

# VILLAGE OF PEOTONE

## DECK APPLICATION PACKET

To improve service to our residents, the Village is making information on building permits available in a downloadable format. Please select the information for your specific project.

### PLEASE REMEMBER:

1. Deck projects require submittal of a Plat of Survey. The Plat must be to scale and show all existing structures to scale. The proposed Deck location must be drawn to scale on the Plat. Do not mark on your original Plat of Survey. If you do not have extra copies of your original plat, we will make one for you.
2. The nature or character of the project may require additional documentation.
3. All contractors must be registered with the village. Download Contractor Registration packet from the Document Center.
4. All deck permit applications must include a completed application form, a picture of the proposed Deck (catalog photo is usually acceptable) as well as information regarding the material, height, and style of the deck.

**It is very important to review the deck regulations (see below).**

**208 East Main Street  
P.O. Box430  
Peotone, IL  
60468  
708-258-3279**

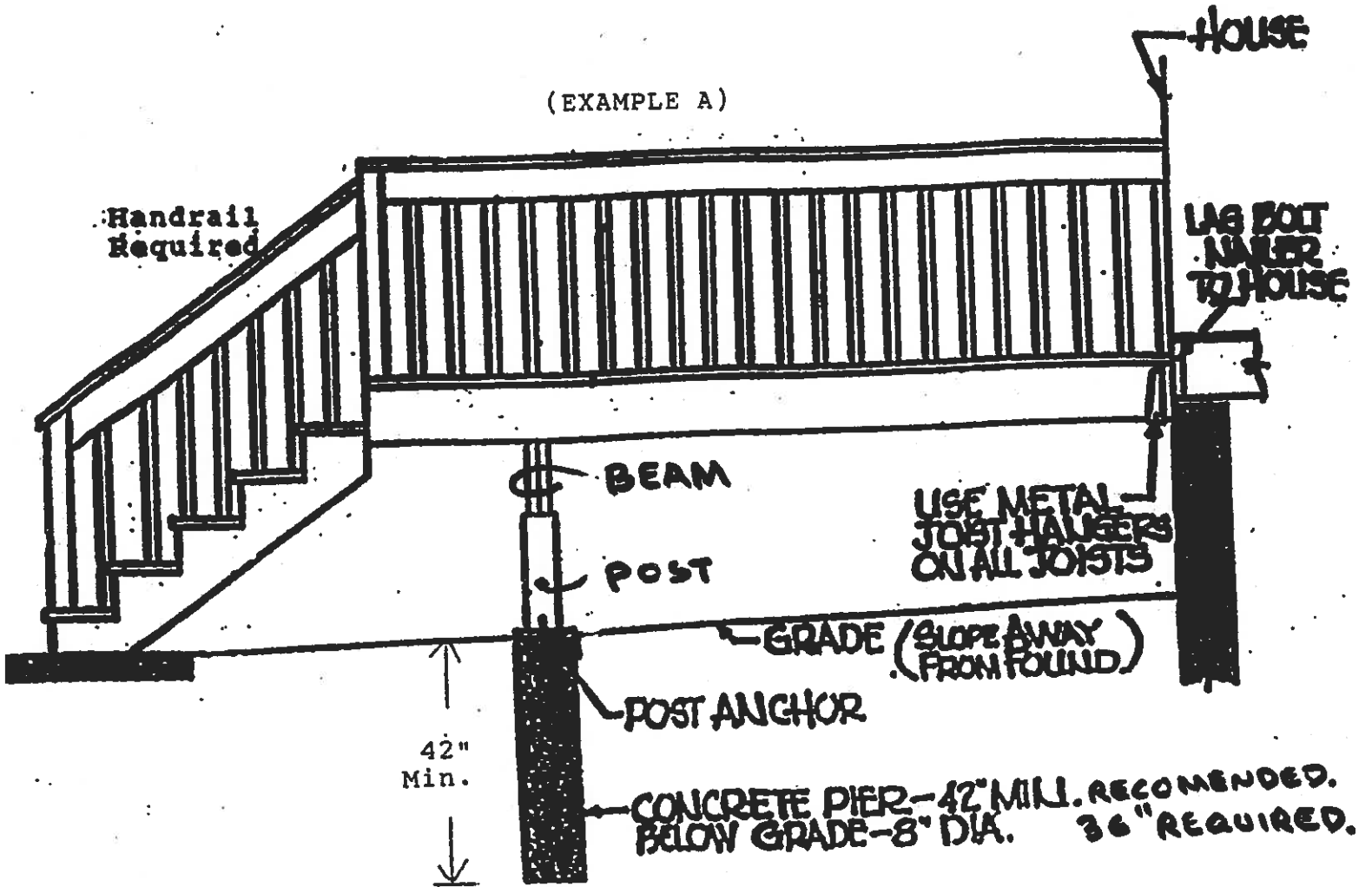
# VILLAGE OF PEOTONE

## DECK INSTALLATION GUIDELINES

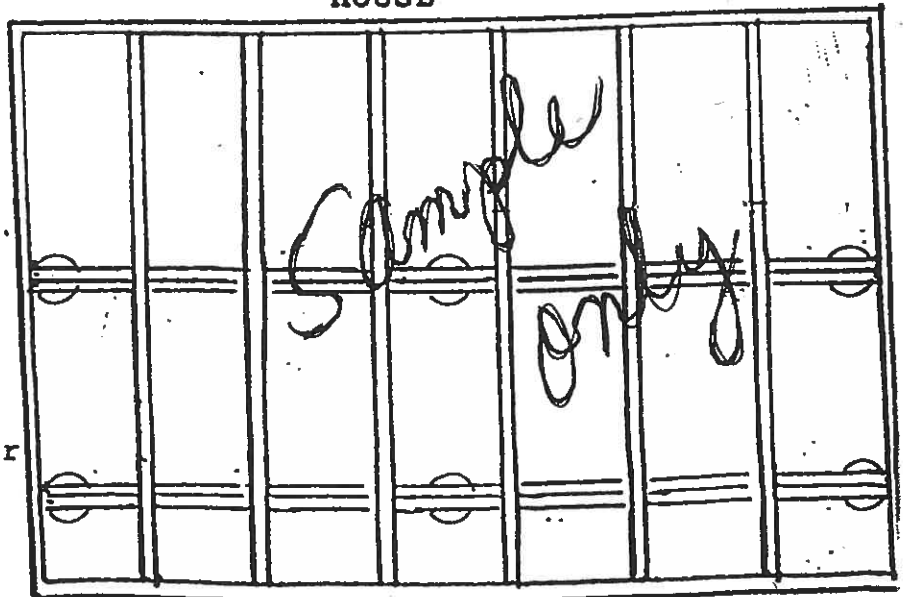
1. All contractors are required to be registered in the Village of Peotone.
2. A building permit is required.
3. Submit a plat of survey identifying the location of the proposed deck.
  - a. Identify the side yard setbacks
  - b. Identify rear yard setbacks
4. Some subdivisions require homeowners association approval – submit approval letter if applicable.
5. Provide a detailed sketch of the proposed deck. The plans should clearly identify the following areas:
  - a. Provide information on the concrete piers, depth (36 inch minimum), and diameter.
  - b. Provide information on the post size and connection to the concrete pier.
