



## DECKS

**VILLAGE OF BOURBONNAIS**  
Building Department  
600 Main St NW  
Bourbonnais, IL 60914  
815-937-3575  
Fax 815-937-5606  
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[www.villageofbourbonnais.com](http://www.villageofbourbonnais.com)

### General Permit Procedures

1. Complete permit application
  2. Attach Plat of 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 worksheet attached

### Deck Requirements

1. All decks attached to the house shall not encroach the required setbacks in the zoning district for which it is located.
2. No deck shall be located closer than eight (8) feet to any property line
3. No deck shall be located in any easement and must be a minimum of one (1) foot from the 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" 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 attached example.

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



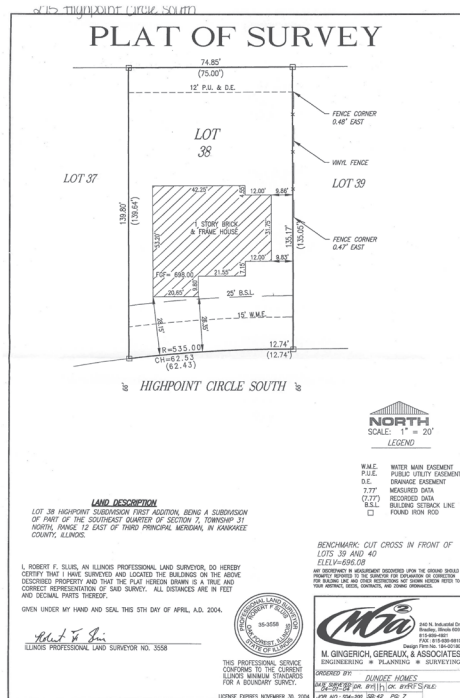
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3. Stairways:
    - a. Stairways shall be constructed not less than thirty-six inches (36") in clear width at all points above the permitted handrail height.
    - b. The maximum riser height shall be seven and three-quarters inches (7 3/4") and the minimum tread depth shall be ten inches (10")
  4. Railings:
    - a. Railings are required for decks over thirty inches (30") above grade.
    - b. Stair railings shall be provided on at least one side of each continuous run of treads with four or more risers.
    - c. Stair railing height measured vertically from the nosing of the treads shall not be less than thirty-four inches (34") and not more than thirty-eight inches (38").
    - d. Open space between railing spindles or balusters must be less than four inches (4").
- 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 Plat of Survey



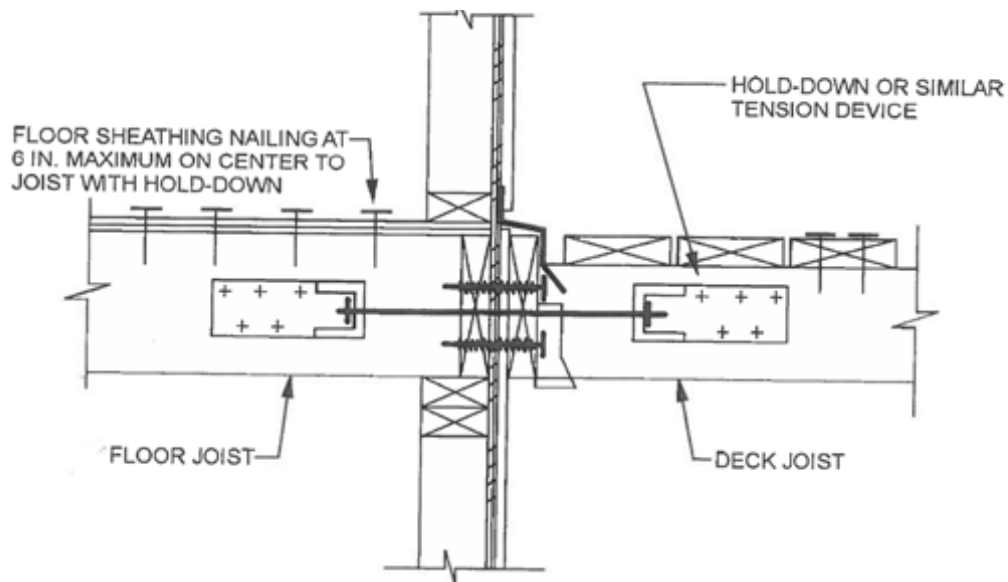
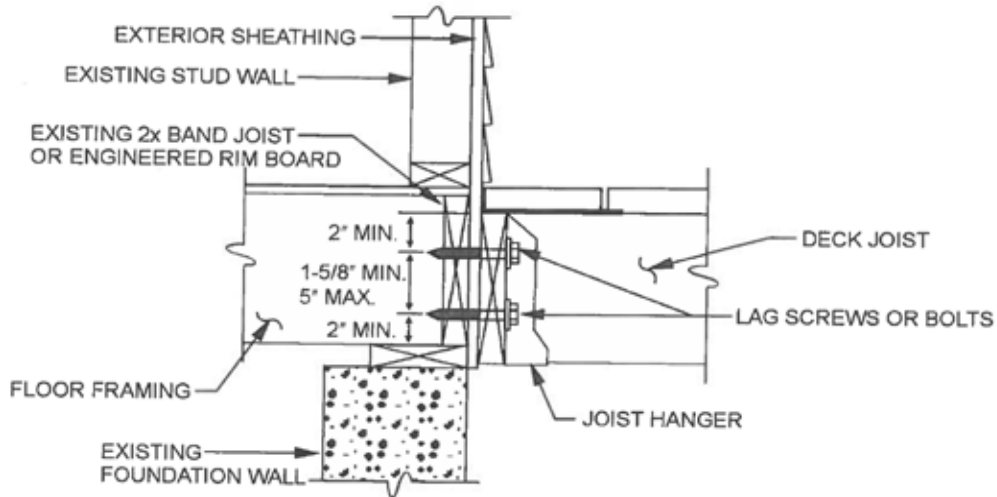
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## Allowable Exterior Deck Floor Joist Spans:

