



## DECKS

### BUILDING DEPARTMENT PERMIT REQUIREMENTS

#### REQUIREMENTS:

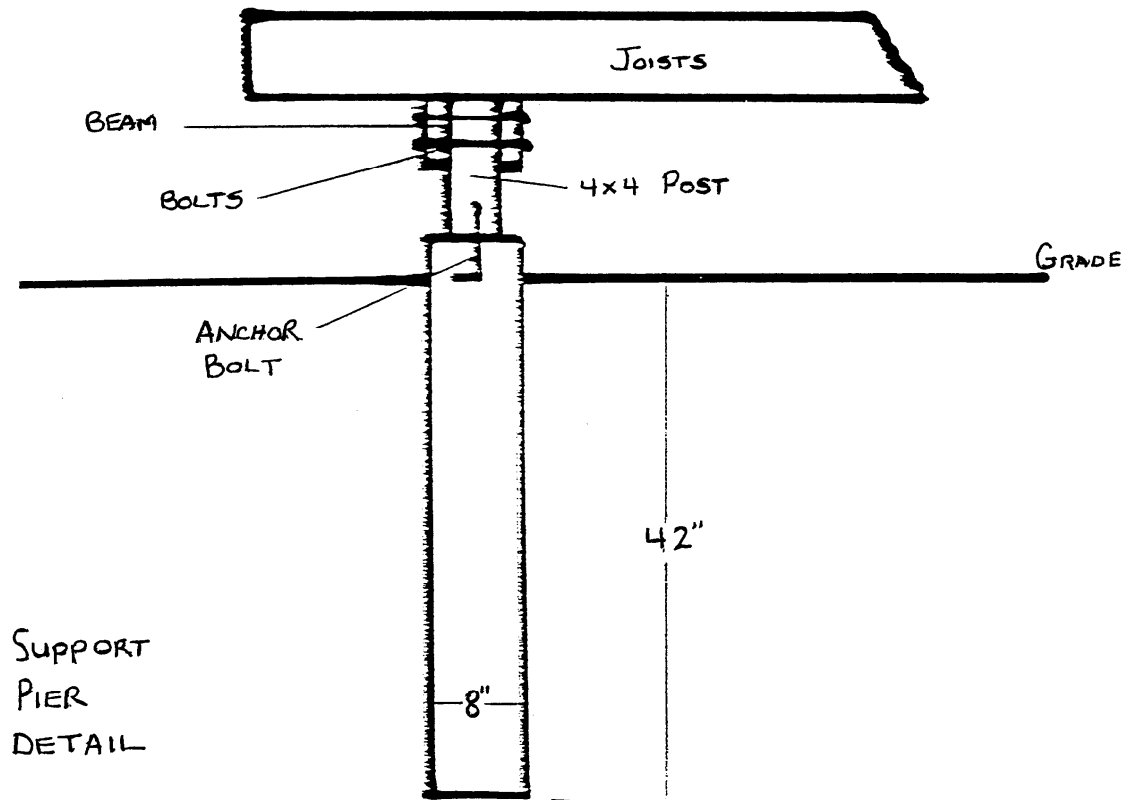
1. A completed permit application.
2. A plat of survey showing the following:
  - Size and location of proposed deck
  - Distance from lot lines and any other structures
3. A detailed set of plans showing the following:
  - Size and dimension of all lumber
  - Post hole layout
  - Specify height above grade
  - Provide handrail and guardrail details
  - Provide a detail of stair width; tread depth, and riser height.
4. Homeowners Association approval letter if applicable.

#### GENERAL GUIDELINES:

- Stairs  
Maximum riser height shall be 7 ¾" with a 10" minimum tread width. Both tread depth and riser heights shall not vary more than 3/8" in any flight. Maximum spacing between stair stringers is 24 inches.
- Handrails  
Handrails are required on all stairs four risers and more in height. Graspable handrails shall be a minimum of 34" and a maximum of 38" in height vertically above stair nosing. Circular cross section of graspable handrail shall have a minimum outside diameter of 1 ¼" and not be greater than 2" inches.
- Guardrails  
Guardrails are required around the perimeter of all decks 30" or more above grade. Guardrails shall be a minimum of 36" in height. Guardrail balusters shall be spaced so a 4" sphere cannot pass between them.
- Piers – (see diagram)  
Minimum depth is 42 inches below grade. Minimum of 8 inches in diameter or 10 inches square.
- Setbacks – Total structure shall be at least 3' from lot lines

### REQUIRED INSPECTIONS:

- Post Hole – After holes are dug and prior to placement of any concrete.
- Rough Framing – Prior to concealment
- 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 West Dundee Building Department at (847) 551-3805**

Individual subdivision covenants may have special requirements.

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