



Village of Mount Prospect

Community Development Department – Building Division

50 South Emerson Street, Mount Prospect, IL 60056

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Phone: 847/870-5675 Fax: 847/870-6620 TDD: 392-6064

Deck Supplement

PERMIT SUBMITTAL REQUIREMENTS

- 3 copies of structural drawings indicating the depth of the piers or post, the spacing between boards, the method of attachment of the boards, the rise and run of the stairs, and the size of the lumber to be used
- Completed Electrical Application (if needed)
- Indication of how electric will be run to the stairs and how lighting fixtures will be used
- Exact size of the deck and height off the ground
- 3 copies of current plat of survey showing the location

Setbacks (Sec. 14.306.)

- 15' setback from the rear lot line must be maintained for a deck
- Decks cannot be built in the required side or front yard setbacks

Important Information:

- **Note to homeowner and contractor, call J.U.L.I.E. before digging! Toll free-24 hours a day-7 days a week at (800) 892-0123**
- Plans require design professional stamp and seal if project is multi-story or supporting a spa or jacuzzi
- Provide a plat of survey and site plan that indicates where the deck is located
- Make sure escape window wells are not blocked by the deck
- Provide ledger board fastening detail: EITHER design professional's details, or provide a minimum of 2 lag screws or carriage bolts every 32" o.c. placed high and low, or 1 lag screw or carriage bolt alternating high and low every 16" o.c.
- Flash top leading edge of ledger to structure
- Provide joist size and spacing (i.e. 2 x 8 at 16" o.c. for example)
- Provide beam size and span between supporting members
- Provide post spacing and size between posts.
- Joist hangers and brackets are REQUIRED
- Check baluster size and spacing (4" maximum opening between baluster)
- ALL piers must be frost protected to at least 42" deep with 6" minimum above grade
- Check tread and riser dimensions (7 ¾" maximum riser & 10" minimum tread with 3/8" var. between maximum and minimum). RISERS OPENINGS cannot have more than a maximum opening of 4"
- Guardrails are required on decks or platforms higher than 30" above finished grade. Handrail and guards must be at stairs and required decks or platforms (36" high minimum from the nosing)
- All lumber must be treated or naturally durable lumber
- It is recommended that the homeowner consult the Planning Division prior to having plans drawn
- Wood posts cannot be embedded into concrete - an approved post bracket must be used
- Approved metal joist hangers with approved fasteners must be used
- Minimum pier depth must be 42 inches below grade
- Minimum diameter of the piers must be 8 inches long
- Electric must be run in pipe with waterproof fittings

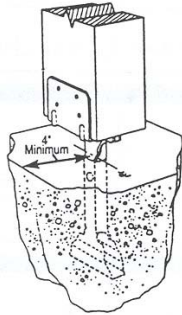
See opposite page for suggested Post Installation Diagrams

Required Inspections

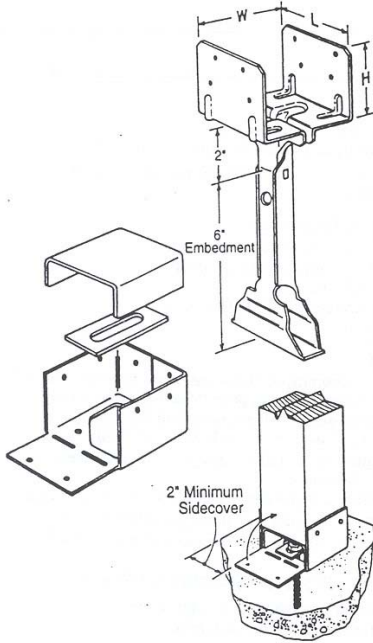
The following inspections are required:

- Piers, before concrete is poured (pre-pour)
- Rough framing
- Rough electrical (if applicable)
- **A final inspection is required.** Failure to comply can result in a hold being placed on your real estate transfer stamp and in fines up to \$1500 per issue of non-compliance (Sec. 21.403).

Suggested Post Installation

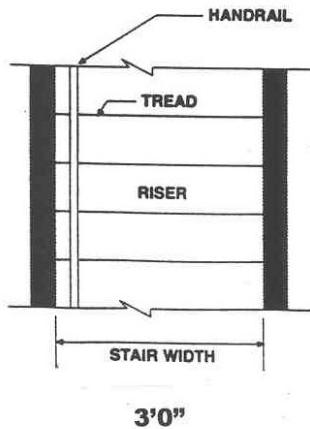


**SINGLE PIECE, NON-WELDED
ELEVATED POST BASE**
Allow 1" to 2 1/2" clearance above concrete.

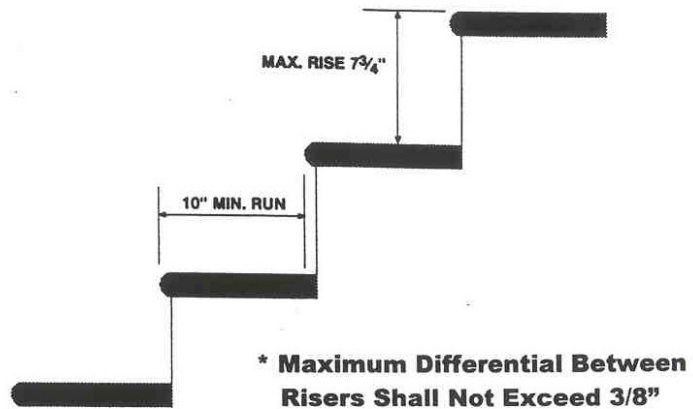


FULLY ADJUSTABLE POST BASE
Standoff plate provides flat-end bearing for post and keeps post end 1 1/8" above surface moisture.

Suggested Treads and Risers



For SI: 1 inch = 25.4 mm.



**FIGURE 314.2
CONVENTIONAL STAIRWAY**