

BUILDING DEPARTMENT GUIDELINES FOR DECK CONSTRUCTION

TO OBTAIN A PERMIT, YOU WILL NEED:

- Completed Building Permit application
- A Plat of Survey showing the structure location and distance from side and rear property lines
- A plan of the details and measurements
- A letter from you homeowners association approving the proposed work

REQUIREMENTS FOR RESIDENTIAL:

- Rear yard setbacks shall not be less than five (5)feet, side yard setbacks not more than five (5) feet
- Will not cover more than thirty percent (30%) of rear yard
- Minimum guard rail height of thirty-six (36) inches
- Spacing between balusters shall be less than four (4) inches
- No structure of any kind will be allowed in an overland relief route
- Post holes shall be forty-two (42) inches deep

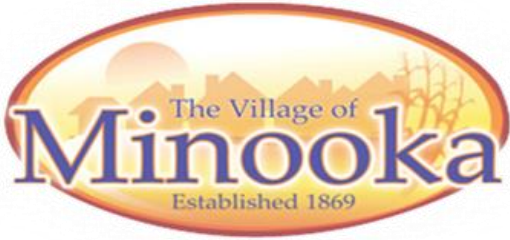
ELECTRICAL, WHEN APPLICABLE:

- No extension cords of any kind will be approved
- A Ground Fault Interrupter receptacle must be in place

INSPECTIONS REQUIRED:

- Notify JULIE at least 2 business days before digging. Call 811 or visit www.illinois1call.com
- Post holes
- Rough framing
- Rough electric (when applicable)
- Final inspection

****Call 815-467-2151 to schedule inspections. 24 hour notice is required****



Village of Minooka
 121 E. McEvilly Road, Minooka, Illinois 60447
 Phone 815-467-2151 Fax 815-467-3599

BUILDING PERMIT APPLICATION

REQUIREMENTS: [1]ONE PLAT OF SURVEY indicating (a)location of all existing structures (b)dimensions of all existing structures (c)distance of all existing and proposed structures from each lot line and adjacent structures [2]ONE COMPLETE SET OF DRAWINGS & SPECIFICATIONS [3]APPROVAL LETTER FROM HOMEOWNERS ASSOCIATION

Every building permit shall expire and become null and void: (a) on the expiration date or (b) if the work authorized by such permit has not been commenced within one hundred eighty (180) days or (c) the work is not completed within one (1) year, unless otherwise extended.

| OWNER INFORMATION | | | |
|--|--|--------------------|--------------------|
| NAME: | | PHONE: | |
| JOBSITE ADDRESS: | | LOT #: | EMAIL: |
| SUBDIVISION: | | COUNTY: | |
| TYPE OF BUILDING: | | Single Family | Multi Family |
| | | Townhouse | Commercial |
| BUILDING: | | New | Addition |
| | | Alteration | |
| PROJECT DESCRIPTION: | | TOTAL SQUARE FEET: | CONSTRUCTION COST: |
| NEW HOMES: Bedrooms: _____ Bathrooms: _____ Basement: _____ Garage: _____ Garage Hand: _____ Model: _____ | | | |
| CONTRACTOR INFORMATION: All trades & subcontractors MUST be registered by the Village prior to the issuance of this permit. If more than two trades/subcontractors are involved with this project, the Contractor list on the back of this application MUST be completed. | | | |
| BUSINESS NAME: | | CONTACT PERSON: | |
| ADDRESS: | | | |
| OFFICE PHONE: | | CELL: | EMAIL: |
| <p><i>I hereby certify that I am the owner or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect, the permit or approval may be revoked. I also understand that all work shall be completed in compliance with the Village of Minooka Codes and Ordinances and the statutes of the State of Illinois. I understand that state law requires notification of JULIE at least two (2) business days before any digging project.</i></p> | | | |
| _____ | | _____ | |
| APPLICANT SIGNATURE | | DATE | |
| -----NOTIFY JULIE BEFORE YOU DIG. SIMPLY CALL 811----- | | | |

| ****OFFICE USE ONLY**** | | | |
|---------------------------|----------|-------------------------|------|
| BUILDING PERMIT FEES | \$ _____ | REVIEW AND APPROVED BY: | |
| MISC FEES _____ | \$ _____ | | |
| MISC FEES _____ | \$ _____ | | |
| TOTAL PERMIT FEE \$ _____ | | _____ | DATE |
| | | BUILDING OFFICIAL | |

DECK REVIEW NOTES

https://codes.iccsafe.org/content/IRC2018P4/chapter-5-floors#IRC2018P4_Ch05_SecR507

Footings:

- Must be 42" deep for frost proofing.
- Minimum size of footing (width and depth) determined by chart R507.3.1.

Posts:

- Must bear on the footing. If not buried minimum 12", must have a post to footing connector R507.4.1.
- Post size and height requirements per R507.4.

Beams:

- Must be built in plies with two rows of 10d nails along the edge of the beam R507.5. Split beams bolted/lagged to the outside of the post are NOT PERMITTED.
- Require minimum bearing of 1-½" R507.5.1.
- **Require post connector bracket or connection to the post notch with ½" through bolts R507.5.1(1).** Allowable spans per chart R507.5.

Ledgers:

- Must be properly flashed.
- Minimum of 2x8 R507.9.1.1.
- Lag screws must be 1/2" diameter, penetrate the band joist minimum of ½", 2 at each end of each board, staggered up and down minimum of 2" from top and ¾" from bottom of board, minimum of 16" o.c., spacing per chart R507.9.1.3(1).
- **Lateral connection must be accomplished with hold down devices per R507.9.2.**

Joists:

- Sizing, spans, spacing, and cantilever per R507.6.

Guard Railings required for any walking surface 30" above grade:

- Minimum 36" above walking surface R312.1.2.
- Openings between balusters must be less than 4" R312.1.3.
- Rail posts max spacing is 6' for 4x4 and 8' for 6x6 or designed to comply with R301.5.
- **Rail posts should use tension ties (hold down devices), solid blocking with appropriate lag screws, or another method to resist 50lb uniform and infill loads and a point load of 200lbs for the railing system R301.5.**
- <https://buildingadvisor.com/materials/decks-porches/building-deck-railings/>

Stairs:

- Minimum width of 36" R311.7.1.
- Risers max 7 ¾" R311.7.5.1 Treads minimum 10" depth measured nose to nose R311.7.5.2. Rise and run must be equal and consistent **including the top and bottom riser height.**

Handrails:

- Required where four or more risers are installed R311.7.8
- Height of 34-38" R311.8.1 projecting not more than 4 ½" into side of stairway R311.7.8.2 with a clearance of 1 ½" between rail and wall R311.7.8.3 and must be continuous from a point directly above the top riser to a point above the lowest riser returning to terminate into the newel post R311.7.8.4. Grip size shall be no less than 1 ¼" and not greater than 2".