



ECONOMIC DEVELOPMENT DEPARTMENT

1937 MUNICIPAL WAY ♦ ROUND LAKE BEACH ♦ ILLINOIS ♦ 60073

TEL: (847) 546-2351 ♦ FAX: (847) 201-7229

GUIDELINES FOR A RESIDENTIAL DECKS

PLAN SUBMITTAL REQUIREMENTS

Note: To prevent time consuming delays, the following detail (as applicable) must be shown on the plans.

- Indicate proposed deck location on a copy of the Plat of Survey showing overall deck size and distances from the lot lines.
- Submit a detailed drawing of the structure.
 1. Show posthole locations, depths (at least 42" below grade) and dimensions.
 2. Indicate sizes, spacing, and spans of all posts, beams, joists, and decking.
 3. Show the height of the deck above the final grade and the height of the guardrails above the deck.
 4. Show details of all connections and methods of fastening.

LOCATION

- Decks located in a floodplain shall comply with the stormwater ordinance.
- Decks and pools attached to principal structures shall be setback at least fifteen feet (15') from the rear lot line and five feet (5') from the side lot lines.
- Decks, not to exceed six feet by six feet by six feet (6' x 6') are permitted in front yards **only if** the principal structure does **not** have a rear exit.

STAIRS

- Minimum width = thirty-six inches (36").
- Maximum riser height is seven and three-quarters inches (7³/₄"); minimum tread depth is ten inches (10").
- Three or more risers require an approved handrail on at least one side.

GUARDRAILS

- Where the height of the deck is more than thirty inches (30") above the finished grade, guardrails are required.
- Guardrails shall not allow a four-inch (4") sphere to pass between the spindles. The triangular openings formed by the tread and riser of the stairs and the lower chord of the guardrail shall not allow the passage of a six-inch (6") sphere.
- The height of the guardrails shall be at least thirty-six inches (36").
- Along the open sides of stairways that are thirty inches (30") or more in height, guardrails shall be at least thirty-four inches (34") in height measured vertically from the nosing of the tread.

GENERAL

- Pressure treated or decay resistant lumber and rust resistant hardware shall be used for all exterior construction.
- Use weed barriers under decks that are too close (24" or less) to the ground for practical maintenance.
- Ledger board shall be flashed throughout its length.

PIER SIZING CHART (assumed soil bearing capacity = 3,000 psf)

Pier Diameter	Area (sq. ft.)	Allowable Loads (lbs.)	Deck area (sq.ft.)
6"	.20	589	13
7"	.27	801	18
8"	.34	1047	23
9"	.44	1325	29
10"	.55	1636	36
11"	.67	1980	44
12"	.78	2356	52
13"	.92	2765	62
14"	1.07	3207	71