



## DuPage County Building & Zoning Department

### Building Division

## DECKS



The following are guidelines and requirements to assist when building a **deck**. This information is provided to identify minimal requirements in the County's adopted Building Code and Zoning Ordinance. These guidelines are not all inclusive, but cover the most critical requirements involved in this type of project. Feel free to contact our department if you have further questions.

**Requirements to submit:** (must be submitted in person) approximate review time – 8-15 business days

1. Application form for accessory structures - Type I (All applications are required to have the owner's signature or a notarized owner authorization form signed by the owner of the property to submit for permit - we cannot accept the submittal without either one of those documents)
2. Non-refundable application fee
3. Plat of Survey – possible BMP's ([Best Management Practices](#))
4. Construction plans
5. Trust Disclosure form for properties in a trust

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1. The [Type I application](#) form shall be filled out completely. The owner's name, address and phone number, site address if different, cost of proposed work, whether the property is on water/sewer or well/septic, shed square footage and height, contractor's name and registration number (all contractors doing work in the unincorporated areas of DuPage County must be registered with our department prior to permit issuance), signature of owner.
  2. A non-refundable application fee will be required – this portion of the fee is credited toward the final permit fee (reference the [Schedule of Fees](#) for specifics), a Drainage Review fee and a Health fee if the property is on well and/or septic. If payment is by check a separate check will be necessary to pay the Health review fee portion. We accept exact cash, checks or Master Card and Visa.
  3. Provide 6 copies of the scalable Plat of Survey with the deck drawn to scale in the exact proposed location with dimensions and dimensions to the nearest lot lines. The survey must show all existing structures with the Illinois Licensed Land Surveyor's seal and signature visible. According to the Building Code the scales accepted are 1"=10', 1"=20', 1"=30', 1"=40 or 1"=50'. Reduced/enlarged copies **WILL NOT** be accepted.
  4. Provide 2 copies of construction plans. See the typical deck detail below showing minimum code requirements. The plans must show side view, and a top view.
  5. For any property that is in a trust (bank or trust company) will need a notarized [Trust Disclosure](#) form **completed by the trust company** stating the beneficiary of the trust. For properties in a family trust we need some paperwork showing the beneficiary for signing the application.

**Requirements at permit issuance:**

6. Utility Easement form
7. Drainage Easement Agreement form
8. Owner Authorization form if applicable
9. Entrance permit
10. Fees
11. Performance Bond
12. Contractor Registration

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6. For sheds located in any part of a drainage/utility easement a [notarized affidavit](#) will be required. This gives the applicant the responsibility to contact the utility companies that are in that easement so they are aware of a structure being installed in that easement.
  7. Also for sheds located in any part of a drainage and utility easement a [Drainage Easement Agreement](#) must be filled out and all individuals on the deed will need their signature notarized.
  8. A notarized [Owner Authorization](#) form is required if the owner of the property has not signed the application form.
  9. Prior to permit issuance an [Entrance Permit](#)/bond receipt from whoever maintains the roadway (Township Highway Commissioner, Du Page County Department of Transportation, Illinois Department of Transportation or municipality).
  10. [Permit fees](#) are due at the time of issuance. We accept exact cash, check or Master Card and Visa. (The building application fee will have been credited toward the final permit fee)
  11. The [Performance Bond](#) insures code compliance and is included in your permit fee. This portion of the fee is fully refunded once the final inspection has been approved.
  12. All [contractors](#) working on the project are required to be registered with Du Page County Building Division and must be current when the permit is issued.

**Zoning Requirements:** Single Family: (Ordinance Sections: R-1: 37-701, R-2: 37-702, R-3: 37-703, R-4: 37-704):

Size: No limitation

Setbacks:

- R-1 Zone:
  - Front: 40 feet.
  - Rear: 50 feet
  - Corner side: 40 feet
  - Interior Side: 20 feet
- In R-2, R-3 and R-4 Zones:
  - Front: 30 feet
  - Rear: 15 feet
  - Corner side: 30 feet
  - Interior Side: 10% of lot width or 10 feet whichever is less.
  - Interior Side Exception: If a lot is 20,000 sq. ft. in size or less: 3 feet

Multi-Family Construction: (Ordinance Sections R-5: 37-705, R-6: 37-706, R-7: 37-707: Please contact the Zoning Section at 630-407-6700)

**Drainage Requirements:** BMP's if required ([Best Management Practices](#))

Provide location on plat of survey. Proposed structures cannot have a negative impact on the existing drainage for the neighboring properties. **Disclaimers:** If there are any special management areas (including any of the

following; floodplain, wetland and wetland buffer) on the property additional permit requirements may be needed. See Sec.8-128.2 of the County's Building Code for Minimum Plan Requirements.

