



CONCRETE PATIOS

CONCRETE SPECIFICATIONS

A concrete slab shall be constructed as follows:

- Minimum of four inch (4") thick (minimum six-bag mix) with a five-inch (5") slump, or
- Eight-inch (8") slump if using flowing concrete, with six-inch (6") by six-inch (6") 10/10 woven wire, or
- Mesh on a minimum four inches (4") of crushed stone, gravel, sand, or other approved material.

EXPANSION JOINT AND FLASHING

- Install an expansion joint where concrete slab abuts a building or other concrete.
- Install flashing behind any wood and down the face of foundation where concrete is poured against it.
- The concrete shall be poured not less than two inches (2") below sill of the door at a patio.
- When poured against the house, rebar needs to be drilled into the primary structure three feet (3') on center.

STAIRS

Any patio that is eight inches (8") or more above finished grade requires proper size treads and risers for steps. The maximum rise shall not exceed seven and three-quarter inches (7³/₄") and the minimum tread depth shall be ten inches (10").

ROOF OR SUN SHIELD

Any patio that has a roof over it requires a minimum continuous foundation of forty-two inches (42") below grade by ten inches (10") wide to support the roof.

If the roof is attached to the primary structure, it will need to conform to the primary structures and must conform to the required building setbacks per the Village of Roselle Zoning Ordinance.

LOCATION LIMITATIONS

The Village allows patios in rear yards. Typically, patios must be at least three feet (3') from the rear property line, five feet (5') from the side property line.

Grading around the patio must match the existing grading and shall not impede drainage.

FIRE PIT INFORMATION

If the fire pit is 'opening burning' (not recreational in nature) and contained by a masonry fire pit with a typical fire load (3 feet or less), then it must be a minimum of 15 feet from any combustibles.

PERMIT FEE & REVIEW

The Community Development Department requires up to seven (7) to ten (10) business days to review a building permit application for a patio. Patio permits cost one hundred 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. A copy of the contract, if available.

INSPECTIONS

1. Pre-pour inspection is required for all patios.
2. Final inspections may be required at the discretion of the Community Development Department. Additional fees may apply.

All required inspections will be listed upon issuance of permit. Please review inspection list prior to calling to schedule an inspection.

AFTER APPROVAL & DURING CONSTRUCTION

Homeowners or contractors should 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

Feel free to ask Community Development Department Staff for help by visiting the Department in Village Hall at 31 S. Prospect Street or by calling (630) 671-2821.

VILLAGE CODES

International Building Code, 2018	International Existing Building Code, 2018
International Residential Code, 2018	International Swimming Pool & Spa Code, 2018
Illinois Plumbing Code, 2014	Illinois Accessibility Code, 2018
National Electric Code, 2020	International Plumbing Code, 2018, Chs. 13 & 15
NFPA 101 Life Safety Code, 2018	International Energy Conservation Code, 2018
International Mechanical Code, 2018	International Property Maintenance Code, 2018
International Fire Code, 2018	International Fuel and Gas Code, 2018

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

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