- Joist hangers shall be installed at all locations where joists exceed 24" in length where the joists butt into headers, beams or ledgers. Install with approved nails only.
- All posts shall be bolted to the deck framing with minimum 1/2" threaded through bolts.
- Decks 48" or greater above grade require diagonal bracing at least 30" in length at all posts.
- Guardrails are required on all surfaces 30" or more above the adjacent surface below the deck. This includes stairs and seats on decks.
- Guardrails shall be a minimum of 36" in height except that stairs required to have guardrails may have guardrails a minimum of 34" in height.
- Guardrails may be closed. Open guardrails shall have vertical members that will not allow the passage of an object 4" in diameter.
- Decks may be cantilevered a maximum of 24-inches. Cantilevers exceeding 24-inches shall require a structural design signed and sealed by a design professional.
- Framing and decking material is to be pressure treated or of decay resistant material.
- Bridging is required when joist spans are greater than 10' between support beams.
- Lateral loads shall be transferred to the ground or to a structure capable of transmitting them to the ground. Hold-down tension devices shall be installed in not less than two locations per deck, within 24 inches of each end of the deck. Each device shall have an allowable stress design capacity of not less than 1,500 pounds. As an alternative, the hold-down tension devices shall be installed in not less than four locations per deck, and each device shall have an allowable stress design capacity of not less than 750 pounds.

### The plans shall include (cont.)

- Notching, cutting, drilling or altering joists, beams and supports is strictly controlled by the Code. If you have any questions, please call the Plans Examiner (540-1696) for further information.
- Headers and adjacent framing shall be doubled and properly nailed together.
- Please include your deck's height above grade on all plans.
- Include a plan view of all front, rear and/or side elevations. Include a detail indicating the method of attaching the deck to the house. See sample plan attached.
- The plans shall indicate all electrical lines, meter locations, pedestals, windows/window wells, exhaust vents or items located within the construction area.

### General Stair Requirements

- Handrails shall have a minimum height of 34" and a maximum height of 38".
- Handrails are required on all stairs with four or more risers.
- Handrails must meet requirements. **2 x 4's are not allowed.**
- Stairs are required to be a minimum of 36" wide. Stairs in excess of 36" in width shall have an additional stringer for each 36" in width or part thereof.
- Stair treads shall be a minimum of 10" deep.
- Stair risers shall have a maximum height of 7 3/4".
- Indicate the location and depth of the piers
- Stair tread and riser measurements must be consistent throughout the run of the stair.
- Stair stringers shall be anchored to frost protected concrete piers.
- Stair locations shall be indicated on the plans in their exact location.