



Village of Villa Park

Community Development Department

20 S. Ardmore Avenue Villa Park, IL 60181

(630) 592-6072

DECKS & PATIOS

PERMIT APPLICATION

The Village of Villa Park requires a permit prior to beginning any construction.

To obtain a permit, the following is required:

- Completed Permit Application
- Plan Review Fee
- 1 copy of the Current Plat of Survey
- 2 copies of Proposed Site Plan showing a sketch of the proposed deck or patio and all size and setback dimensions.
- 2 Sets of a detailed Deck Plan showing all structural members with material size and type must also be submitted
- If the owner will be applying for the permit and doing the work, "owner/self" should be written on the "General Contractor" line of the permit.
- If a contractor is doing the work, Contractor's Bond, Insurance and Licensing form and documents

Call JULIE (Joint Utility Locating Information for Excavators) at 1-800-892-0123 allowing 48 hours to locate utilities.

INSPECTIONS REQUIRED

Pre-pour inspection for pier footing or slabs is required prior to concrete being poured

Framing is to be inspected prior to installation of decking materials

Final Inspection when work is completed

*It is the responsibility of the homeowner/contractor to schedule all required inspections with the building department. Required inspections are indicated on your building permit. When calling to schedule an inspection, please have the address & permit number. Inspections shall be scheduled 24 hours before they become due.

Plan Review Valuations: Fee:			
\$50	to	\$5,000	\$20.00
\$5,001	to	\$25,000	\$35.00
\$25,001	to	\$50,000	\$65.00
\$50,001	to	\$75,000	\$75.00
\$75,001	to	\$100,000	\$85.00
\$100,001	to	\$200,000	\$140.00
\$200,001	to	\$300,000	\$260.00
\$300,001	to	\$500,000	\$330.00
\$500,001	and up		\$330.00 plus \$1.75 per 1000

ZONING CODE REQUIREMENTS

Patios & Decks must meet minimum side yard setback requirements and in no instance be less than five (5) feet from the side and rear property lines

Decks may project no more than 25% of the required rear yard depth.

Maximum lot coverage of the area of all structures shall not exceed 30% of the lot area.

The total of all impervious surfaces, including driveways, shall not exceed fifty (50) per cent of the lot area of the premises. If the lot is less than 7,500 square feet, the total of all impervious surfaces, including driveways, shall not exceed 56% of the lot coverage on the premises.

BUILDING CODE REQUIREMENTS

Frost Footings: Are required for any deck that is attached to a dwelling or garage that has frost footings. (42" minimum)

Patios: for concrete patios, a minimum of four (4) inch base of crushed stone, gravel or sand with 3 ½ inches of concrete is required

Guardrails: All decks that are 23" or more above grade must be protected by a guardrail. Such rail shall be 36" minimum in height. Open guardrails and stair railings shall have intermediate rails or an ornamental pattern such that a 6" diameter sphere cannot pass through.

Overhanging Decks: Joists should not overhang beams by more than two feet, nor should beams overhang posts by more than one foot unless a special design is approved.

Live Load: All decks shall be designed to support a live load of 40 pounds per square foot.

Flashing: All connections between deck and dwelling shall be weatherproof. Any cuts in exterior finish shall be flashed or caulked.

Joist Hangers: Header joists more than six feet long and tail joists over 12 feet long shall be supported by approved framing anchors such as joist hangers.

Wood Required: All exposed wood used in the construction of decks is required to be of approved wood of natural resistance to decay (redwood, cedar etc.) or approved treated wood. This includes posts, beams, joists and decking.

Special Design Note: Some deck designs may not be appropriate should the placement of a screen porch or 3-season porch on the deck platform be a future consideration.

ELECTRICAL STATEMENT:

The electrical installations related to these structures shall comply with all applicable articles in the 1999 NEC and all local amendments.

Clearances of electrical service drops (overhead) and laterals (underground) shall comply with the following articles from the 1999 NEC: 230-9 through 230-32.

CONSTRUCTION DRAWING REQUIREMENTS

Size and depth of concrete piers and location (minimum 42" below grade)

Size, length and spacing of all floor joists and type of flooring material.

Size, length, and spacing of any beams and support of same. Also, give type and grade of lumber.

Show how deck and framing members are to be supported at house.