(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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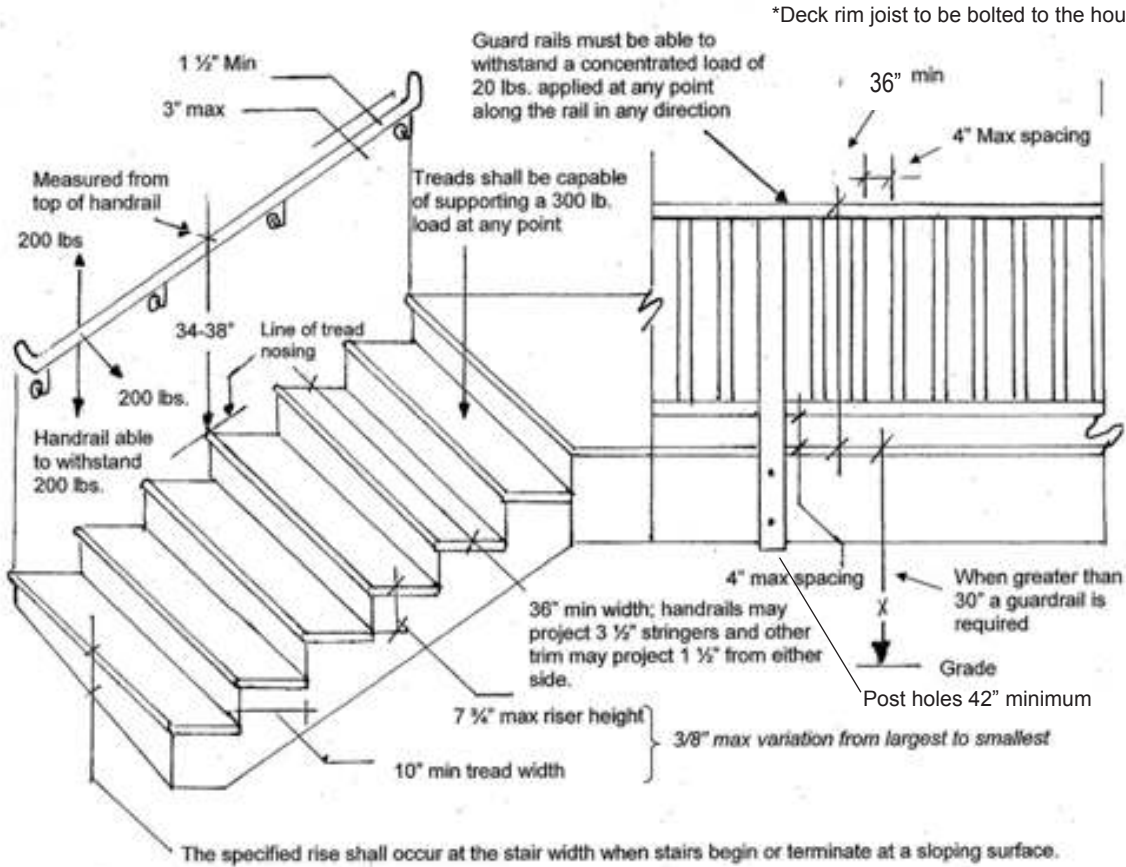


Figure 5. Guard height and opening limitations

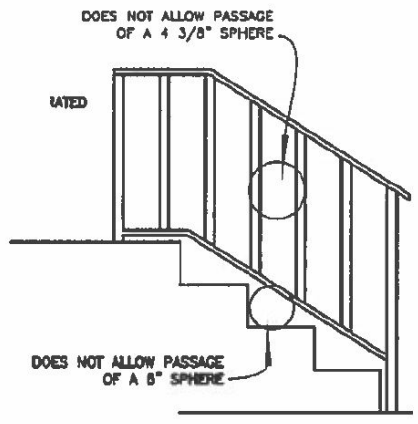


Figure 6. Guard opening limitations on stairs

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