



DECKS

FROST FOOTINGS

Decks attached to a dwelling or a garage must utilize frost footings, which are forty-two inches (42") below grade. Footings/support piers must also be constructed forty-two inches (42") below grade.

GUARDRAILS

All decks that are thirty inches (30") or higher than ground level must contain guardrails that are no less than thirty-six inches (36") in height. Open guardrails and stair railings shall have intermediate rails or an ornamental pattern so that a four-inch (4") diameter sphere cannot pass through any opening.

OVERHANGING DECKS

Joists should not overhang beams by more than two feet (2'), nor should beams overhang posts by more than one-foot (1'). The Building Inspector may approve other designs; however, the designs must carry the seal of a licensed architect or structural engineer.

LIVE LOADS

A live load is any weight added to the finished structure. The design of all decks must support a live load of forty pounds per square foot (40 pounds/ft²).

FLASHINGS

Any cuts in the exterior finish must be flashed and caulked. All connections between decks and dwellings shall be weatherproofed with materials such as caulk, plastic or flashing.

JOIST HANGERS

Header joists more than six feet (6') long and tail joists more than twelve feet (12') long shall be supported by approved framing anchors such as joist hangers.

REQUIRED WOOD

All exposed wood used in the construction of decks is required to be a wood with a proven natural resistance to decay such as redwood or cedar or a treated wood. This includes posts, beams, joists and decking.

SPECIAL DESIGN NOTE

Some designs may not be appropriate should the placement of a screened porch or three-season porch on the deck platform be a future consideration.

LOCATION & ZONING LIMITATIONS

The Village allows decks in the rear yard. The Village does not allow decks in front yards, corner side, or interior side yards. Decks not attached to the primary structure must be

at least three feet (3') from the rear property line, five feet (5') from the side property line, or outside any recorded easement. Decks attached to the primary structure must conform to the primary structure setbacks.

PERMIT FEE & REVIEW

The Community Development Department requires up to seven (7) to ten (10) business days to review a building permit application. A deck permit costs one hundred and twenty-five dollars (\$125).

BUILDING PERMIT APPLICATION **Electronic copies preferred**

In addition to a complete building permit application, applicants must provide the following:

1. A completed Building Permit Application with all contractors listed.
 - A contractor must have a current license before the Village will release a permit.
 - The Village **does not** require homeowners to have a contractor's license in order to demolish, rehabilitate, alter or repair their own home or property.
2. An accurate, up-to-date plat of survey depicting the proposed location and size of the improvement.
3. Deck plans (plan view, foundation plan, and elevation views). Plans submitted for review need to indicate how the deck will be constructed. Homeowners constructing a deck themselves should use the attached specifications to aid in this requirement.
4. A copy of the contract, if available.

AFTER APPROVAL & DURING CONSTRUCTION

Homeowners or contractors must display the permit card onsite and must schedule inspections at least twenty-four (24) hours in advance by calling (630) 671-2821. The Department is open at the following times:

Monday, Tuesday, Thursday, Friday:	8:30 AM – 5:00 PM
Wednesday:	8:30 AM – 1:00 PM

Community Development Department Staff is available for assistance by visiting the Department in Village Hall at 31 S. Prospect Street, by calling (630) 671-2821, or by emailing buildingdepartment@roselle.il.us.

VILLAGE CODES

International Building Code, 2018
International Residential Code, 2018
Illinois Plumbing Code, 2014
National Electric Code, 2020
NFPA 101 Life Safety Code, 2018
International Mechanical Code, 2018
International Fire Code, 2018

International Existing Building Code, 2018
International Swimming Pool & Spa Code, 2018
Illinois Accessibility Code, 2018
International Plumbing Code, 2018, Chs. 13 & 15
International Energy Conservation Code, 2018
International Property Maintenance Code, 2018
International Fuel and Gas Code, 2018

