



I certify that I have received a copy of these regulations and will comply with the regulations contained herein.

_____ Name

_____ Date

INSPECTIONAL SERVICES DIVISION
630-823-5860

A Building Permit is Required for Decks

Location Requirements

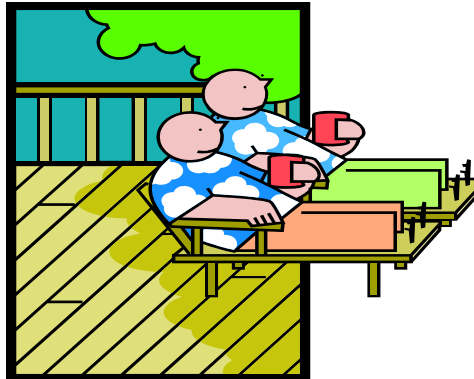
A deck is permitted in the rear yard only.

It must be located at least five (5) feet from the side property line and at least ten (10) feet from the rear property line.

It cannot be built atop any utility or drainage easements.

It cannot be located below any overhead electrical wires which are less than twelve (12) feet above the finished deck surface.

Decks may not be located in the front or in corner-side yards.



Additional regulations for decks in multi-family residential districts:

- There is no minimum setback from side property lines for at-grade decks and patios on interior multi-family units for lots less than 25-feet in width.
- Decks in multi-family districts must be located at least five (5) feet from the rear lot line.
- Decks on end multi-family units must be located at least five (5) feet from the side lot line.

Apply for a Building Permit

A building permit is required for any deck. To apply for a permit, complete a development permit application and submit two (3) copies of the following:

- A to-scale (**not reduced**), **current** plat of survey of the property showing the proposed location of the

deck, with dimensions to all adjacent lot lines and the location of overhead wires on the survey.

- A plan view. The deck plan is to be drawn, to scale (1/4" per foot preferred). A description of the floor decking, the floor joist size, span and spacing and the beam sizes should be clearly marked. Overall and pier dimensions must be indicated. Any attachment to the existing structure should be shown. (See attached example).

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- A section drawing of the deck. A section should be shown through the new deck. Indicate the deck height above grade and the foundation pier depth, diameter extension above grade. Handrail/Guard Rail height and description, stair rise and run, and details and anchor bolt connections should be clearly shown. (See attached example).

Call J.U.L.I.E. (Joint Utility Locating

Applying for a Building Permit (continued)

Information for Excavators) at 800-892-0123 for a Dig Number prior to obtaining a permit. The Dig Number must be listed on the permit prior to issuance.

If a contractor will be building the deck, the firm must be registered and bonded with the Village of Hanover Park. Please call 630-823-5790 if you have any registration questions. **A permit cannot be issued without the contractor being registered.** Their registration is for your benefit and protection.

A \$50.00 (minimum) Plan Review fee will be charged. This fee is in addition to any permit fees. Please allow 7 - 10 working days for the review to be completed. Corrections and additional information may be requested if the original application is not complete. **This may cause a delay in the issuance of the permit.**

Inspection Requirements

The Building Inspector will inspect the post hole depth prior to setting posts in concrete. (Footing Inspection).

The Building Inspector will then inspect the framing of the deck. (Rough Inspection).

The last inspection is done when the deck is complete. (Final Inspection).

All of these inspections are required. To request an inspection, contact the Fire Department's Inspectional Services Division at 630-823-5860, at least twenty-four (24) hours in advance. **Please have your permit number and address available when calling.**



Approved permit plans/drawings shall be available at the work site at all times, readily accessible to the inspector for review at the time of inspection.



2121 Lake Street, Hanover Park, IL 60133
Phone: 630-823-5860, Fax: 630-823-5782, Web: www.hpil.org

REMINDERS

LUMBER USED IN THE FLOOR SYSTEM SHALL BE A MINIMUM OF #2 AND BETTER. BOLTS, HANGERS AND FLASHINGS SHALL BE COMPATIBLE WITH THE LUMBER BEING USED AND THE CURRENT IRC.

WHEN JOISTS FRAME INTO BEAMS, HANGERS SHALL BE USED FOR SUPPORT.

DECK FRAMING MUST BE SUPPORTED ON CONCRETE PIER-TYPE FOUNDATIONS WITH PIER DEPTH 42 INCHES BELOW GRADE. UTILIZING A PATIO/CONCRETE SLAB FOR SUPPORT IS NOT PERMITTED. WOOD SUPPORT POSTS ARE NOT PERMITTED BELOW GRADE.

THE CODE REQUIRES THAT ANY DECK 30" OR MORE ABOVE GRADE MUST HAVE A GUARDRAIL, 36 INCHES ABOVE THE WALKING SURFACE, AROUND THE PERIMETER WITH INTERMEDIATE RAIL CLOSURE WHICH WILL NOT ALLOW PASSAGE OF AN OBJECT 4" OR MORE IN DIAMETER. THIS INCLUDES A CHANGE IN ELEVATION BETWEEN DECK LEVELS ON A MULTI-LEVEL DECK. TO BE SAFER A GUARD RAIL IS RECOMMENDED AT ALL DROP OFFS OF 7-3/4" OR GREATER.

