



## **Decks**

Decks are permitted in the rear yard or side yard, but must be located at least 7 feet from the property line and not in a public drainage or utility easement. On a corner lot, a deck may be located in the corner side, NOT extending past the required corner side yard setback.

### **Requirements and Documents to be Submitted:**

- Permit Application
- Legal Plat of Survey showing proposed location of deck, distance from lot lines and dimensions of deck.
- Description/ Plan of proposed deck (including materials, railing and stairway specifications, pier depth & framing details see *attached list for specifics*)
- If the proposed deck will surround or abut a swimming pool, barrier requirements will apply.
- If the work to be performed by anyone other than the homeowner/resident the contractor must be registered with the Village.
- Homeowner Association approval where applicable
- You must call JULIE (811) prior to digging.

### **Fees:**

Administration Fee	\$25.00
Permit Fee	Square Feet x \$.25 (minimum \$20)
Inspection Fee	\$25.00

**Inspections:** Final (when deck installation is complete)

## Plan Requirements

Pier Locations: Pier diameter 10" minimum for open decks. Pier diameter for roofed over decks and totally enclosed decks (roof and walls) may require plans which are prepared, signed and sealed by a registered Illinois Architect or Structural Engineer. Post holes shall be minimum 42" deep. Piers shall terminate 6" above grade minimum.

Joist size, spacing, direction, specie and grade shall be indicated on the plans. Joist hangers are required at all ledger boards and flush girders/beams.

Decks shall be designed to support a 40 pound per square foot uniformly distributed live load and the material dead load. Decks subject to additional loading from spas or hot tubs shall be specially designed to safely support all additional live and dead loads.

All beam/girder sizes and method of attachment to house shall be indicated. All column locations, sizes and method of attachment to piers shall be indicated.

A 36" high guardrail is required on all decks 30" or more above grade. Balusters or intermediate rails shall not permit a sphere not exceeding 3-3/4" to pass through the spaces. Balusters and intermediate rails shall not be arranged to create a ladder effect. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guardrails not less than 34" in height measured vertically from the nosing of the tread.

The maximum riser height for a stairway shall not exceed 7-3/4" and the tread depth shall be 10" minimum. The riser height shall be measured vertically between leading edges of the adjacent treads. The tread depth shall be measured horizontally (nosing to nosing) of the foremost projection of adjacent treads and at right angle to the treads leading edge.

Basement windows and electrical services shall not be covered or enclosed by the proposed deck construction.





**Application for Building Permit**

**Permit #** \_\_\_\_\_

**Application is hereby made for:**

_____	New Single-Family Residence	_____	New Non-Residential Building
_____	Addition/Alteration to Single Family	_____	Addition/Alteration to Non-Residential Building
_____	Miscellaneous/Other (Fence, Deck, Pool, Etc.)		
_____			

Address of Property _____	PIN # _____
Subdivision _____	Lot # _____ Lot Size _____
Zoning District _____	County _____ Township _____

**An Accurate Plat of Survey Must Be Included With All Permit Applications**

Permit Applicant \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

*I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.*

_____	_____
<i>Signature of Applicant</i>	<i>Application Date</i>

**Owner** \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

**General Contractor** \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

Village of Diamond Registration # \_\_\_\_\_ Expiration Date \_\_\_\_\_

**Architect** \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_