



BUILDING DEPARTMENT
(847) 395-1000
FAX: (847) 395-1920
Hours: 8:00 am – 4:30 pm

DECK CONSTRUCTION

Contact J.U.L.I.E. (1-800-892-0123) before digging!

Below you will find a summary of code requirements for building decks within the Village of Antioch, based upon the 2003 International Residential Code. **THIS IS ONLY A SUMMARY**. You may find it helpful to become more familiar with the Building Code, as you are designing and constructing your deck. Please feel free to call the Plans Examiner at (847) 395-1000 if you have any questions.

WHERE CAN MY DECK BE LOCATED?

- Decks shall not extend beyond side yard setback lines.
- Decks shall not be located within 25' of the rear lot line UNLESS deck is less than two feet (2') in height as measured from grade. Must maintain a minimum ten foot (10') setback as measured from the rear yard property line.
- Decks shall not be located in any easement.
- The deck, as well as all other structures on the property, cannot exceed more than 35% of the lot area.

GENERAL REQUIREMENTS

- Decks with a roof structure attached to the principle structure should refer to the **screened porch, three season's room or room addition** handouts.
- Residential decks are required to be designed for **40** pounds per square foot, commercial decks at **100** pounds per square foot and balconies at **60** pounds per square foot.

SPECIFIC REQUIREMENTS TO BE NOTED IN YOUR DRAWING

- **Use nails, screws, bolts, hangers, flashings (vinyl) and brackets appropriate for today's treated materials.**
- Site preparation- area shall have top soil, vegetation, and foreign matter removed. A weed block fabric is to be covered with stones. This pertains to decks very close to the ground which prevents lawn care below the deck.
- Piers are to be a minimum of 10" in diameter (consult a licensed designed professional) and 42" below grade.
- Use a post bracket to secure each post to its concrete pier. This helps prevent *uplift*. Bolt all beams to the posts or if beam sets on posts use a bracket to lock the beam onto the posts.
- Framing and decking material is to be pressure treated or decay resistant material.
- Install a treated ledger at the house using ½" lags staggered 16" o.c. and use galvanized brackets or 2x2 ledger strip to support the floor joists to it.

- Install joist hangers wherever joists are not supported by framing below. **Double the rim joists** that carry floor joist with no support below them.
- Maximum floor joist cantilever over beam is 24”.
- Bridging is required for spans over 8’.
- Notching, drilling and/or altering joists, beams and supports are all strictly controlled by the Code.
- Minimum stair width is **36”**
- Stair **risers 7 ¾”** maximum **but all equal.**
- Stair **treads 10”** minimum **but all equal**, nosing to nosing.
- Stair **nosing** is not to exceed **1 ¼”**.
- A double **5/4”** tread is inadequate to provide the 300# concentrated load unless it is supported by additional stringers in 18” increments unless manufacturer requires more.
- Handrails shall be provided on at least **1** side of each continuous run of treads or flight with **4** or more risers.
- Handrails for stairs are to be **34”** to **38”**.
- Handrail grip size is to be **1 ¼”** to **2”**.
- Decks **>30”** above finish grade the **guardrail has** to be **42”** (N.F.P.A. 101-#5-2.2.4.6(c)).
- All guardrail posts are to be bolted to deck with ½” thru bolts. Install bridging for post support when post is bolted to end floor joist.
- Handrails/guardrails verticals shall be spaced as to **not** allow a 4” sphere to pass thru between them. **No ladder designs!**
- Install a substantial solid pad at the base of the stairs to extend **36”** out from the bottom riser and as wide as the stairs.
- Decks over 48” above grade need diagonal bracing at least 30” long on all sides of the posts.
- Include the deck height above grade and all elevation views.
- Plans shall include all electric lines, meter location, pedestals, windows and wells, exhaust vents of all kinds locate with in the construction area. The Village of Antioch is not responsible for relocation of any utilities. This is the sole responsibility of the home owner.

WHAT INFORMATION DO I NEED TO SUBMIT FOR A PERMIT?

- Completed Permit Application.
- Proposal from Contractor; if applicable.
- Three Scalable Certified Copies of the Plat of Survey, ***in its entirety***, with the proposed location of the deck and stairs drawn to scale with dimensions. Indicate the side and rear set backs.
- Three Sets of Building Plans drawn to scale with dimensions, elevations, and details of the deck construction: size, reinforcement and materials. Include an elevation showing the finished grade.
- Copy of the Homeowner’s Association Approval Letter or sign Disclosure (attached) whichever is applicable.

WHAT HAPPENS NEXT?

We will contact you by phone or fax within 5 – 10 business days to inform you when your permit is ready to be picked up. Work cannot be started until the permit is paid for and picked up. The permit must be picked up in person. We accept cash or checks. If there are additional items needed before permit issuance we will try to contact you as soon as possible.