ALL STAIR RISERS SHALL BE OF EQUAL HEIGHT. THE MAXIMUM RISER HEIGHT IS TO BE 7³/₄" AND THE MINIMUM RISER HEIGHT IS TO BE 4". THE MINIMUM CLEAR TREAD DEPTH IS TO BE 10 INCHES. ALL STAIRS SHALL BE A MINIMUM OF 3'-0" WIDE. PROVIDE A GRASPABLE HAND RAIL, 34 TO 38 INCHES ABOVE THE NOSING, ON ONE SIDE OF A STAIR WITH 4 OR MORE RISERS. PROVIDE A GUARD RAIL AS INDICATED ON PAGE 1.

DIRT REMOVED FROM YOUR PROJECT SHOULD BE HAULED AWAY OR PLACED IN AN AREA WHICH WILL NOT INTERFERE WITH STORM WATER DRAINAGE. VILLAGE REGULATIONS PROHIBIT THE FILLING OF DRAINAGE SWALES. IF YOU HAVE ANY QUESTIONS ON WHERE TO PLACE THE DIRT, CONTACT THE ENGINEERING DEPARTMENT AT 630-823-5700.

FOUNDATION PRE-POUR, ROUGH FRAMING AND FINAL INSPECTIONS ARE REQUIRED ON ALL DECKS. TWENTY-FOUR (24) HOUR NOTICE IS REQUIRED FOR ALL INSPECTIONS.

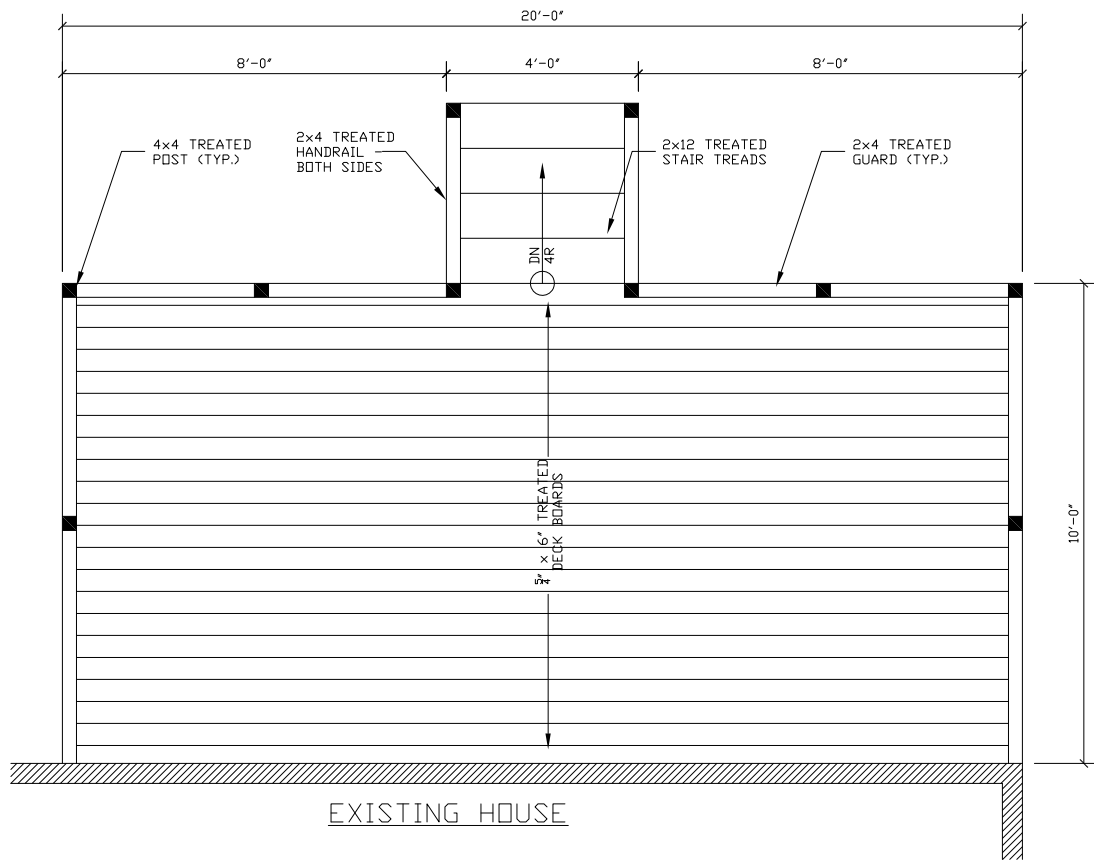
TO ENSURE PROPER LATERAL SUPPORT, BRACING, BRIDGING, AND/OR BLOCKING MAY BE REQUIRED PER THE VILLAGE CODE REQUIREMENTS.