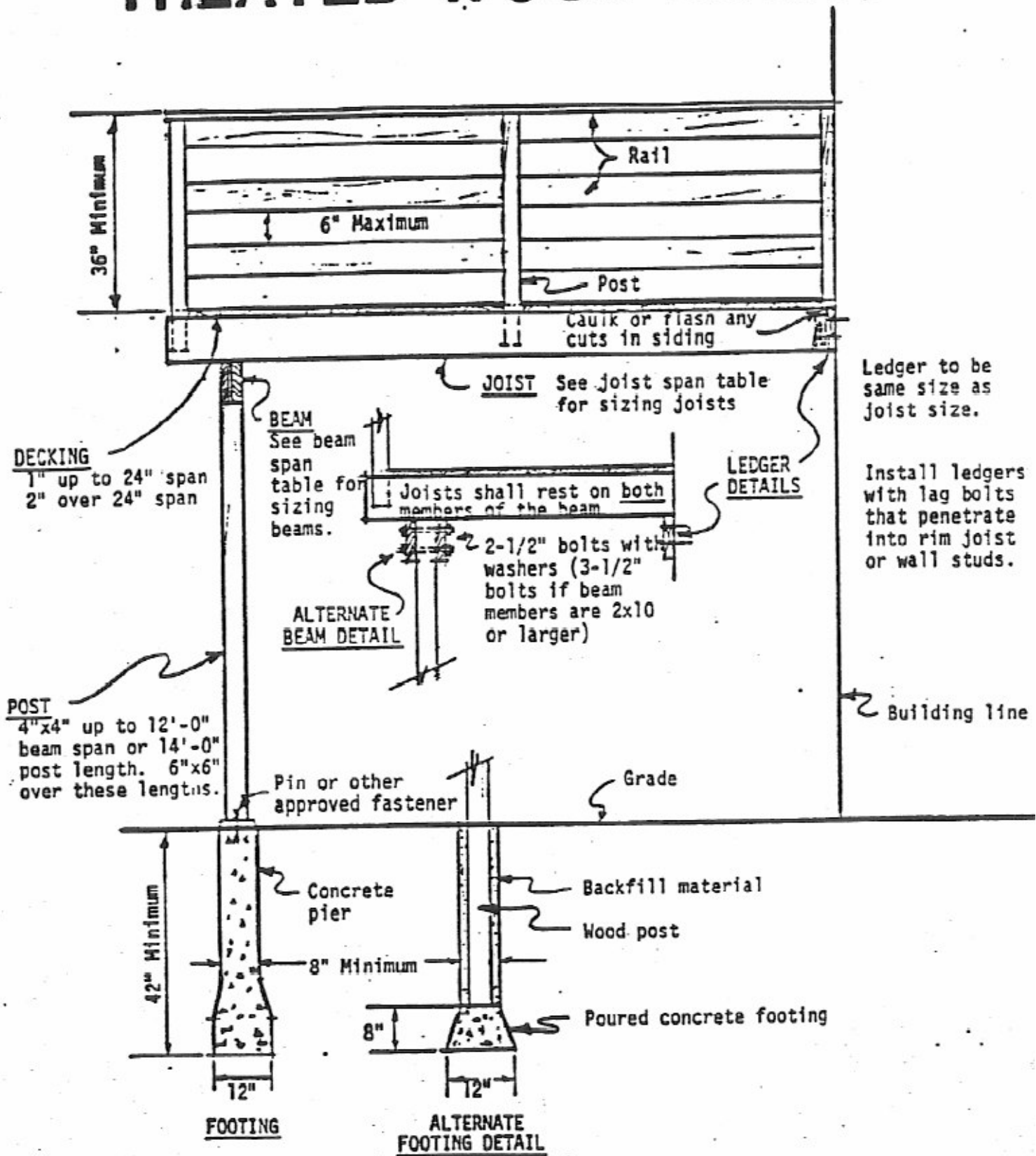
Provide guard rail 36" high on any deck 24" or over above finished grade.

Provide stairs and data on any over 8" above finished grade.

Provide hand rail on any set of stairs 24" or more above finished grade.