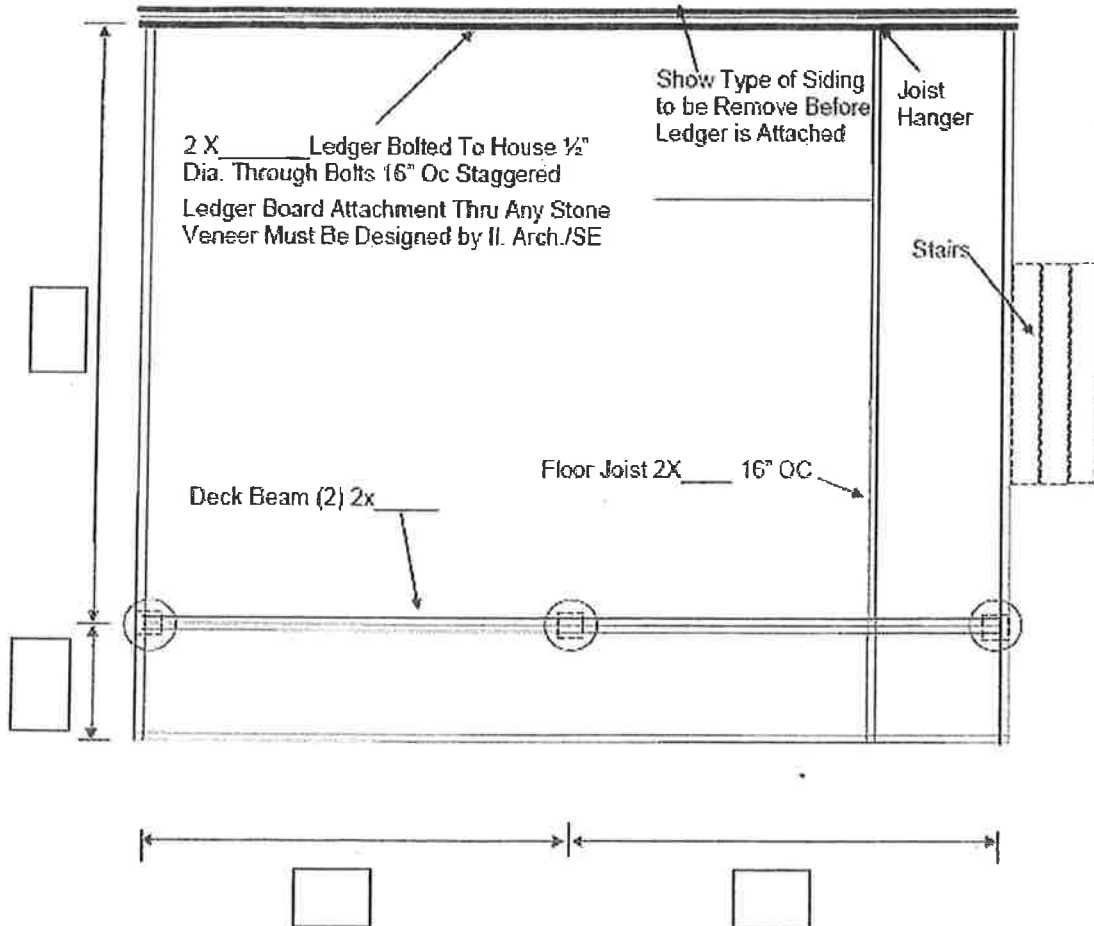
Always Call JULIE Before You Dig at 8-1-1 or (800) 892-0123

10/2023

Single Beam Deck Foundation Plan: Example Only

HOUSE

Remove siding before installing Ledger Boards. Provide Continuous Flashing With Drip Edge Over The Ledger Board



Show Additional Piers with Dimensions Between Piers
Show Additional Beam Lines if Used with Dimension Between Beams

