

RESIDENTIAL DECKS

Building permits are applied for online at www.desplainesil.gov/buildingpermits. In the **Customer Self Service Portal** after signing in or registering select **Apply**. Search for or select **Deck (Residential)**.

Submittal Requirements:

- Plat of Survey / Site Plan** with the location and dimensions of the deck, drawn to scale. Also include the distance from all property lines and the material underneath the deck (i.e. grass, pavement, etc.). The Plat of Survey should be current, showing all buildings and accessory structures.
- Construction Plans** showing framing layouts, framing member sizes, framing wood species and grade, connection details, deck elevations, stair and handrail details, guardrail details, footing sizes, and footing layouts. (See Samples below)
- Foundation Supports Plan** (piers) showing the size of piers and spacing. Details of anchoring supports structure to piers must also be included.
- All contractors listed on the application must be registered with the city before the permit is issued.

Key Requirements:

1. Postholes must be 42" deep if attached to the primary structure or **12 inches** if free standing.
2. Design minimum 40 lbs. live load.
3. Sections and details of deck construction must be indicated, including size and materials shown for decking, joists, beams, attachment to residence and height of the railing and/or handrails, and drainage detail.
 - a. Railings required if deck exceeds 30" in height above grade.
4. Decks can encroach 3 feet into the required side yard.
5. Decks cannot encroach more than 12.5 feet into the required rear yard.
6. Decks can only encroach up to 5 feet and up to 50 square feet into the required front yard.
7. Decks cannot be built on any easements.

Inspections:

Call 847-391-5382 to schedule inspections. A minimum of two (2) inspections are required: a **pier/foundation depth and locations inspection**, and a **final inspection** when the work is completed.

Work Hours:

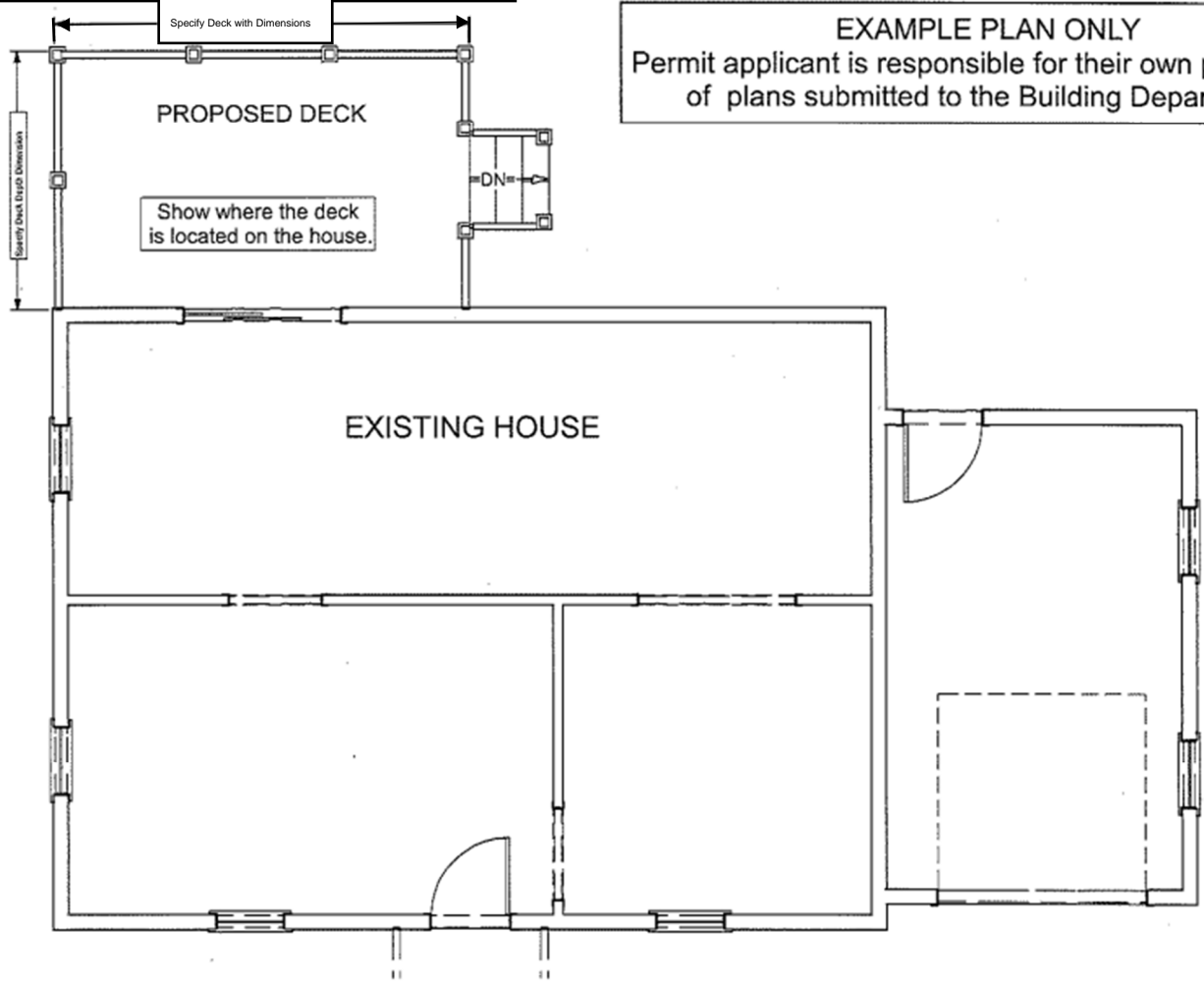
Work is permitted 7:00 a.m. to 7:00 p.m. Monday through Saturday; 10:00 a.m. to 6:00 p.m. on Sunday.