- Pursuant to 8-128.2.E of the Building Code, any development in the floodplain must obtain an Elevation Certificate. Where a development, structure or property has substantial damage, has or will have substantial improvement or is the subject of repetitive loss regulations, the development, structure or property shall comply with the requirements of the Building Code and the DuPage County Countywide Stormwater And Flood Plain Ordinance, which includes the need to obtain an Elevation Certificate. (Ord. No. DC-O-0030-15, 8-11-2015)
- The FEMA 2015 Elevation Certificate is available from FEMA (<https://www.fema.gov/media-library/assets/documents/160>). It is a fillable PDF form.

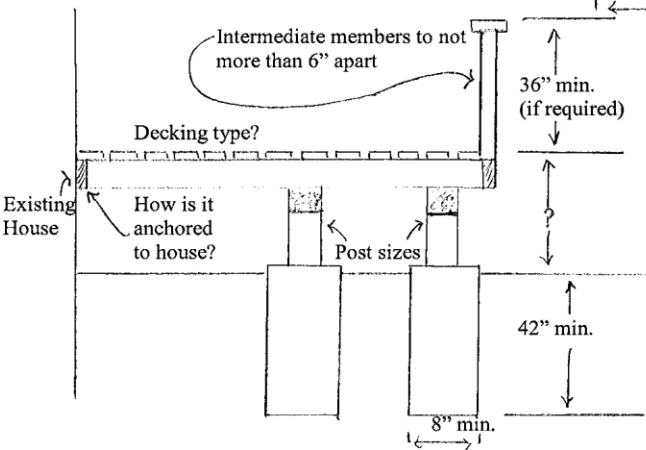
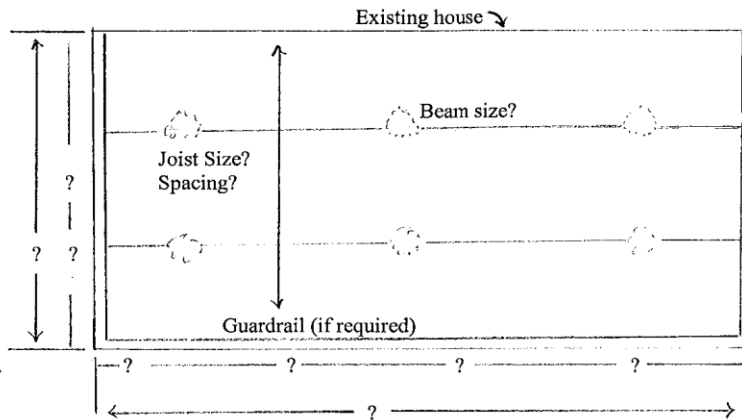
**Minimum Building Plan Requirements:**

**TYPICAL DECK REQUIREMENTS**

Sample

**SIDE**

1. What is the deck height above ground? (36" minimum guardrail with balusters maximum 6" o.c. required everywhere deck floor exceeds 24" above grade and on all open sides of stairs over two stairs, w/ separate handrail on one side.)
2. How is the deck anchored to the house?
3. Pier size? (8" diameter x 42" deep minimum)
4. Flooring? What type?
5. Post size(s) if any? (4 x 4, 4 x 6, etc.)
6. How are posts or beams anchored to piers?
7. Show location(s) of stairs and provide stair detail.



**TOP**

1. Fully dimensioned?
  - A. Over-all dimensions.
  - B. Dimensions of any off sets or irregular shapes.
  - C. Dimensions of pier & beam locations. (see above drawing).
2. Show joist size(s), direction(s) & spacing.
3. Show beam size(s). (2-2x6's, 3-2x10's, etc.)

**ZONING CHECKLIST**

For lots under 20,000 sq. ft.

- \_\_\_ Location – behind the front wall of the house
- \_\_\_ Front setback – 30'
- \_\_\_ Rear setback – 15'
- \_\_\_ Side setback – 3'
- \_\_\_ Corner Side setback – 30' (if lot < 75' wide/20')

**Inspections:** (a minimum of 24 hours advance notice required for inspection scheduling)

Please contact the Regulatory Services Division at 630-407-6700 to schedule inspections.

(Where no work has been started within 90 days after the issuance of a permit, or when more than 90 days lapses between required inspections, such permit shall be void. No work shall commence prior to issuance of permit). Feel free to contact our office if you have any questions regarding the permit or inspection process at 630-407-6700. The office location is 421 N. County Farm Road, Wheaton, IL 60187. You can visit our web site at [www.dupageco.org/building](http://www.dupageco.org/building).

**CALL BEFORE YOU DIG – CONTACT [J.U.L.I.E.](http://www.julie.org) - 1-800-892-0123 FOR UNDERGROUND UTILITY LOCATIONS**