



Decks

Requirements:

1. A completed permit application.
2. A plat of survey or accurate drawing showing the following:
 - Size and location of proposed deck.
 - Distance from lot lines
3. A detailed set of plans showing the following:
 - Size and dimension of all lumber.
 - Post hole layout
 - Specify height above grade
 - Provide handrail and guardrail details
 - Provide a detail of stair width, tread depth, and riser height.

General Guidelines:

It is the responsibility of the deck installer to be aware of all the code requirements in effect at the time of this installation. 2006 IRC

- Stairs
Maximum riser height shall be $7\frac{3}{4}$ " with an 11" minimum tread width.
Maximum spacing between stair stringers is 24 inches.
- Handrails
Handrails shall be a minimum of 34" and a maximum of 38" in height.
Balusters shall be spaced so a 4" sphere cannot pass between them.
Handrails are required on all stairs three or more risers in height.
- Guardrails
Guardrails are required around the perimeter of all decks and stairs 30" or more above grade.
- Piers
Minimum depth is 42 inches below grade.
Minimum of 8 inches in diameter or 10 inches square.
- Setbacks – Total structure shall comply with minimum setback in each zoning district. (Be at a minimum of 3 ft. from lot lines).

Required Inspections:

- Post Hole – After holes are dug and prior to placement of any concrete.

- Framing - Framing inspection required prior to placement of decking materials.
- Final – Upon completion of all work.

Permit Fees:

The fee for this permit is \$50.00 for residential.

**If you have any questions, please contact
The Village of East Dundee
Building Department at (847) 426-2822.**

Individual subdivision covenants may have special requirements.

**YOU MUST!
CONTACT J.U.L.I.E.
48 Hours Before You Dig!
1-800-892-0123
Excluding Saturdays, Sundays, and Holidays**