



## DECKS

**VILLAGE OF BOURBONNAIS**  
Building Department  
600 Main St NW  
Bourbonnais, IL 60914  
815-937-3575 Fax 815-937-5606  
building@villageofbourbonnais.com  
**villageofbourbonnais.com**

### General Permit Procedures

1. Complete permit application
2. Attach Plot Plan or Survey
  - a. Indicate location and dimensions of all existing structures on plat
  - b. Indicate location and dimensions of deck
3. Attach set of drawings to application
  - a. A plan-view drawing showing deck lumber sizes, spans, joist spacing, required hanger locations and deck height from grade
  - b. Stair location and dimensions including width of treads and height of risers
  - c. Location and dimensions of handrails and guardrails including spindle spacing (see sample attached)

### Deck Requirements

1. All decks attached to the house shall not encroach the required setbacks in the zoning district for which is it located.
2. Setbacks:
  - a. Front Yard: A stoop may project into a required front yard setback for a distance not exceeding ten (10') feet. Porches, patios and decks are not allowed within the front yard setback.
  - b. Side Yard: Porches, decks, stoops and patios must not be closer to an interior side lot line than the minimum required side yard setbacks that apply to the principal building on the property.
  - c. Rear Yard: Open porches, patios and decks may project into a required rear yard setback for a distance not exceeding ten (10') feet.
3. All decks must maintain a one (1') foot setback from any easement.

### Minimum Code Requirements

1. Footings/Supports:
  - a. Deck supports shall be placed as needed to properly support the structure.
  - b. Decks must use (42") inch deep post-hole footings to prevent movement from frost heave.
2. Framing:
  - a. Deck joists shall be properly sized, spaced and supported.
  - b. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable (see sample attached).

***For questions or concerns during your project, please contact the Building Department:  
Monday - Friday • 8:00 a.m. - 4:30 p.m. • 815-937-3575 • building@villageofbourbonnais.com***



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### 3. Stairways:

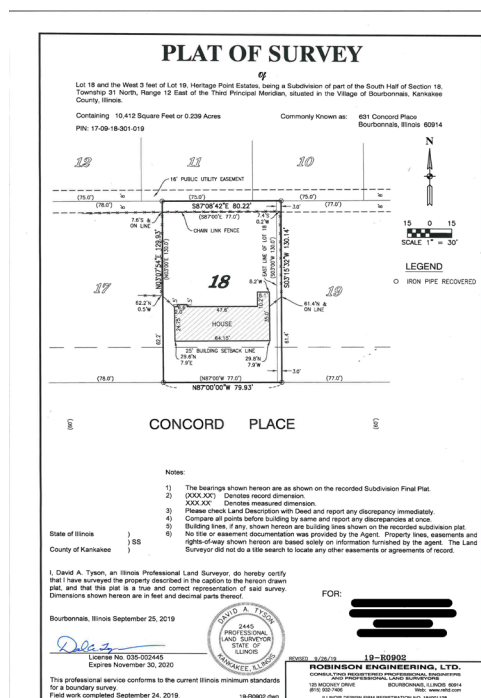
- Stairways shall be constructed not less than (36") inches in clear width at all points above the permitted handrail height.
- The maximum riser height shall be (7-3/4") inches and the minimum tread depth shall be ten (10") inches

### 4. Railings:

- Railings are required for decks over (30") inches above grade.
- Stair railings shall be provided on at least one (1) side of each continuous run of treads with four (4) or more risers.
- Stair railing height measured vertically from the nosing of the treads shall not be less than (34") inches and not more than (38") inches.
- Open space between railing spindles or balusters must be less than four (4") inches .

- It is the owners' responsibility to contact J.U.L.I.E. at 1-800-892-0123 for location of all utilities.
- No construction may begin until a building permit has been approved and issued. The owner of the property is responsible to ensure a permit has been issued prior to construction beginning. The permit placard must be placed on the front of the principal structure so it can be seen from the public right-of-way at all times during construction.