Show Dimension Between All Piers
Pier Size Minimum 12" Dia. 42" In Depth

Deck Framing Materials

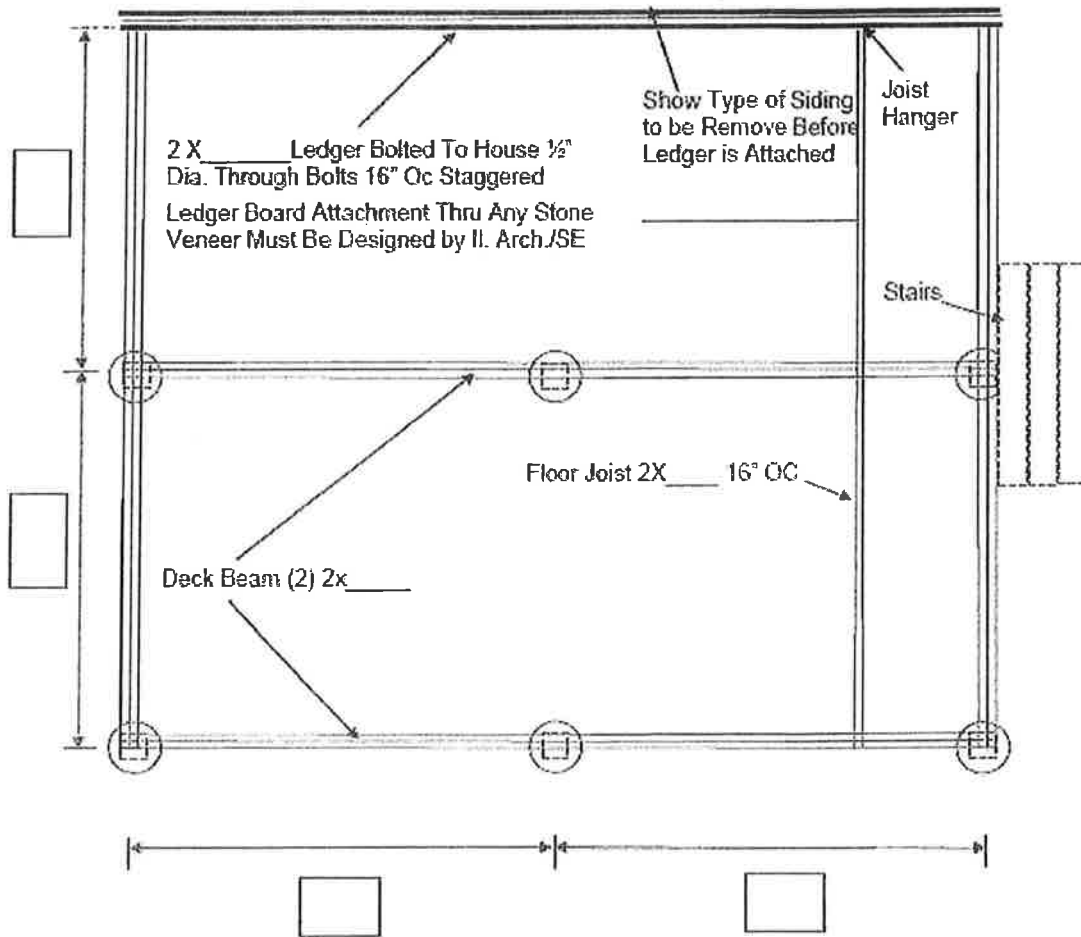
Show Lumber Grade _____
Lumber Species – Southern Pine or Mixed Southern Pine
(Circle One)

Lumber to be Pressure Treated – Yes or No (Circle One)

Double Beam Deck Foundation Plan: Example Only

HOUSE

Remove siding before installing Ledger Boards. Provide Continuous Flashing With Drip Edge Over The Ledger Board



Show Additional Piers with Dimensions
Between Piers
Show Additional Beam Lines if Used with
Dimension Between Beams
Show Dimension Between
All Piers
Pier Size Minimum 12" Dia.
42" In Depth