Other Guidance:

Call JULIE, Joint Utility Locating Information for Excavators, at 1-800-892-0123, for utility line location information. JULIE is a free service.

Be advised that the above-mentioned are guidelines. Each permit is treated individually, and certain other requirements may apply. Once the above-mentioned information is submitted, the correct determination can be made. Any exceptions to the above may require a Variation.

Build Deck in accordance to the 2015 IRC

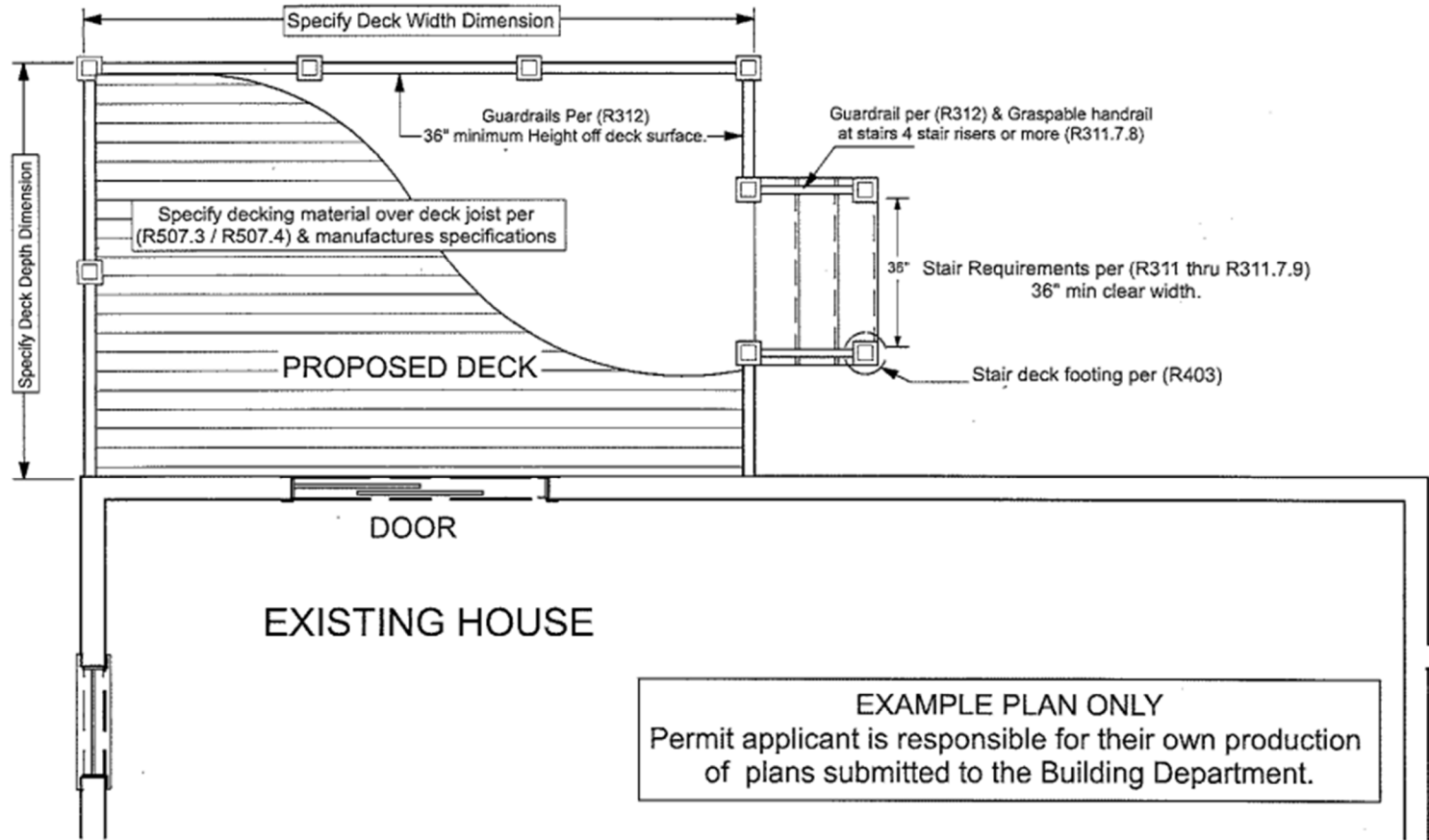


EXAMPLE PLAN ONLY
Permit applicant is responsible for their own production
of plans submitted to the Building Department.

Deck Location 1/4" = 1'0"

Include Property Address

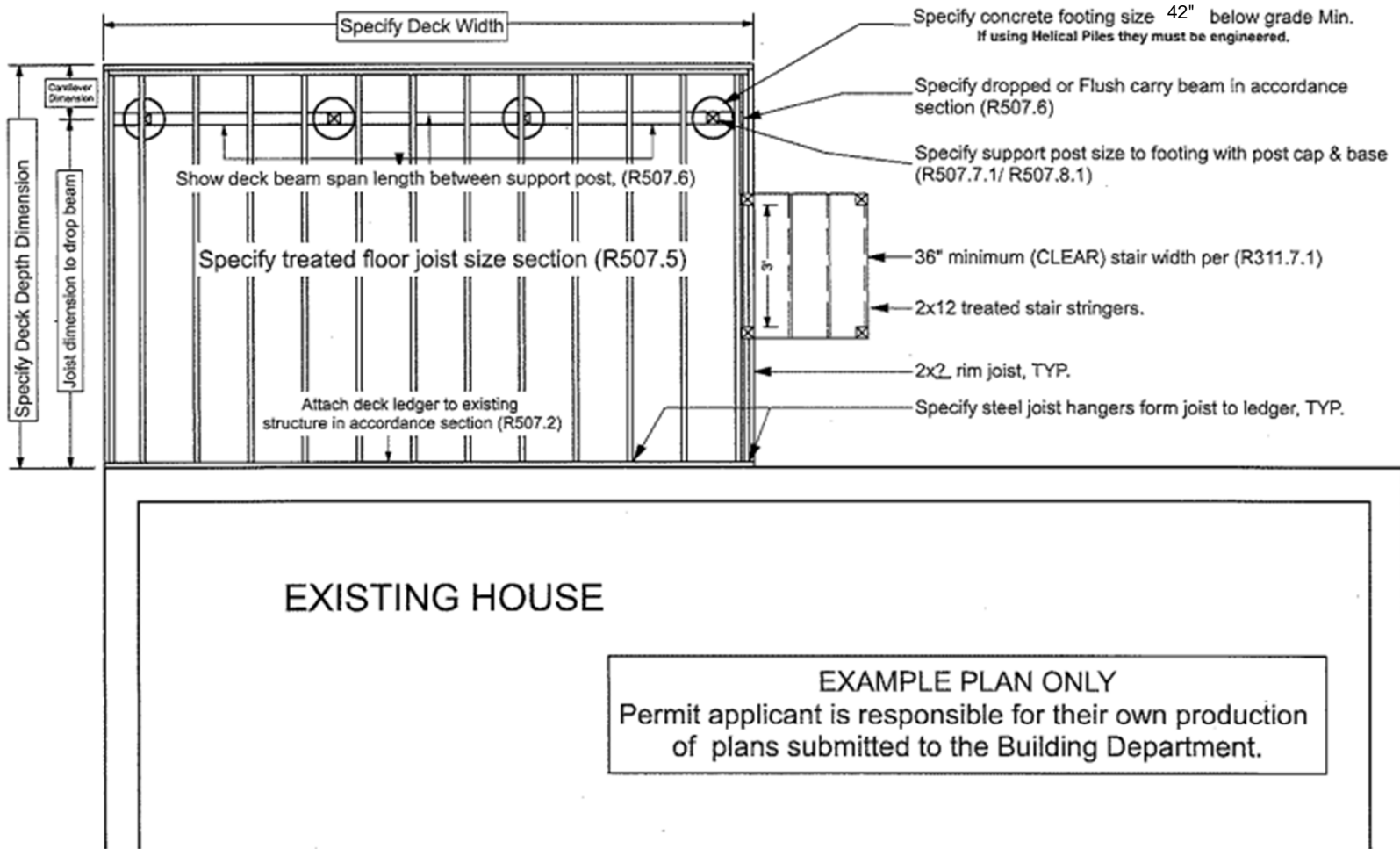
Build Deck in accordance to the 2015 IRC



