

# Village of Round Lake Building Department



442 North Cedar Lake Road • Round Lake, IL 60073 • 847-546-0963 • Fax 847-546-1872

## **DECK REGULATIONS** **CALL THE BLDG. DEPT. AT 847-546-0963 FOR INSPECTIONS**

This guide is not a substitute for any Village Ordinances or related documents, but is intended to supplement their use. Always consult the appropriate Village Ordinances for more detailed information.

Building permits expire one year from the date on the permit. However, if work has not started within six months of the date of the permit, the building permit is void.

Call JULIE at 1-800-892-0123 for location of utilities prior to digging.

No change to the approved plans is authorized without prior written approval by the code official and only the construction indicated on the attached plans is authorized by the issuance of this permit.

### **Permit application Guidelines:**

1. Submit to the Round Lake Building Department for review:
  - Building permit application.
  - Two copies of the plat of survey dimensionally locating the deck with respect to the property lines and any buildings on the site.
  - Two copies of the deck plans drawn to scale (1/4:1 preferred), include the following:
    - A Plan view (aerial view) of the deck showing post, joist and beam placement.
    - Elevation view as seen from the side and front.
    - Details drawings of the stairs, hand rail, and guardrails.
    - Detail drawing showing the attachment to the house.
    - The plans shall indicate all electrical lines, meter locations, pedestals, windows, window wells, exhaust vents or other items located within the construction area.
    - Homeowner's Association approval letter if applicable.

### **Conditions of permit:**

1. Pier holes shall be a minimum of 42 inches below grade and filled with concrete. A minimum 8 inch anchor bolt is required to be placed in the concrete pier. Posts are not to be installed below grade. Minimum post size shall be 4 inches by 4 inches. Minimum pier diameter shall be 10 inches.

2. Live load:  
All decks shall be designed to support a live load of 40 pounds per square foot.
3. Attaching to the house:  
All connections between the deck and dwelling shall be weatherproofed. Any cuts shall be flashed. Ledger board should be attached to the house with a minimum of two 3/8" lag bolts, 16 inches on center, long enough to penetrate fully into the rim joist or other backing inside the wall. Any cuts in the exterior finish shall be flashed. Joists must be attached to the ledger board with joist hangers.
4. Cantilevers, overhanging joist and beams:  
Joist should not overhang beams by more than two feet, nor should beams overhang post by more than one foot unless a special design is approved.
5. Nail and screws:  
Use only stainless or hot dipped galvanized. Aluminum can not be in contact with the new treated woods. This means the flashing between your house and the deck should be galvanized, stainless steel or vinyl. ***Do not mix and match metal products.*** If joist hangers are stainless steel, then your nails must be stainless steel. The same would apply to any galvanized products.
6. Materials required:  
All exposed wood used in the construction of decks is required to be of approved wood of natural resistance to decay (redwood, cedar, etc.) or approved treated wood. This includes post, beams, joist, decking and railings.
7. Decks located more than 18 inches above grade shall be provided with a guardrail not less than 36 inches in height, with balusters spaced so that a 4 inch sphere cannot pass through. Guardrail members shall not be installed in a manner that creates a ladder effect. All guardrails, regardless of the deck height, shall be a minimum of 36 inches high. Open sides of stairs with a rise of 18 inches or more shall have guards not less than 34 inches in height measured vertically from the nosing of the treads.
8. Decks with three (3) or more risers should have railings on both sides of the stairs. The stair risers shall not vary more than 3/8" from the smallest to the greatest. Maximum stair riser is 7 3/4 inches. Minimum stair tread is 10 inches.
9. Open risers are permitted provided that the opening between treads does not exceed or permit the passage of a 4" diameter sphere.
10. The opening between adjacent treads is not limited on stairs with a total rise of 30" or less.
11. Handrails must be continuous for full length of flight, from a point directly above the top riser to a point directly above the lowest riser. Handrail ends shall be returned or terminated at newel posts.

12. Handrail grip size:  
R311.5.6.1 Height. Handrail height, measured vertically from the sloped plan adjoining the tread nosing, or finish surface of ramp slope, shall not be less than 34 inches (864mm) and not more than 38 inches (965mm).  
R311.5.6.3 Handrail grip size.
  1. Type 1. Handrails with a circular cross section shall have an outside diameter of at least 1 ¼ inches and not greater than 2 inches. If the handrail is not circular it shall have a perimeter dimension of at least 4 inches and not greater than 6 ¼ inches with a maximum cross section of dimension of 2 ¼ inches.
13. Remove the vegetation and install landscape fabric and gravel beneath decks that are too low to mow beneath.
14. All posts to be attached to piers with a post anchor.
15. All post to beam connections shall be made with a galvanized framing connector.
16. Pre-cast concrete pads on grade for deck supports are not permitted.
17. Decks over 60” in height shall have 6” x 6” posts.

**Where the deck can be located:**

1. Decks are not allowed to be constructed in a drainage or utility easement.
2. The deck shall maintain the same side yard setbacks as is required for the principle structure.

**Required Inspections:**

1. Piers inspection: after the holes for the piers are dug and prior to pouring any concrete.
2. Rough inspection: after the deck is framed and prior to installing decking.
3. Final inspection: when the deck is completed.

It is the contractor’s and ultimately the owner’s responsibility to know the village code provisions. The owner or his agent is responsible for constructing all permitted work in compliance with village codes. Failure to identify any aspect of the proposed design not in compliance with the village code during plan review does not relieve the owner of the obligation to achieve full village code compliance. The Code Official cannot list all code sections on the drawings or documents.

**Additional Resources:**

The following websites will provide thorough information to assist you with your deck project.

Prescriptive deck construction based on the 2006 building code:

<http://www.awc.org/Publications/DCA/DCA6/DCA6.pdf>

Stairway construction and specifications based on the 2006 building code:

<http://www.stairways.org/pdf/2006%20Stair%20IRC%20SCREEN.pdf>

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