

DECK

This brochure is intended to assist you with your plans for building a deck. Please remember to call J.U.L.I.E. at 800-892-0123 to locate any underground utilities in your yard prior to excavation.

PERMIT REQUIREMENTS / CHECK LIST

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

- A completed Application for Permit.
- A site plan showing all existing structures on the site, as well as the proposed location of the deck with dimensions from the deck to all lot lines, existing structures and easements.
- A detailed construction drawing of the deck, to include information regarding the following:
 - Footing dimensions and spacing, posts dimensions and spacing, beam sizes and spans, joist sizes and spans, decking, stair details, handrail details and guard details. (See attached "New Deck Construction Details").

Please allow a minimum of seven (7) business days for permit review.

REQUIRED INSPECTIONS

Construction of a deck will require at least three (3) inspections. If applicable, an electrical inspection may be required as well.

1. Pier Inspection: Prior to placement of concrete, the following will be verified:
 - Depth of piers (typically 42" minimum)
 - Spacing of piers (per the deck plan)
 - Diameter of the piers (typically 8" minimum)
 - Soil Conditions
2. Deck Framing: Prior to installation of deck boards, the following will be verified:
 - Beam and joist spans (per the deck plan)
 - Fastening / joist hangers

- Bridging installed

- Flashing installed where the deck connects to the house.

3. Final Inspection: Upon completion of the deck, the following will be verified:

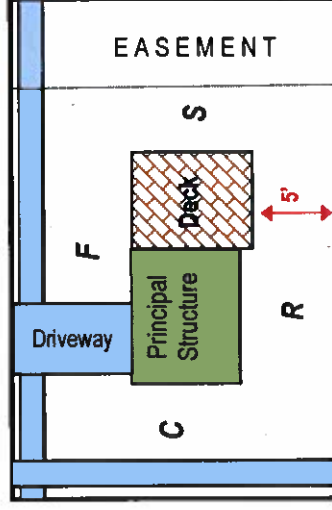
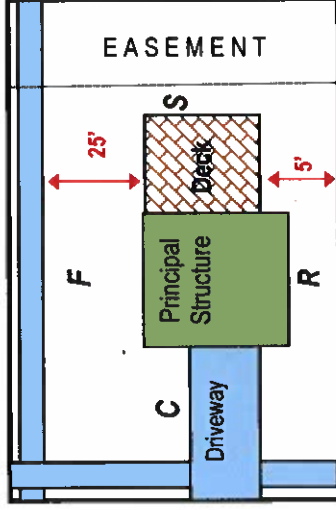
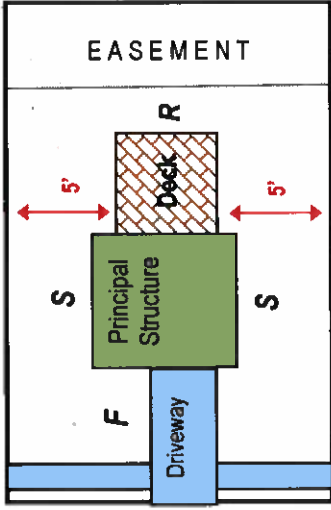
- Inspection of completed deck, stairs, hand rails and guards prior to the use of the deck.

Call (815) 895-4434 (minimum 24 hour in advance) to schedule all required inspections.

GENERAL REGULATIONS

1. See illustrative drawings for permitted locations of residential decks. You must allow adequate clearance for overhead utility lines.
2. No deck detached from the principal building shall be higher than 36" above the ground beneath the deck.
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 overhang beams by more than 2', nor should beams overhang post by more than 1' unless a special design is approved.
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. 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 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.

Drawings are for illustrative purposes only to show the permitted location of residential decks. Please allow proper clearance for overhead utility lines



F	Front Yard
C	Corner Side Yard
S	Side Yard
R	Rear Yard

APPLICABLE BUILDING CODES, WITH AMENDMENTS

All accessory structures shall comply with:

- 2015 International Residential Code (IRC)
- 2014 National Electric Code
- 2015 International Mechanical Code
- 2015 International Fuel Gas Code
- 2018 International Energy Conservation Code
- City of Sycamore Municipal and Unified Development Codes.

FINAL NOTE

Please remember that once installed, your deck is required to be kept maintained. Surface coatings are expected to be maintained free from loose and flaking paint chips. Damaged or worn components require proper replacement or repairs.



