

# DECKS



*This handout is for informational purposes only.  
The provisions of the City's adopted codes prevail.*

## DOCUMENT SUBMITTAL CHECK LIST

Permits are required prior to construction of a deck. Please ensure the following items are provided to the Community Development Department:

- [Application for Permit](#)
- One copy of a plat of survey (to scale) or site plan showing the location of the proposed deck; dimensions to all existing structures/improvements on the property and location of easements, and utilities.
- One copy of a detailed construction drawing of the deck, to include footing dimensions and spacing, posts dimensions and spacing, beam sizes and spans, joist sizes and spans, decking, stair details, handrailed details and guard details. **(See attached Examples.)**

**Failure to provide any of the above documents may result in processing delays.**

## GENERAL INFORMATION AND FEES

- Homeowner Association (HOA) approval may be required before commencing work. The issuance of a permit does not exempt HOA rules and regulations.
- It is the homeowner/contractor's responsibility to contact J.U.L.I.E. (811) to locate underground utilities in your yard prior to excavation.
- The application review period averages from 5 to 7 business days. The applicant will be contacted when the permit is issued and ready for payment. A list of required inspections will be provided to you when you pay for and pick up the permit.
- Inspections must be scheduled at least one day prior to the desired inspection date by calling the Community Development Department at (815) 895-4434.
- If work commences prior to permit issuance, the building permit fee shall be doubled.
- A permit may become invalid if work does not begin within 180 days of issuance.
- The Property Maintenance Code requires all accessory structures to be maintained. Please remember that once installed, your deck is required to be maintained. Surface coatings are expected to be maintained free from loose and flaking paint chips. Damaged or worn components require proper replacement or repairs.

- Fees:
  - Building Fee: \$60.00
  - Electrical Fee: \$50.00 (if applicable)
- The fees listed in this document are for general guidance and not necessarily comprehensive. Required utility upgrades, changes made to the approved permit, or items not mentioned will be assessed accordingly.
- Alterations to the approved plans must be resubmitted to the Community Development Department in writing for review and approval prior to construction.
- Please contact the Community Development Department during regular business hours regarding specific questions.

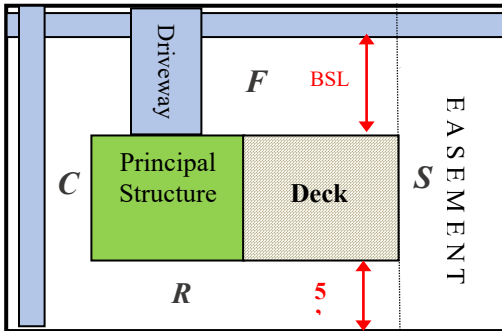
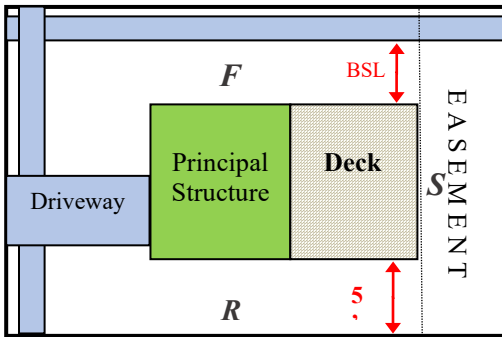
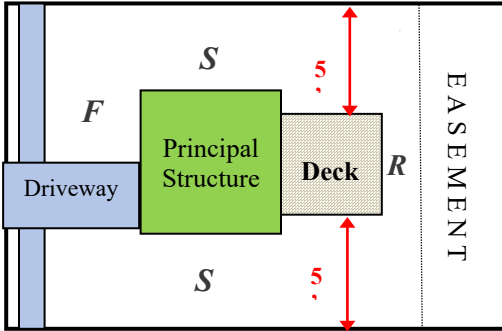
## **CODE REQUIREMENTS**

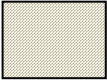
1. See illustrative drawings for permitted locations of residential decks. You must allow adequate clearance for overhead utility lines, 12' minimum above deck surface.
2. No deck detached from the principal building shall be higher than 36" above the ground beneath the deck, unless attached to an above ground pool.
3. The minimum depth of post footings shall be 42" below grade.
4. All decks shall be designed to support a minimum live load of 40 pounds per square foot.
5. Floor joists shall not cantilever by more than 25% of adjacent joist span nor shall beams cantilever by more than 25% of adjacent beam span.
6. Stairs shall have a maximum rise of 7-3/4", a minimum tread run of 10" and a minimum clear width of 36".
7. Code defined graspable handrails are required with stairways having more than four or more risers. The height of the handrail shall be 34"-38" above the plane of the nose of the stair and handrail ends shall be returned at the ends.
8. Guards are required on all decks more than 30" above grade. The height of the guards shall be a minimum 36" above the deck surface.
9. Handrails and guards shall have intermediate rails or ornamental closures (balusters) which do not allow the passage of a 4" sphere.
10. Bottom of stairs shall rest on a solid, level surface such as piers, pavers, or concrete slab.

## **CITY OF SYCAMORE'S ADOPTED CODES**

- 2015 International Residential Code (IRC)
- 2014 National Electric Code
- City of Sycamore Municipal and Unified Development Codes

**DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.**  
**PLEASE ALLOW PROPER CLEARANCE FOR OVERHEAD UTILITY LINES.**



	=	Denotes legal portion of yard area where a deck may be located.
	<b>BSL</b>	Building Setback Line
	<b>F</b>	Front Yard
	<b>C</b>	Corner Side Yard
	<b>S</b>	Side Yard
	<b>R</b>	Rear Yard