R507.1 Decks. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting. For decks with cantilevered framing members, connections to exterior walls or other framing members, shall be designed and constructed to resist uplift resulting from the full live load specified in Table R301.5 acting on the cantilevered portion of the deck.

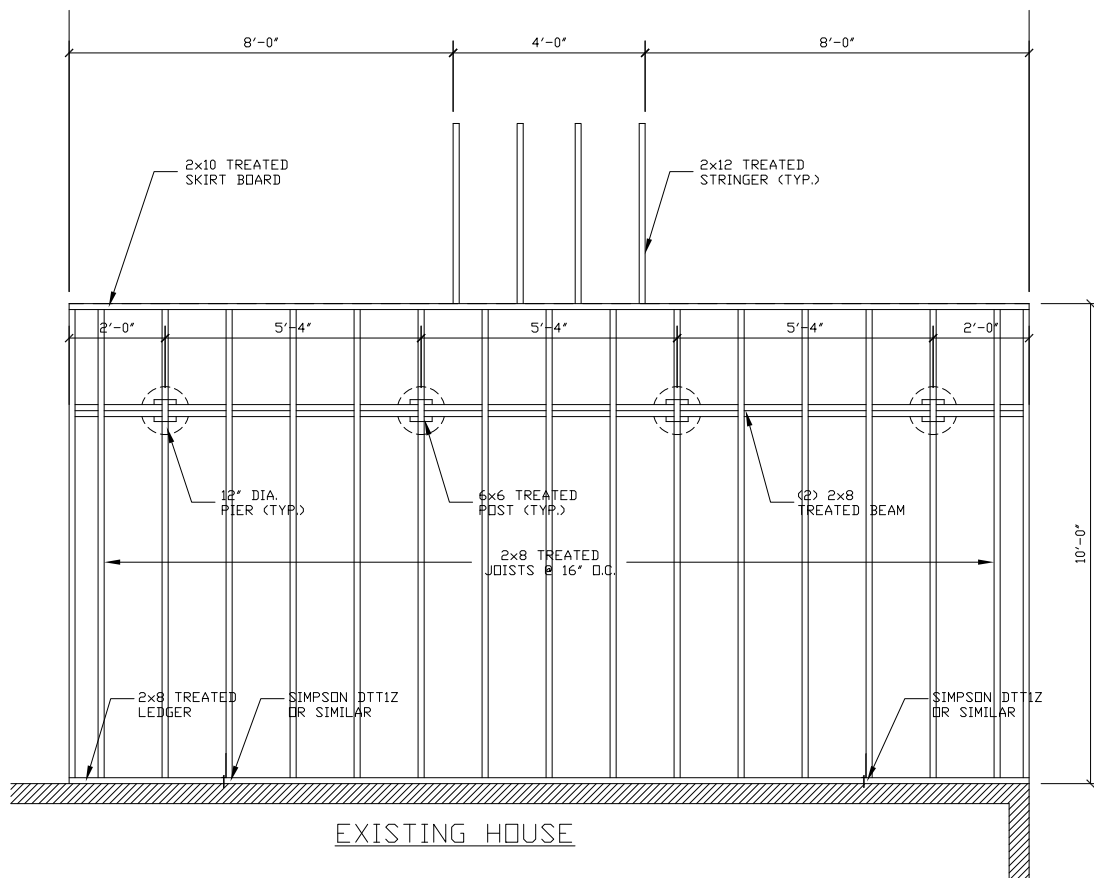
R507.2 Deck ledger connection to band joist. For decks supporting a total design load of 50 pounds per square foot [40 pounds per square foot live load plus 10 pounds per square foot dead load], the connection between a deck ledger of pressure-preservative-treated Southern Pine, incised pressure-preservative-treated Hem-Fir or approved decay-resistant species, and a 2-inch (51 mm) nominal lumber band joist bearing on a sill plate or wall plate shall be constructed with 1/ 2-inch (12.7 mm) lag screws or bolts with washers in accordance with Table R507 .2. Lag screws, bolts and washers shall be hot-dipped galvanized or stainless steel.

R507.2.1 Placement of lag screws or bolts in deck ledgers and band joists. The lag screws or bolts in deck ledgers and band joists shall be placed in accordance with Table R507.2.1 and Figures R507.2.1(1) and R507.2.1(2).

R507.2.2 Alternate deck ledger connections. Deck ledger connections not conforming to Table R507 .2 shall be designed in accordance with accepted engineering practice. Girders supporting deck joists shall not be supported on deck ledgers or band joists. Deck ledgers shall not be supported on stone or masonry veneer. R507.2.3 Deck lateral load connection. The lateral load connection required by Section R507.1 shall be permitted to be in accordance with Figure R507 .2.3. Where the lateral load connection is provided in accordance with Figure 507 .2.3, hold-down tension devices shall be installed in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1500 pounds.



DECKING PLAN
SCALE: 1/8" = 1'-0"



FRAMING PLAN
SCALE: 1/8" = 1'-0"