  - c. Provide information of sway bracing for elevated decks over 4 foot.
  - d. Provide information on the size, spans, and spacing of the floor joists. Also include the species of lumber. Elevated deck/balconies must be designed at 60-pound live load and decks 4 foot or lower, 40-pound live load.
  - e. Provide information on the size, span, and spacing of the beams. Also indicate the species of lumber.
  - f. Provide a detailed diagram of the ledger board connection to the dwelling. If attaching to masonry, the bolts must pass through into the rimmer board for a positive connection. Additionally, provide information on joist hanger where applicable.
  - g. Provide information on the guard rail system for decks elevated over 30 inches from finished grade. The guard must be capable of withstanding 200-pound load directly applied to the rail. Additionally, provide information on the spacing of spindles. Code does not allow for a sphere 4 inches or greater to pass through guards and horizontal guards that may create a ladder effect.
  - h. Provide detailed information on the stairs. The riser height shall not exceed  $7\frac{3}{4}$  and the tread shall be not less than 10 inches nosing to nosing. A guardrail system must also be provided for on elevated decks. Additionally, a separate and continuous handrail must be installed at least on one side for residential decks.
  - i. If you plan to construct a PVC deck, provide complete details from the manufacturer for installation requirements.
  - j. A complete submittal will help expedite our plan review process. If you should have any questions, please contact the building inspector at 708-258-3279.

# TYPICAL DECK CONSTRUCTION

(EXAMPLE A)

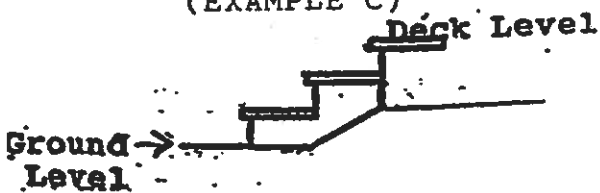


(EXAMPLE B) HOUSE



Maximum 2 Ft. Cantilever

(EXAMPLE C)



2 steps = 3 risers

Handrail is required for 3 riser  
All risers must be identical in height.