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## **BUILDING DEPARTMENT**

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### **DECK REQUIREMENTS**

#### **Note:**

- Before digging the deck post holes call **JULIE** at 1-800-892-0123 and allow 2-3 working days for a free location of buried utilities. Record your locate number.
- Make sure that the proper screws, nails and fasteners are being used for the material that you have selected. This is very important since some securing applications are not to be used with certain materials.

#### **Permit requirements;**

- Submit a current plat of survey showing the size and exact location of the structure on the lot.
- Provide plans showing the design, pier locations, railings and type of materials being used.
- The deck or porch must be placed a minimum of 3 feet from the property line and cannot be placed on any easement without written permission from all utilities or an encroachment affidavit is signed.
- All adopted ICC 2003 building codes are applicable and must be followed.

#### **Construction Requirements: Based on #2 Std & Btr Lumber**

##### **Columns:**

Columns are vertical members which support the deck or porch structure. Columns are to be supported by piers within the concrete or on top following these guidelines. All post holes are to be **42 inches deep**.

- A. 6X6 columns encased in concrete—minimum 12 inch diameter.
- B. 6X6 columns attached to the top of the pier—minimum 12 inch diameter.
- C. 4X4 columns attached to the top of the pier—minimum 10 inch diameter.

Columns placed on top of piers require the proper connectors to keep the wood off of the concrete and secured for lateral movement.

##### **Ledgers:**

Ledger beams are used to support joist and are connected to the building face. Joists are framed into a ledger at right angles and need the proper joist hanger for support. Ledger boards must be tight to the building face and must include flashing methods designed to prevent water from entering the existing building. Holes in the wood ledger board must be sealed with 100% Silicone Rubber Sealant with 50 year durability. Ledger boards attached to an existing building are to have flashing installed so that water cannot leak behind the ledger board. Lag bolts shall be

staggered up and down the ledger boards at approximately 1/3 the height and shall provide a good mechanical connection to the existing building.

**Beams:**

Beams are horizontal members that are used to transfer or carry the loads from one of the support members to another. Beams are usually framed into columns and usually support the floor joist. All beams shall be connected to the columns using a steel support system approved for this application. Where beams are connected to the sides of columns they shall be through bolted with 2 bolts and washers. The bolts shall be 3/8 inch minimum size.

**Joists:**

Joists span from support beam to support beam or from ledger board to ribbon joist (band joist) and are to be spaced 16 inches or 24 inches maximum on center depending on design criteria. If joist are framed from ledger board to ribbon board they shall have the correct size joist hangers applied with the proper fasteners.

**Maximum Joist Span at 16 inches on Center**

2X6	9 feet
2X8	11 feet - one row solid bridging
2X10	14 feet - one row solid bridging
2X12	16 feet - two rows solid bridging

**Maximum Joist Span at 24 inches on Center**

2X6	7 feet
2X8	9 feet - one row solid bridging
2X10	11 feet - one row solid bridging
2X12	13 feet - two rows solid bridging

Some wood alternatives require 12 inch centers and have different installation requirements. Make sure that you follow the manufacturer's installation instructions.

**Deck Topping:**

If you are building a porch use the correct thickness of plywood or equal. If you are building a deck, the decking must be tightly affixed to the joists with nails or deck screws. Decking must be sufficiently secured to prevent warping and spacing must not be such that gaps would impair the safety of people using the deck. Recommended spacing is not more than 1/4 inch apart.

**Ramps:**

Ramps shall follow the ADA requirements. Handrails shall be provided on both sides. A landing shall be provided at the top and bottom or where doors enter onto ramps.

**Stairways:**

Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height. The maximum stair riser height shall not exceed 7-

3/4 inches and the minimum tread depth shall not be less than 10 inches. No totally open risers are allowed.

**Railings:**

Railings or guardrails are required wherever the deck or porch is more than one step above finished grade. Guardrails and railings run around the deck and are not to be less than 36 inches in height. Guardrails shall not create a ladder effect or be installed in a horizontal manner or other ornamental patterns that result in a ladder effect. All balusters shall have a maximum spacing which prevents a 4 inch sphere from being able to pass through the spacing. Railings run along open stairs sides and are not to be less than 34 inches in height and not greater than 38 inches measured vertically from the nosing of the treads on at least one side of the stairway. Handrails shall terminate in a newel post or safety terminals. Handgrips shall have a circular cross section of 1-1/4 inches minimum to 2-5/8 inches maximum. Bottom rails shall be installed to prevent a 6 inch sphere from passing through the stair tread and the rail.

**Required Inspections:**

1. 24 hour notice shall be given for any inspection.
2. When the post holes are dug prior to filling the holes with concrete.
3. When the framing is complete prior to the decking being fastened to the joist.  
This is especially important if the deck is located close to the ground.
4. Final inspection when complete.