HOW MUCH WILL MY PERMIT COST?

Permit fees are determined by the cost of construction (2%), or a minimum of \$50.00, which includes plan review fees, and all inspections. Per Village Ordinance 09-11-32 50% of the fee shall be collected at the time of permit submission (application).

Per Village Ordinance 09-08-23 an electronic filing fee will be assessed. If electronic documents are not provided by the applicant, each application for a site development or building permit fee shall be accompanied by a 10 dollar flat fee plus, 8 dollars for each 24" by 36" full sized plan sheet and 1 dollar per 11" by 17" or smaller sheet.

WHAT INSPECTIONS ARE REQUIRED?

1. Post Holes - after pier holes are excavated, and before pouring concrete
2. Framing - after framework is complete – prior to installation of decking materials
3. Completion

INSPECTIONS ARE SCHEDULED MONDAY THROUGH FRIDAY BY CONTACTING THE BUILDING DEPARTMENT AT (847) 395-1000 BEFORE 2:00 P.M. THE PREVIOUS DAY BEFORE THE INSPECTION IS NEEDED. THIS IS A MINIMUM, DEPENDING ON THE WORKLOAD; IT MAY NOT ALWAYS BE POSSIBLE TO SCHEDULE AN INSPECTION FOR THE FOLLOWING DAY.

PROVIDE PERMIT NUMBER AND ADDRESS WHEN CALLING IN FOR INSPECTIONS.

IF THE INSPECTOR NEEDS TO RETURN FOR THE SAME INSPECTION, A \$150.00 RE-INSPECTION FEE IS REQUIRED TO BE PAID BEFORE A RE-INSPECTION CAN BE SCHEDULED.

NO RE-INSPECTION ON THE SAME PHASE OF CONSTRUCTION SHALL BE DONE IN THE SAME 24-HOUR PERIOD.

THIS IS TO SERVE AS WRITTEN DOCUMENTATION THAT I WILL COMPLY WITH ANY/ALL REVIEW COMMENTS RECEIVED FROM THE INSPECTORS OF THE VILLAGE OF ANTIOCH AS THEY PERTAIN TO THE ISSUANCE OF PERMIT NUMBER _____.

Further, this is to serve as written notice that NO ADDITIONAL OPTIONS will be incorporated into Construction Permit "after-the-fact". Should any additional options/revisions be required/desired after this permit has been issued and construction has begun, the work on said options/revisions will NOT begin until such time that the Permits Coordinator or the Chief Building Inspector has been contacted and informed of any/all revisions/options. This will allow for appropriate revisions to be added to the plan submitted and for file to be maintained appropriately, allowing for proper authorization of same. It will also allow for proper fee structure to be applied and for all necessary paperwork to be completed and reviewed by our Inspectors prior to the additional options/revisions being incorporated into this particular permit application.

This permit (once issued) will cover only the work specified on the plan submitted. I understand that a signed/notarized Contractor's Statement may be required at the time that the construction is ready for a Final Inspection.

If any changes occur with regards to the sub-contractors reflected on the permit, notice will be given to the Village (in writing) so that all appropriate insurance and bonding requirements will be met PRIOR to that portion of the work beginning.

I am aware of the review comments made by the Inspectors and will adhere to their findings. All concerns regarding this application for permit have been addressed. Signing of this is an acknowledgment of that fact and also the understanding that I will also comply with/adhere to any/all comments, concerns, adjustments or determinations of the Village Inspectors which may result at the site, once work is in progress.

The property-in-question may be subject to Covenants, Conditions, and Restrictions (CCR's), which are private restrictions subject to enforcement by a Homeowners' Association. In issuing any construction permit, the Village of Antioch makes no representation that the approved plans comply with the provisions of the CCR's.

NOTE: Building Plans are to be kept on site as per Building Code

THE APPLICANT ACKNOWLEDGES TO HAVE READ THE ABOVE, AND AGREES TO SAME.

Signature

Date

DISCLOSURE REGARDING PRIVATE COVENANTS

The undersigned owner of property (listed below) in the Village of Antioch hereby acknowledge that the Village of Antioch has advised them that there may be private covenants, restrictions and conditions of record (the “private covenants”) which do not allow the undersigned to execute the type of work requested, even though doing so may be allowed under the Village’s ordinances upon issuance of a building permit. The Village does not enforce private covenants. However, under most private covenants a homeowner’s association or any owner or owners in a subdivision have the power to enforce the covenants, including making you remove the improvements and paying for their attorney’s fees if they are successful in any litigation to enforce the private covenants. If you are not sure whether the private covenants allow you to make proposed improvements, you should review the private covenants before installing them and entering into a contract to have the improvements installed by a contractor or yourself.

Owner

Owner

Address

____ - ____ - ____ - ____

Pin Number