



## CONTACT

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Building Department  
(815) 469-2177

## DECKS

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### OVERVIEW:

A permit is required for the construction or repairs of a deck. The current building permit fee is \$70.00.

### APPLYING FOR THE PERMIT:

The property owner will need to submit the following information when applying for this permit:

- Complete and submit a building permit application.
- Submit a plat of survey indicating the proposed location of the deck in relation to the property lines.
- Submit Developers approval and or Homeowners Association approval if applicable for your subdivision.
- All decks shall be designed and constructed in accordance with the 2012 International Residential Code. The code requires the deck to be constructed to meet the minimum live load of 40 PSF, and 60 PSF for guardrails. Provide (2) detailed scaled dimensional drawings that include the following: 1. Posthole pier depth, diameter, and attachment of posts to the concrete piers and location of piers. 2. Overall height of the deck above grade including post size and sway bracing. 3. Size of beams, spans, spacing between beams and material species. 4. Size of joists, spans, spacing between joists and material species. 5. Ledger board connection to the structure is one of the most critical connections in the construction of the deck. Attachment shall not be accomplished by only nailing but shall include thru-bolts or lag-bolts that secure the ledger board into the rim-joists or vertical studding of the structure. Securing the ledger board to non-structural masonry is not permitted. 6. Provide information on the joist hangers, locations, and material fasteners to ensure compatibility with the selected material species. 7. Provide information on the decking, material species and dimensions of material. 8. Decks elevated more than 30" above grade shall

have a guardrail not less than 36 inches in height. Open sides of the stairs with a total rise of 30 inches shall have a guardrail not less than 34 inches. The guardrails for the deck shall be constructed to prevent the passage of a 4-inch sphere. Required guardrail for the open side of the stairs shall be constructed to prevent the passage of a 4-3/8 inch sphere. Stairs shall have a maximum rise of 7-3/4 inches and a 10-inch minimum tread nosing to nosing. The minimum width shall not be less than 36-inches. 9. Handrails are required on all stairs with four or more risers. Handrails shall be installed at a height of not less than 34-inches nor more than 38-inches. Handrails shall be continuous, the full length of the stairs and the ends returned. Grip size shall be 1-1/4 inch minimum and 2-5/8 inch maximum.

- If you plan on construct a deck out of PVC materials or other manufactured components, it is imperative that the manufacturers' installation requirements are followed. Complete documentation including material specifications need to be submitted.
- Contractor registration is required prior to issuance of the permit.
- **Required Inspections:** Pre-pour inspections for postholes, framing inspections required for elevated decks and final inspections.