MISSION STATEMENT

The City of Sycamore's Community Development Department strives to provide professional assistance in planning, development and construction by adopting and enforcing current codes and standards in a uniform and unbiased manner in order to establish and maintain a safe, healthy and attractive community for all residents and business owners.

Community Development

541 DeKalb Avenue
Sycamore, IL 60178
www.cityofsycamore.com
O# (815) 895-4434
F# (815) 895-7572

RESIDENTIAL DECK

PERMIT REQUIREMENTS / CHECK LIST

REQUIRED INSPECTIONS

GENERAL REGULATIONS

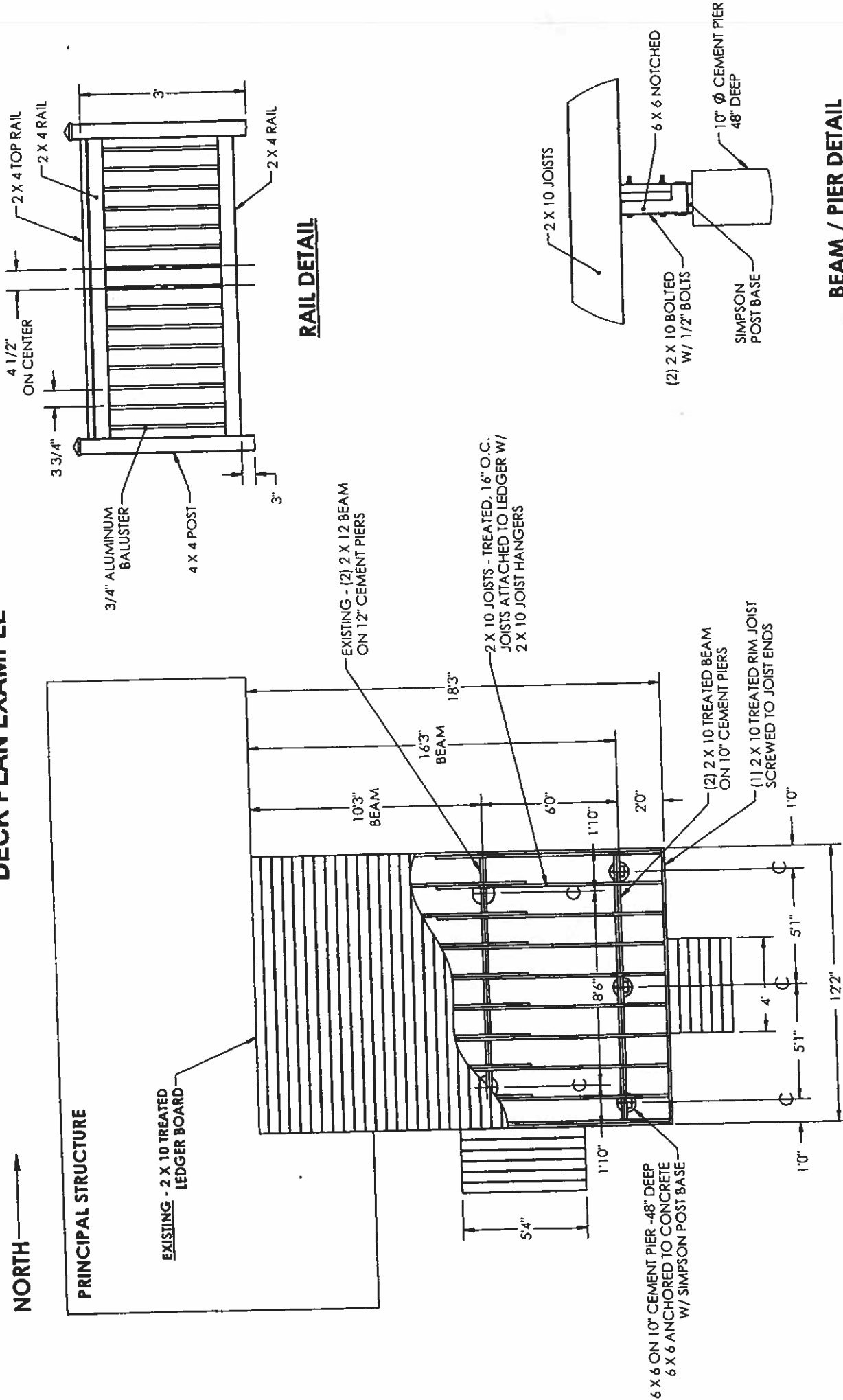
APPLICABLE BUILDING CODES

