



Village of Round Lake Community Development

442 N. Cedar Lake Road, Round Lake, IL 60073

Ph. 847-546-0963 Fax 847-546-1872

www.eroundlake.com

DECK REQUIREMENTS

PERMIT APPLICATION CHECKLIST

- Complete and sign Building Permit Application.
- Call JULIE (800.892.0123) for location of utilities.
- Provide copy of contract including scope of work (if applicable).
- Provide plat of survey showing the location of deck including dimensions and distance from lot lines.
- Plat of survey is required to complete plan review.**
- Provide drawings showing details of deck construction including square footage of deck.
Plans created by Menards or Home Depot using their design software do not provide all of the information required for review and by themselves will not be accepted. All of the items in Permit Guidelines must be addressed in order to complete the plan review.
- Homeowner's Association approval letter (if applicable).

Permit applications will NOT be accepted without all of the above requirements.

PERMIT FEES

The permit fee for a deck is \$150.00 Residential \$165 Commercial.

Additional fees may apply, please refer to the Village of Round Lake Municipal Code 20.56.010.

PERMIT GUIDELINES

In order to complete the plan review all of the following items must be shown on the plan submittal.

- The village has adopted the 2018 IRC which has additional requirements for deck construction. All decks to conform to Section R507.
- Lateral loads shall be transferred to the ground or to a structure capable of transmitting them to the ground. Lateral load connections required. Must provide method of lateral connection used (see attached).

- Provide drawing of ledger board attachment to house. Show type/size/length of fastener. Show size of ledger board (2"x8" minimum). Show spacing of fasteners and staggered pattern. Show flashing details.
- Joist hangers required for floor joist to ledger board connection, provide notation.
- Carriage bolts not allowed. Connections must be thru bolted with washers on both sides of connection, provide notation.
- Posts to be secured on top of piers. Posts cannot be installed below grade (set in concrete). Minimum pier depth is 42 inches. Provide notation.
- No notching of guardrail posts. Provide notation.
- Provide drawing of guard rail construction (minimum of 36 inches high, maximum 4" between balusters and any opening).
- Provide drawing of stair construction. Must provide continuous graspable handrail (for stairs with four or more risers) independent of guardrail. Open stair risers cannot allow the passage of a 4" diameter sphere.
- Provide details for required landing (stairs cannot rest on ground, must be as wide as stairs and at least 36" long) and stairway illumination (top of the stairway, solar lighting excepted).
- Verify that utility lines are a minimum of 10 feet above and 3 feet from the edge of deck.
- Verify that deck does not cover any basement egress windows. If the deck is now under an existing window the size of the window and measurement from the deck to the bottom of the window is required.
- Application must include dimensions and details of deck construction (lumber size, spacing, fastening, ledger board, location of piers, height, location of stairs, and location of lighting).

