



Deck – Patio Requirements Village of Gurnee Building & Safety Division



INCLUDE THE FOLLOWING WITH YOUR SUBMITTAL:

A. Legal Plats of Survey: Please provide a copy of your plat of survey. This plat must be to scale. Indicate on the plat where the deck or patio will be attached to the house – showing its dimensions. Include the setbacks from the applicable lot lines. Note: Patios and porches (unenclosed) are not to exceed four feet (4') into any front, corner side, or interior side yard setback and not to exceed ten feet (10') into any rear yard setback. Decks are not to exceed four feet (4') into any corner side and interior side yard setback and ten feet (10') into any rear yard setback. If not attached, a minimum five-foot (5') separation from the house is required.

B. Required Plans of the Deck: Provide two copies of the construction information (per the following list), footing placement, how you are attaching the deck to the house, exact square footage, materials to be used, railing detail, etc.

All work shall meet 2024 International Residential Code and Gurnee amendments for the design of the structure and plan submittal requirements, including but not limited to: stair requirements, piers and footings, flooring, posts, ledgers, joists, flashing, walls, railings/hand rails/guard rails, landings, lateral loads, dead and live loads, weed block, materials, etc.

An industry standard for **reference** is “Prescriptive Wood Deck Construction Guide” (DCA-6 2012).

C. Patio Requirements: All organic materials must be removed from area (i.e. roots, black dirt, grass, etc.). Compactable type fill must be used and inspected prior to laying the patio. Expansion is required between the house and slab. A four-inch (4”) minimum slab, if concrete is being used.

Inspections are needed for both Decks and Patios at the following stages:

DECKS

- Once the post holes are dug.
- Framing – (before decking has been installed)
- When the deck is completed (including railing, steps, etc.)

PATIOS

- Once the organic material is removed and the base is installed (before the concrete or pavers are installed).
- When the patio is completed.

The issuance of a permit does not relieve the permit holder from compliance with any relevant covenants, conditions, or restrictions of record applicable to the subject property.

Inspections can be scheduled by calling the Building Division (847) 599-7550.

A minimum 48 hour notice is required.

CALL J.U.L.I.E AT #811 PRIOR TO DIGGING