**THIS BROCHURE CONTAINS MULTIPLE SHEETS.
PLEASE ENSURE YOU HAVE THE**

- **INFORMATIONAL BROCHURE; AND**
- **NEW DECK CONSTRUCTION DETAILS**

This brochure contains general information and is not to be used for interpretation of actual city codes. The drawings used in this brochure are intended to aid in the understanding of the zoning ordinance. They are for illustrative purposes only and are not intended to be used for interpretation of actual zoning regulations. Please contact the Community Development Department during regular business hours regarding specific questions.

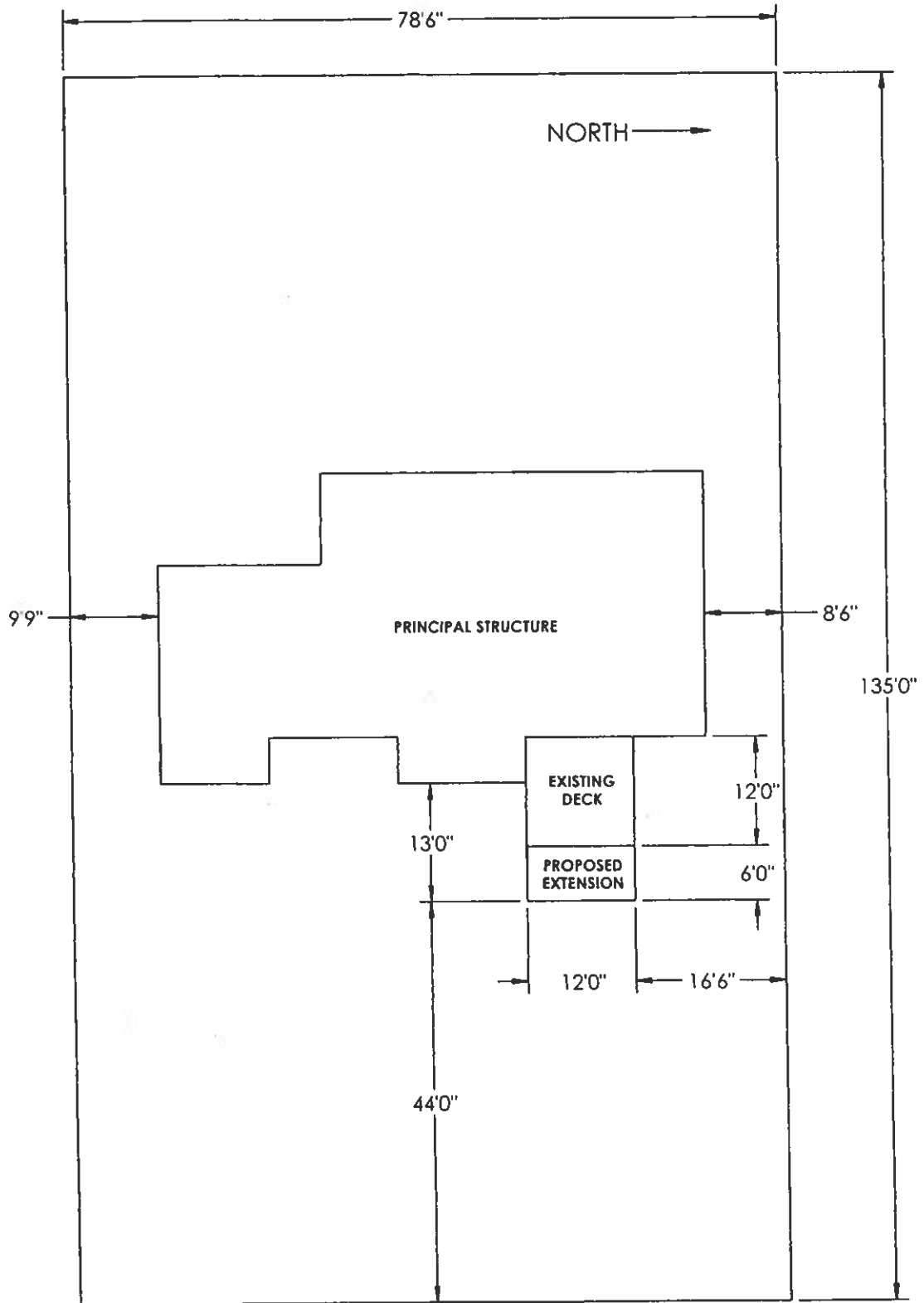
DECK PLAN EXAMPLE



NOTES:

- DECKING, 5/4 TREATED SCREWED TO JOISTS
- DECK SURFACE 22" ABOVE FINISHED GRADE
- STEPS TO SOUTH: 2 STEPS (5/4 DECKING, 64" WIDE), 2 RISERS (7 3/4")
- STEPS TO EAST: 2 STEPS (5/4 DECKING, 48" WIDE), 2 RISERS (7 3/4")

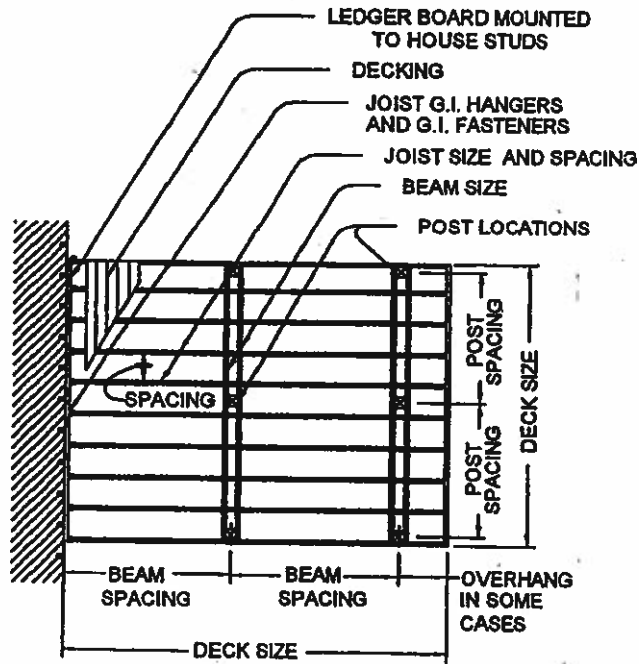
← Street Name →



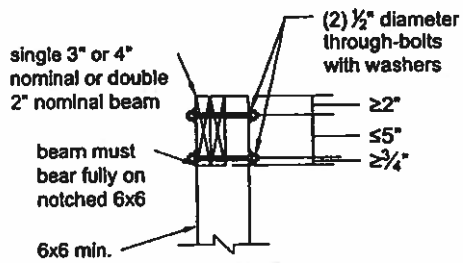
NEW DECK CONSTRUCTION DETAILS

Updated: 5-7-2018

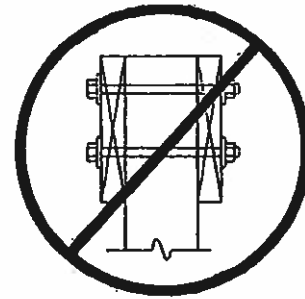
SAMPLE TOP VIEW



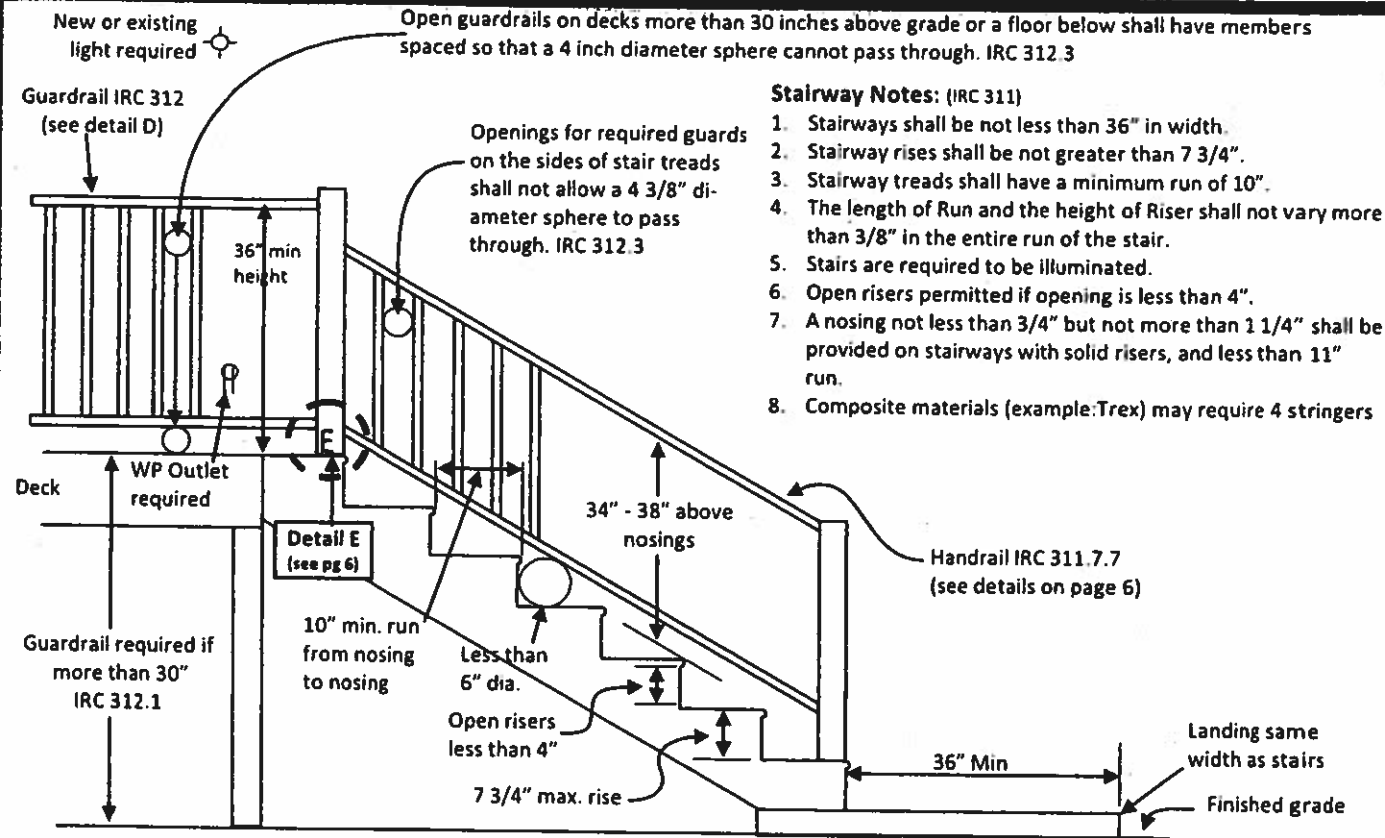
APPROVED POST-TO-BEAM CONNECTION



PROHIBITED POST-TO-BEAM CONNECTION



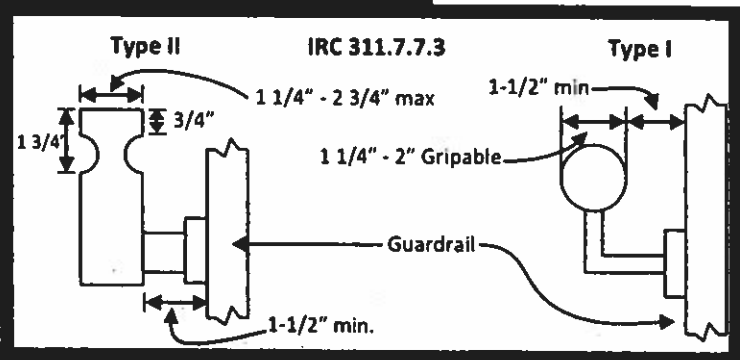
Detail D - Stair & Handrail Specifications



Handrail Notes:

1. Handrails shall be continuous on at least one side of stairs with 4 or more risers. IRC 311.7.7.2
2. Top of the handrails shall be placed not less than 34 inches nor more than 38 inches above stair nosings. 311.7.7.1
3. The handgrip portion of handrails shall be not less than 1-1/4 inches nor more than 2 1/4 inches in cross section for non circular handrails.
4. Handrails shall be placed not less than 1-1/2 inches from any wall or other surface. IRC 311.7.7.2

Preferred Handrail Details



Unacceptable Handrails

