
DECKS AND COVERED/ENCLOSED PORCHES

APPLYING FOR A PERMIT

The following must be submitted for the issuance of a building permit:

- 1) Completed building permit application
- 2) Copy of your plat of survey indicating the proposed:
 - location of the deck
 - dimensions of the deck
 - measurements from property lines
- 3) Framing plan, including material to be used, span, posthole, railing and stair detail (2 copies)

Once submitted, the building permit must be reviewed for zoning and building code compliance. ***The review process takes approximately two weeks. Apply early to ensure that you have your permit prior to beginning construction.***

ZONING REQUIREMENTS

In rear yards only, a detached wood deck shall be no closer than 3 feet to any property line, 10 feet to the principal structure, and 5 feet to any other accessory structure. An attached wood deck shall not encroach on the required rear yard setbacks established by the Homewood Zoning Ordinance.

In side yards, the setback requirements differ for the different residential zoning districts. Please contact the office of Community Development at (708) 206-3386 for more detailed information concerning your property's zoning.

CONSTRUCTION REQUIREMENTS

Postholes:

Must be 42 inches below grade; 8-inch diameter splayed to 12 inches at the bottom (posts may be placed in holes)

Railings:

- Required on decks higher than 15-1/2 inches above grade
- Decks up to 30 inches in height, railing height must be a minimum 36 inches
- Decks over 30 inches in height, railing height must be a minimum 42 inches
- Balusters must be spaced so that a 4-inch sphere cannot pass through any opening
- Railing must be able to support a 200-pound impact load
- Guardrails may not have an ornamental pattern that has a ladder effect

Stairs:

- Riser height maximum 7-3/4 inches
- Tread depth minimum 10 inches
- Stair width minimum 36 inches
- The greatest riser height within the flight of stairs may not exceed the smallest by more than 3/8 inch. Riser height may not vary more than 3/16 inch in adjacent risers.

Porch roof:

A covered or enclosed porch or patio many have manufactured prefab, metal (steel, aluminum, etc.) roof rafters with metal leg supports and may have a covering of fiberglass, canvas, aluminum or other durable metal. The design must be approved by the building official. No gypsum finishing is allowed. The roof deck must be securely fastened to the main building.

CONSTRUCTION REQUIREMENTS (continued)

Porch or Patio Enclosure:

An enclosed porch or patio may be enclosed with full screening and a screen door.

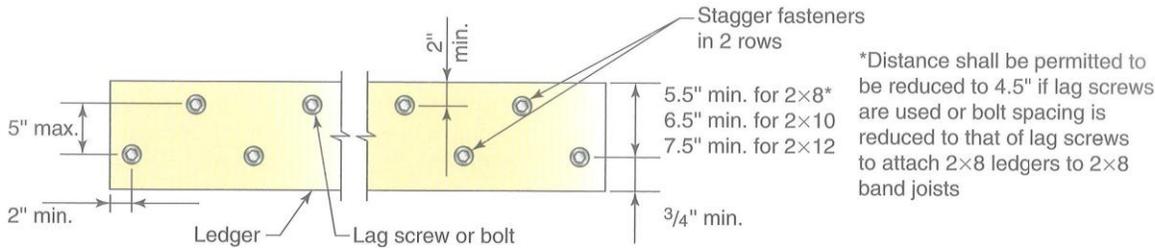
A covered or enclosed porch or patio may not be further enclosed and the following materials may not be added or attached to any porch or patio unless a full footing and foundation 42 inches below grade is provided:

- Ceiling or wall finishes of interior materials (exterior materials may be used upon approval of the building official).
- Electrical conduit and electrical appurtenances which are not GFI protected.
- Plumbing piping and devices.
- Heating ducts and devices.

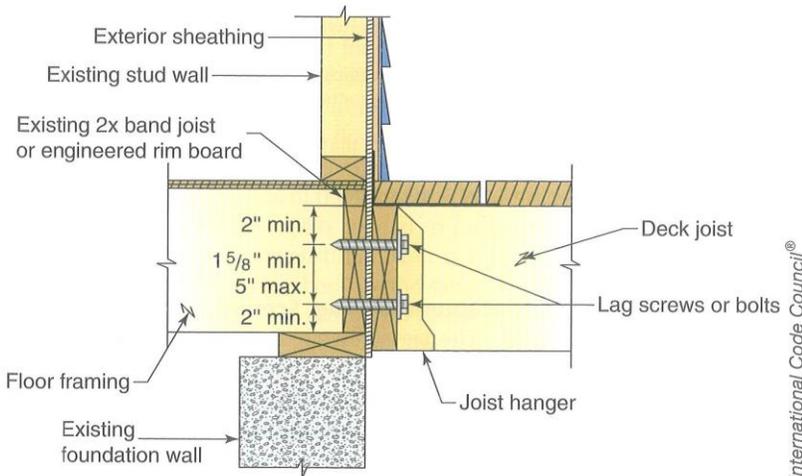
A letter stating that the porch will not be further enclosed must be signed by the homeowner and shall be included in the property file.

Attachment of ledger board to structure:

Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads.



Placement of lag screws and bolts in ledgers



Placement of lag screws and bolts in band joists

INSPECTION REQUIREMENTS

- Posthole inspection is required when postholes are dug before the posts are set.
- Rough framing inspection is required when superstructure is complete.
- Final inspection is required when deck is complete.

**CALL 24 HOURS IN ADVANCE FOR INSPECTIONS.
(708) 206-3856**