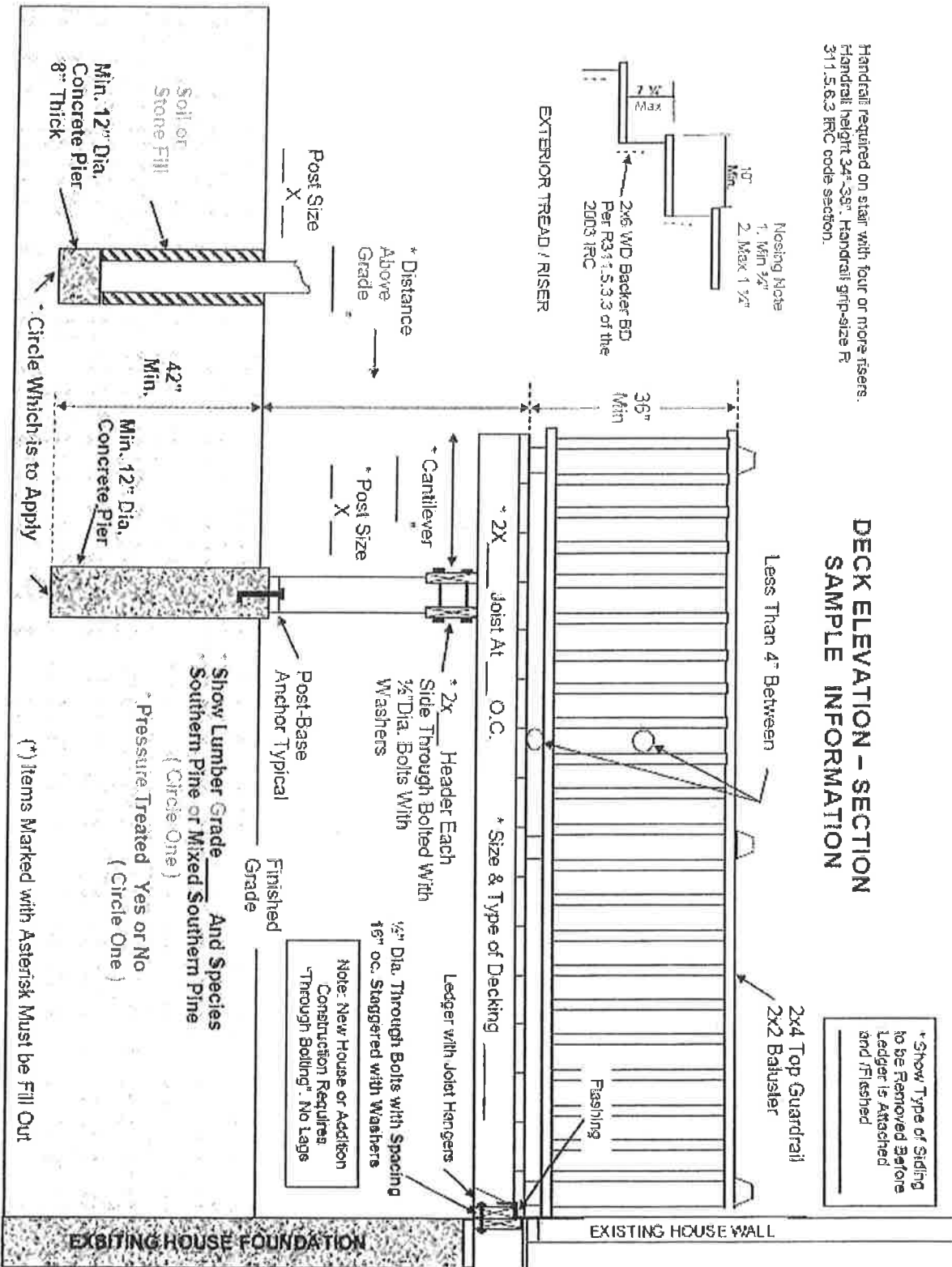
Deck Framing Materials

Show Lumber Grade _____
Lumber Species – Southern Pine
or Mixed Southern Pine
(Circle One)

Lumber to be Pressure Treated –
Yes or No (Circle One)

Handrail required on stair with four or more risers.
 Handrail height 34"-38". Handrail grip-size R
 311.5.6.3 IRC code section.

DECK ELEVATION - SECTION SAMPLE INFORMATION



(*) Items Marked with Asterisk Must be Filled Out