



Development Services Department  
10987 Main Street • Huntley, Illinois 60142 • 847-515-5252  
[www.huntley.il.us](http://www.huntley.il.us)

## DECKS

**I CERTIFY THAT I HAVE READ AND RECEIVED A COPY OF THESE REGULATIONS AND WILL COMPLY WITH THESE REQUIREMENTS AND ALL OTHER APPLICABLE BUILDING CODES AND VILLAGE AMENDMENTS. I ACKNOWLEDGE THAT COPIES OF APPROVED PLANS, PLAN REVIEW COMMENTS AND COPIES OF THIS HANDOUT WILL BE PROVIDED TO THE PROPERTY OWNER, ALL CONTRACTORS AND ALL OTHER RELEVANT PARTIES.**

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

**ALWAYS REFER TO THE COVENANTS, CODES AND RESTRICTIONS FOR YOUR SUBDIVISION BEFORE APPLYING FOR A BUILDING PERMIT.**

### **J. U. L. I. E**

Call Joint Utility Location Information for Excavators, at 1-800-892-0123 prior to digging anywhere for any reason so that utility installations can be identified prior to damage being done that may potentially cost the person(s) digging and or the property owners an undeterminable amount of monies for repair or replacement of any damaged utility or amenity. Record the “dig number” in a safe place for future reference.

### **Excavation Spoils**

**THE EXCAVATION SPOILS MUST BE REMOVED FROM THE SITE FOR THE FINAL INSPECTION.** Any/ All Excavation spoils are to be hauled off site and disposed of in an approved manner. Such spoils are not to be dispersed upon any lot or parcel within the Village of Huntley without additional approvals from the Village Engineer.

### **Inspection Requirements**

- Postholes prior to pouring concrete.
- Deck framing before installing any deck boards.
- Rough Electrical (if applicable)
- Rough Plumbing (if applicable)
- Final Electrical (if applicable)
- Final inspection of the deck upon completion of all components.

### **Inspection Scheduling**

**The permit number is required in order to schedule an inspection.** All inspections must be scheduled by calling (847) 515-5252 by **2:00 pm** the business day prior to the intended inspection. **Do NOT leave a voice mail for your inspection requests.**

# VILLAGE OF HUNTLEY

## DECKS

### PERMIT REQUIREMENTS

- Building Permit Application Available at Village Hall, 10987 Main Street or online at the Village's website [www.huntley.il.us](http://www.huntley.il.us).
- Homeowners Association (HOA) Approval Letter (if applicable)
- Submit two (2) FULL SIZE copies of the Plat of Survey of the property which shall include but not be limited to the following information:
  - Legal Description
  - ALL Structures including auxiliary buildings
  - Property Lines
  - Setbacks to Property Lines & Structures
  - Location of the Proposed Deck
  - All Electrical Service Wires (if applicable)
- Submit two (2) copies of scaled (1/4" = 1'-0" typical) drawings with information about the construction and installation of the deck. These drawings shall include Plans, Elevations, Sections and Details which shall include but not be limited to the following information with complete dimensioning:
  - List of all materials to be used.
  - Foundation Details
  - Ledger Board Attachment Details
  - Pier Sizes & Locations
  - Beam/Girder Sizes, Spans & Locations
  - Joist Sizes, Spans, Spacing & Locations
  - Stair Details including Treads & Risers
  - Guardrail & Handrail Details as applicable
  - Location of ALL Basement Egress Windows as applicable

### **Swimming Pool Decks**

- If the deck will be attached to or serve as part of a swimming pool installation, this MUST be clearly indicated on the permit plan submittal. Such installations REQUIRE a site visit by an inspector prior to the permit plan review to verify existing conditions.

### DECK INSTALLATION GUIDELINES

All Guidelines, Tables & Drawings based upon American Wood Council (AWC) "Design for Code Acceptance: Prescriptive Residential Wood Deck Construction Guide, Based on the 2015 International Residential Code (IRC)", © 2018

### **General**

- Deck to be designed to support a live load of forty (40) pounds per square foot and a dead load of ten (10) pounds per square foot.
- A soil bearing capacity of 1500 psf is assumed, unless soil report is provided to prove otherwise.
- For all decks to be installed above existing lawns, a permeable weed barrier shall be placed over the ground and covered with a minimum of two (2") inches of gravel.
- No Homeowner's Association (HOA), Village Property, or any other property other than the permitted lot, may be used as access for project without written permission from the affected property owner.

# VILLAGE OF HUNTLEY

## DECKS

### Concrete Piers

- Deck piers shall be a minimum of ten inches (10") in diameter depending on spacing and shall be determined by how many square feet of deck the pier is supporting.
- Minimum 42 inches below grade.

### Wood Materials

- ALL wood shall be of pressured preservative type.
- Wood in contact with earth shall be listed as approved for such use.

### Posts

- Post sizes to be a minimum size of 4 x 4, or as determined by the height and the area of deck to be supported.

### Floor Joists & Beams

- Joist & Beam sizes are based upon span.
- Maximum joist spacing shall be 16 inches on center.
- ALL joists shall be attached to beams with an approved fastener. ALL flashing, bolts, nails and hardware shall be compatible with the framing material. No deck screws shall be used in hangers or framing except to hold down decking.

### Connectors, Joist Hangers & Fasteners

- Two (2) deck tension ties shall be installed at each end of the joists.
- Shall be listed and installed per manufacturer's specifications.

### Stairs

- Maximum riser height shall be 7 <sup>3</sup>/<sub>4</sub> inches.
- Minimum tread depth shall be 11 inches.
- ALL risers & treads within a flight of stairs shall be uniform.
- ALL stairs & stringers shall be properly supported on piers.
- ALL riser openings for stairs with an overall rise of more than 30 inches must not permit the passage of a 4-inch sphere (solid riser material is encouraged).

### Handrails

- Provide a handrail between 34 - 38 inches in height on stairs with four (4) or more risers; handrail height shall be measured vertically from the nosing of the tread.
- Handrails must be graspable and continuous from the top riser to the nose of the bottom riser and return to the walls or terminate in newel posts.

### Guardrails

- Guardrails shall have a minimum height of 36 inches.
- Guardrails shall have intermediate rails/balusters which do not allow the passage of a 4-inch sphere.

**Permits are valid for 6 months from the date of issue.** Written requests for extensions will be required after 6 months.