



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:
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3. Stairways:

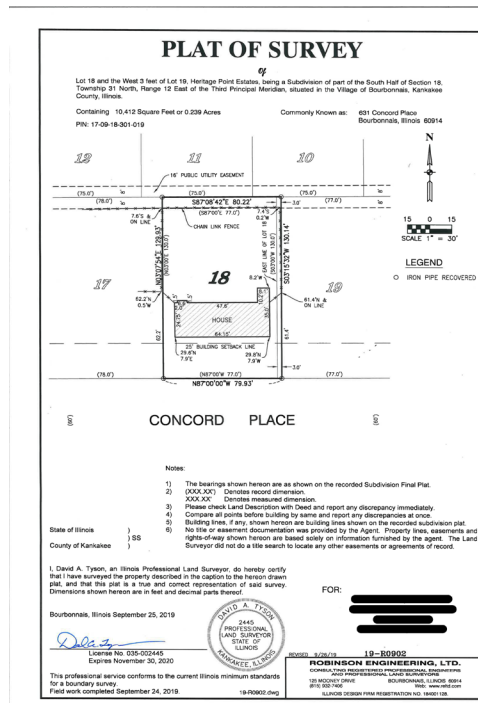
- a. Stairways shall be constructed not less than (36") inches in clear width at all points above the permitted handrail height.
- b. The maximum riser height shall be (7-3/4") inches and the minimum tread depth shall be ten (10") inches

4. Railings:

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



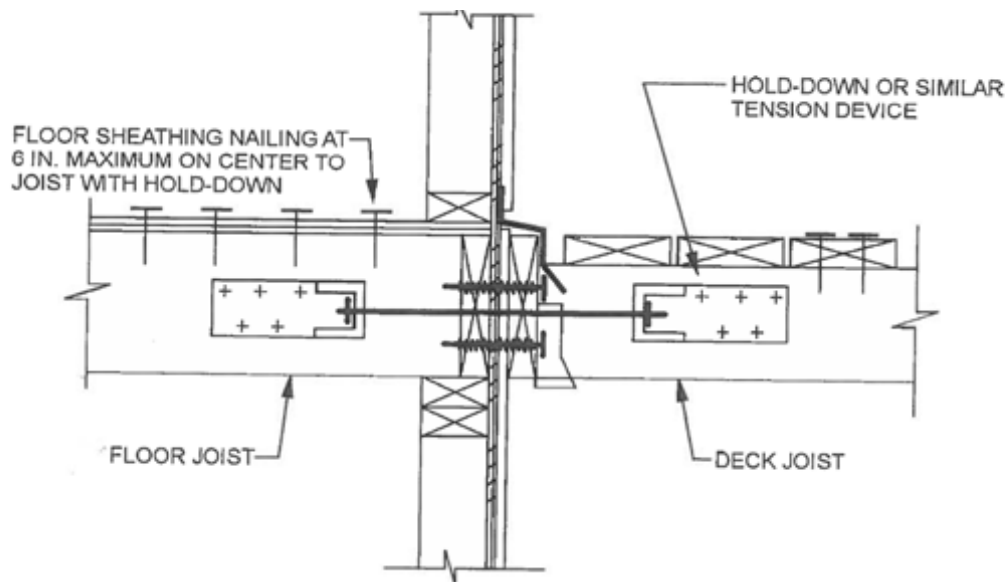
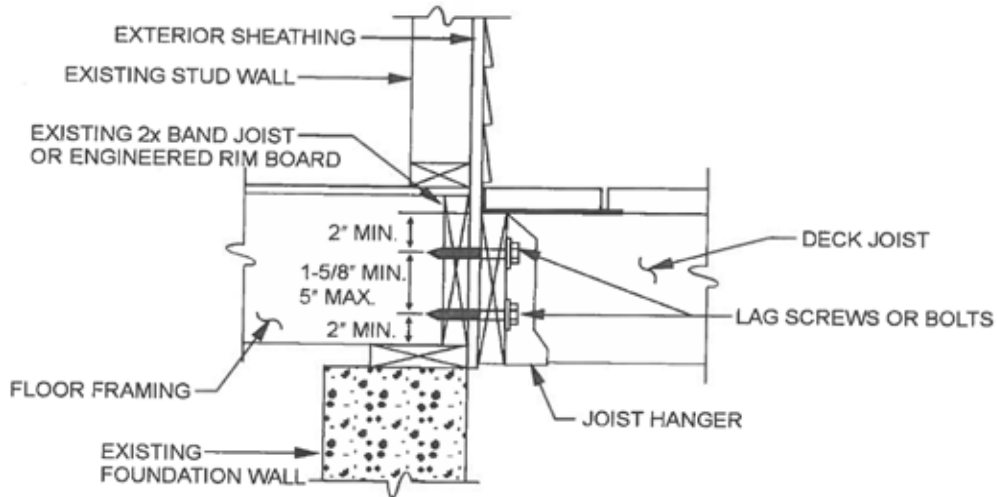
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Allowable Exterior Deck Floor Joist Spans:

(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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