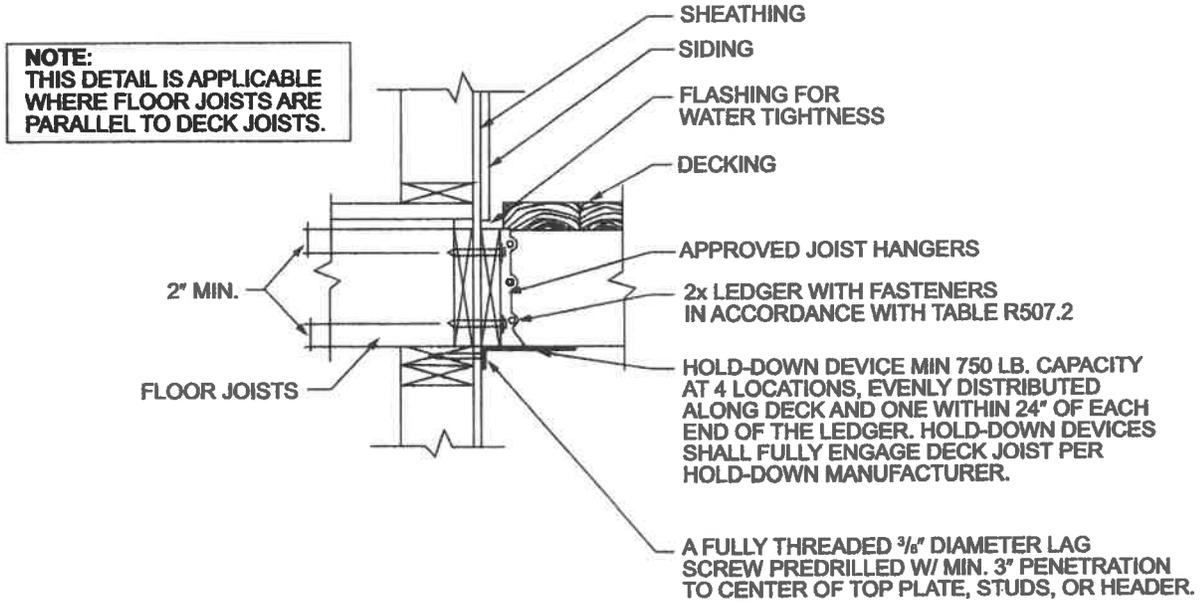
WEBSITE

Please refer to this link for the most current version of the Prescriptive Residential Wood Deck Construction Guide:

<http://www.awc.org/Publications/DCA/DCA6/DCA6-12.pdf>

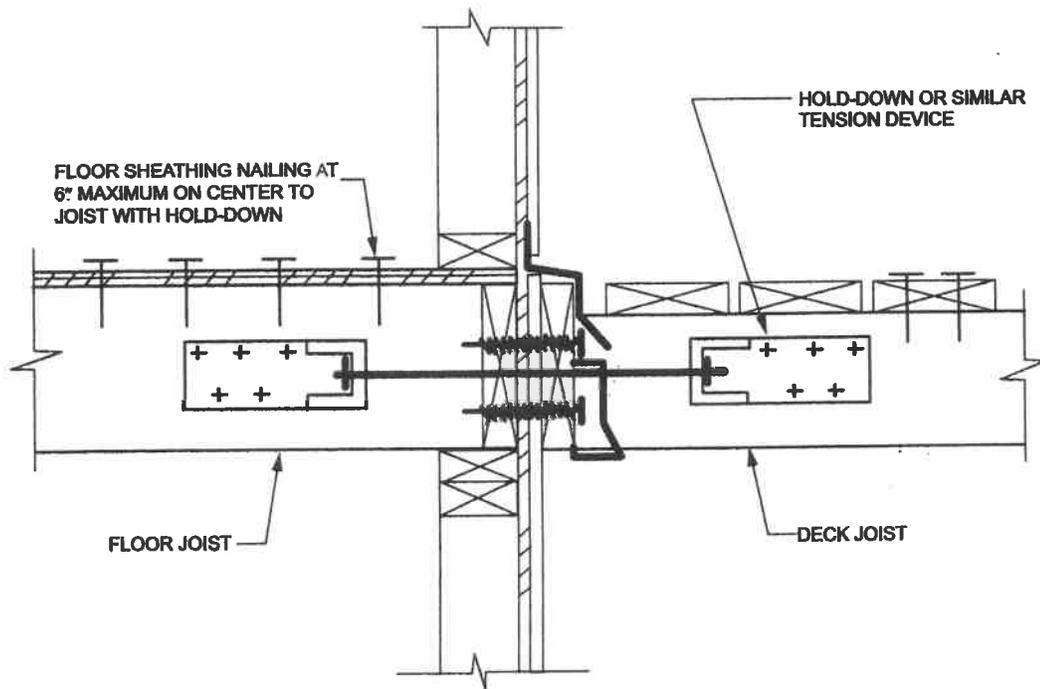
INSPECTIONS

1. Ledger Board
2. Pier Hole
3. Rough Framing
4. Final



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R507.9.2(2)
DECK ATTACHMENT FOR LATERAL LOADS



For SI: 1 inch = 25.4 mm.

FIGURE R507.9.2(1)
DECK ATTACHMENT FOR LATERAL LOADS