

DECK PERMIT CONDITIONS

***A COMPLETED PERMIT APPLICATION SHALL BE SUBMITTED ALONG WITH ALL ITEMS IN BOLD**

DECK PERMIT REQUIREMENTS SPAN IS BASED ON 40LB LIVE LOAD

<u>Beams</u>	<u>Span (Pier to Pier)</u>	<u>Joist</u>	<u>Spacing</u>	<u>Span</u>
(2) 2 x 6	6'	2 x 6	16" O.C.	9'
(2) 2 x 8	8'	2 x 8	16" O.C.	12'
(2) 2 x 10	10'	2 x 10	16" O.C.	14'
(2) 2 x 12	12'	2 x 12	16" O.C.	16'

- **Show location of air conditioner & (sewer) catch basin. Both must be accessible for servicing.**
- **Show location of overhead electric lines. (Service line shall be a minimum of 10'6" above deck).**
- **Show location of electric meter. (Meter shall be between 30" & 60" above deck).**
- Deck may be located no less than 10' from the rear lot line, 15' for decks exceeding 24" above grade.
- Deck may be located no less than 3' from accessory structures, 10' minimum to accessory structures for decks exceeding 24" above grade.
- In rear yards, the side yard lot line setback shall be no less than 7' in R-1 and 6' in R-2 zoning districts.
- Post holes shall be a minimum of 42" in depth and 8" in diameter.
- Ledger board shall be fastened with a minimum ½" x 4 ½" lag bolts 16" on center, staggered.
- Joist hangers shall be used as required, with the proper size to match the joist depth along with the proper fasteners (tico nails).
- Any deck 30" or more above grade requires guardrails a minimum of 36" in height, with spacing between balusters not to exceed 4".
- A handrail is required on stairs with 4 or more risers. Deck materials shall be for exterior use.
- The owner or contractor MUST contact J.U.L.I.E. at least 48 hours before construction.
- Decks shall not encroach into any front or side yard adjacent to a street, or any easements.
- Decks shall not exceed 80 square feet when serving a second floor.
- No railing/screening/fencing on any deck shall be any greater than 6' in height from grade unless required by Section 312 of the Residential Building Code.
- All excavated soil/materials and building materials must be removed from the site immediately following construction.

NEW-PRESSURE TREATED WOODS REQUIRE ADDITIONAL CORROSION RESISTANT FASTENERS. The new chemicals in the treated wood are more corrosive to metal and require the installation of other fasteners instead of being galvanized. The building inspector will require any permit applicant/builder to remove any galvanized fasteners if installed.

If you have any questions regarding Decks, please contact the Building Department.

Jeffrey Hadary

(847) 588-8067 Building Inspector

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REQUIRED INSPECTIONS:

Post Hole

Framing

Final Inspection

**DECK PERMIT
INFORMATION**

***ALL JOB SITE DUMPSTERS
MUST BE FROM GROOT**

**Permit Submittal and Review
INFORMATION**

EXPRESS PERMITS

- Garage Sale
- Temporary Banners
- Water Heaters
- Roof (Residential)
- Windows
- Patio / Driveway / Sidewalk
- Air Conditioner
- Sewer repair
- Shed
- Furnace

Numbers to Know

- J.U.L.I.E. 811
- GROOT (dumpsters) 800-244-1977
- Building Department 847-588-8040
- Zoning Questions 847-588-8075
- Permit Technician 847-588-8048
- Electrical Inspector 847-588-8067
- Plumbing Inspector 847-588-8068
- Mechanical Inspector 847-588-8068
- Roofs/ Fences/ Concrete 847-588-8064
- Fire Code Inspector 847-588-8069
- Health Inspector 224-257-0774
- Framing Inspector 847-588-8067
- Engineering Dept. 847-588-7900
- Public Works 847-588-7900
- Water Dept. 847-588-7900
- Police / Fire 911

STANDARD REVIEW

The Village of Niles prides itself on having a very quick review process. Most permits of a normal size job will be reviewed by all trades within 10 business days of submittal. Please keep in mind what slows down the review process is incomplete applications, wrong phone numbers, and missing requirements. Please review this informational pamphlet in detail before submitting your application.



*Community
Development
PERMITS
Made
EASY*

**Village of Niles Website
WWW.VNILES.COM**