



Wood or Raised Residential Patio Decks Attached to House

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:

➤ Site Preparation

All Excavation Spoils to be hauled off site and disposed of in an approved manner. None of the excavation spoils will be disbursed upon any lot within the Village, including one where the work is being conducted without the Building Inspector's pre-approval.

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

➤ Stairs

Maximum riser height shall be 7³/₄" with an 11" minimum tread width.

➤ 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 both sides of all stairs three or more risers in height and 4 ft. wide or more.

➤ 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 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 deck placement.
- Final – Upon completion of all work.

Permit Fees:

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

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

Individual subdivision covenants may have special requirements.

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