Deck Floor Plan 1/4" = 1'0"

Include Property Address

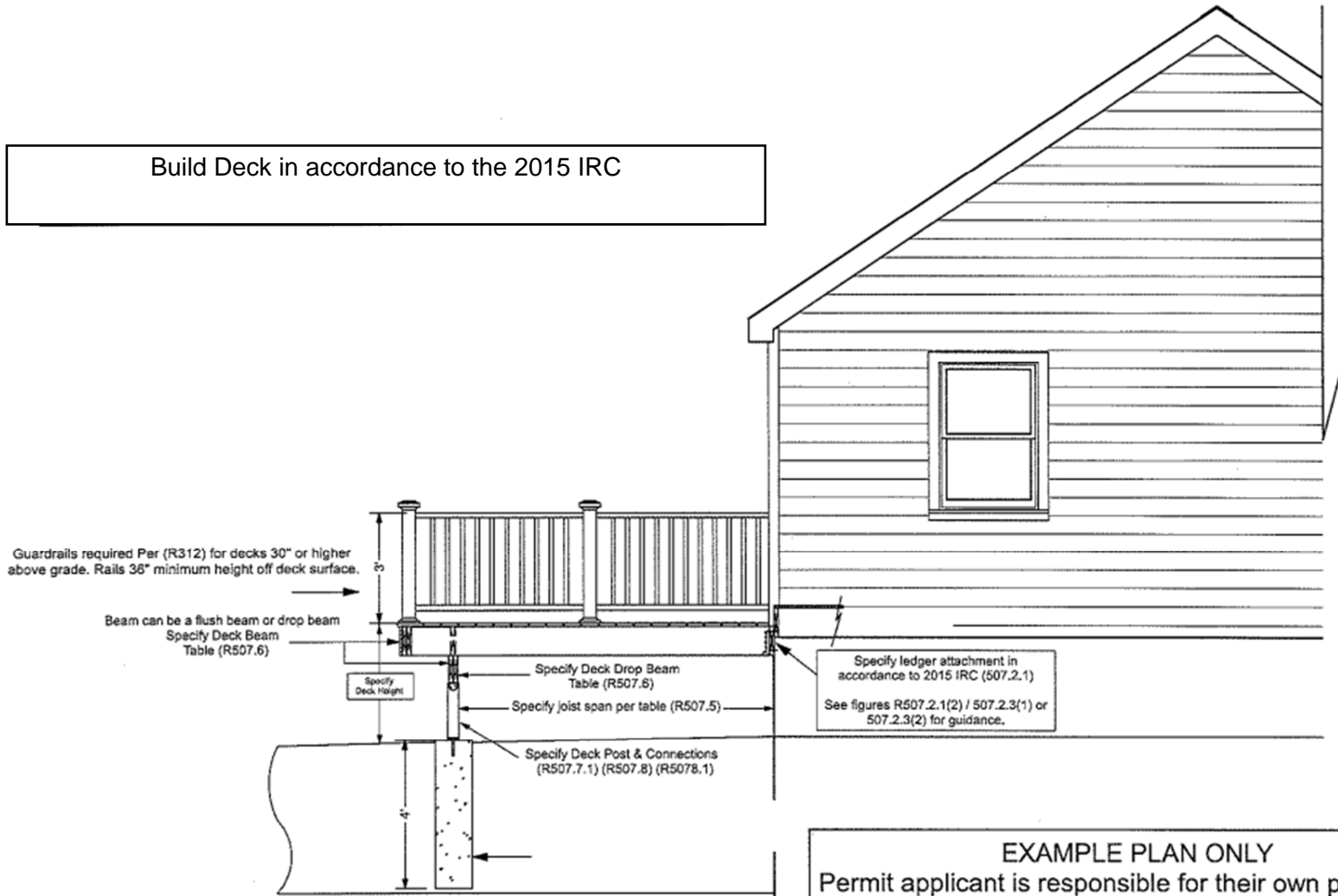
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Framing Plan 1/4" = 1'0"

Include Property Address

Build Deck in accordance to the 2015 IRC



EXAMPLE PLAN ONLY
Permit applicant is responsible for their own production of plans submitted to the Building Department.

Cross Section 1/4" = 1'0"

Include Property Address