## Sample Plot Plan or Survey



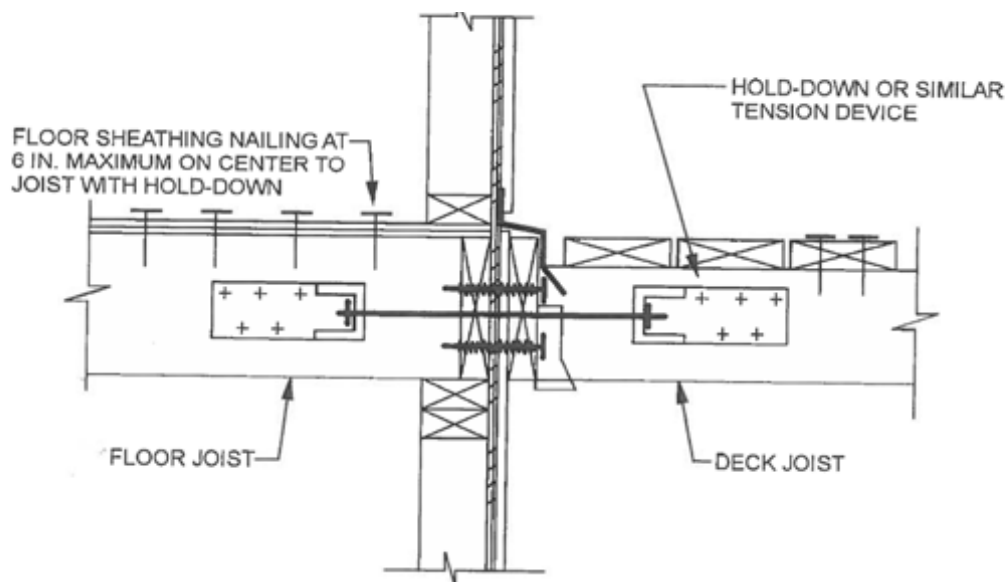
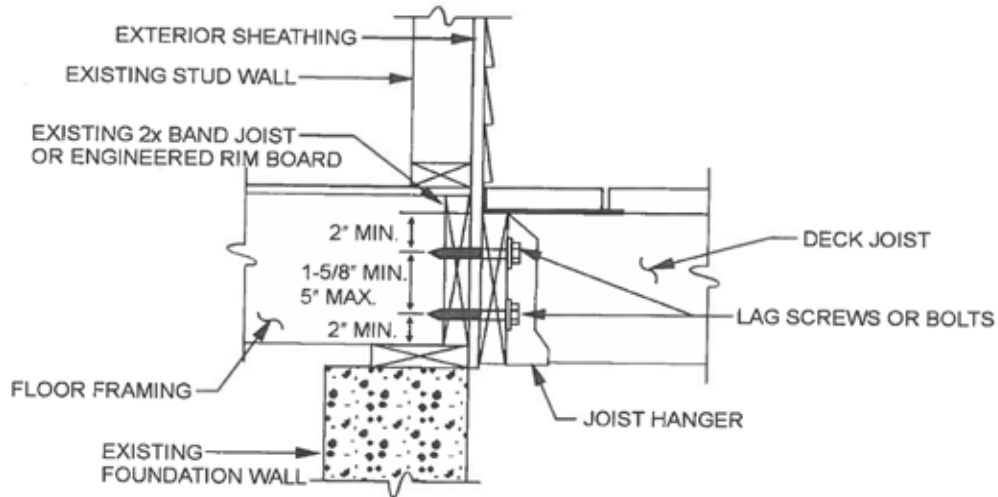
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### Allowable Exterior Deck Floor Joist Spans:

(Based on pressure treated #2 southern pine)

Joist Spacing	Joist Size		
	2"x8"	2"x10"	2"x12"
	Allowable Spans		
12" On Center	13'-1"	16'-2"	18'-0"
16" On Center	11'-10"	14'-0"	16'-0"
24" On Center	9'-8"	11'-5"	13'-6"



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