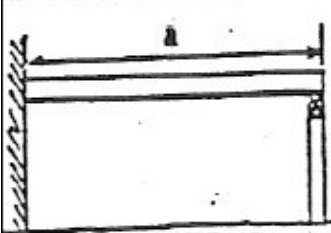
***Note: Do not block any natural drainage of lot by construction of deck or patio**

TREATED WOOD DECKS



NOTE: ALL MATERIALS USED FOR POSTS, JOISTS, BEAMS, AND DECKING SHALL BE OF APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR APPROVED TREATED WOOD.

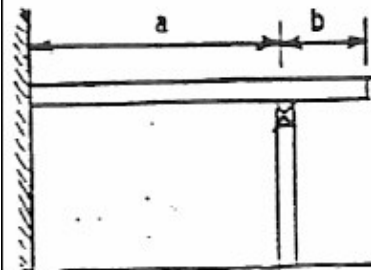
WOOD DECKS - SAMPLE CALCULATIONS FOR USING THE SPAN TABLE



Case I Solution: Refer to table for joist and beam sizes.

Example: $a = 12'$, Post Spacing = $8'$

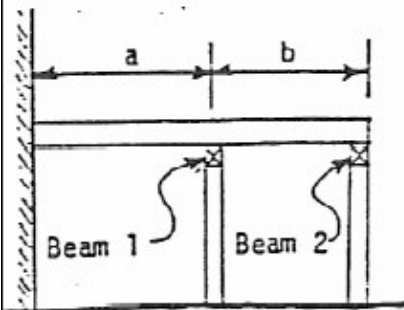
Refer to the span table. Joist size may be either 2x8's 12" O.C. or 2x10's 16" O.C. Beam size may be either 3-2x8's or 2-2x10's.



Case II Solution: Use "a" for joist size and "a" + "b" to determine beam size (The length of "b" is restricted by both the length of "a" and the size of the joists).

Example: $a = 8'$, $b = 2'$, Post Spacing = $10'$

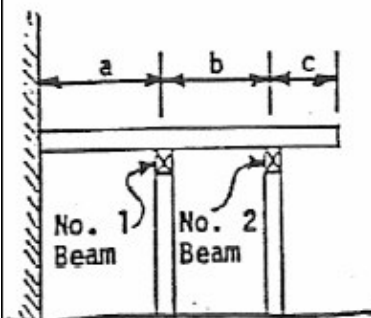
Find the joist size required by looking under 8' on the table. Joist length is indicated as 2x6's 16" O.C. or 2x8's 24" O.C. For sizing the beam, use a joist length of 10' ($8' + 2' = 10'$) and a post spacing of 10'. The table indicates that 4-2x8's or 3-2x10's are required for the beam.



Case III Solution: Use "a" or "b", whichever is greater, to determine joist size. Use "a" + "b" to determine the size of Beam No. 1 and use joist length "b" to determine the size of Beam No. 2.

Example: $a = 6'$, $b = 7'$, Post Spacing = $9'$

The joist length (7') is determined by the longest span joist ("b"). The table indicates that 2x6's 16" O.C. or 2x8's 24" O.C. are required for a 7' span. For Beam No. 1, use joist length of 13' ($6' + 7' = 13'$) and post spacing of 9'. The table indicates that 3-2x10's or 2-2x12's are required for Beam No. 1. For Beam No. 2 use joist length of 7' with a post spacing of 9'. The table indicates that 4-2x6's or 3-2x8's are required for Beam No. 2.



Case IV Solution: Use "a" or "b", whichever is greater, to determine joist size. Use "a" + "b" to determine the size of Beam No. 1 and "b" + "c" to determine the size of Beam No. 2. (The length of "c" is restricted by both the length of "b" and the size of the joist).

Example: $a = 7'$, $b = 8'$, $c = 2'$, Post Spacing = $12'$

The longest joist span is 8'; therefore, the table indicates that 2x6's 16" O.C. or 2x8's 24" O.C. are required. For Beam No. 1, use joist length of 15' ($7' + 8' = 15'$) and post spacing of 12'. The table indicates that 3-2x12's are required for Beam No. 1. For Beam No. 2, use joist length of 10' ($8' + 2' = 10'$) and post spacing of 12'. The table indicates that 3-2x10's or 3-2x12's are required for Beam No. 2.

NOTES: Post size must be adequate to provide full beam bearing, i.e., one-member and two-member beams must be placed on a 4x4 post, three-member beams must be placed on 4x6 or 6x6 posts, and four-member beams must be placed on 8x8 posts.

