



600 Harvest Gate
Lake in the Hills, IL 60156
847-960-7400
Email: cd@lith.org
Website: lith.org

DECK PROJECT SHEET

1. Submit a completed application.
2. Homeowners may build their own deck. However, if a contractor is used, the contractor must be licensed in the Village per Municipal Code, Chapter 38. Your contractor must be licensed with the Village before your permit will be issued
3. Submit a copy of your Plat of Survey showing the new deck location, as well as any other existing structures (shed, patio, pool, etc:).
4. **Submit the following documents with your completed application:**
 - . If you are using a contractor, submit a copy of your contractor's proposal for the deck, itemizing the description and work to be done.
 - . Submit the deck checklist that details the information that is required for your deck drawings.
 - . Submit a cross-section of your deck. (See Example A)
 - . Submit a bird's eye view with dimensions, location of all piers, beams, stairs, etc. (See Example B)
 - . Include dimensions of the deck on your deck drawings.
5. Payment is not required at the time you submit your application and drawings. You will pay for your permit when you pick it up from the Village hall after it is reviewed and approved.
6. Please allow approximately 10 business days after submitting your application for the before the permit will be issued.
7. A deck pier inspection is done before the postholes are set in concrete to ensure they are 42 inches deep to the existing grade.
A rough framing inspection is done before installing the deck flooring.
A final inspection is when the deck installation is complete.

8. A deck permit is a 2-month permit and will expire at the end of that time. An approved, final inspection must be obtained within the 2-month period.
9. FINAL APPROVAL WILL NOT BE GIVEN IF THE STAIR RISERS ARE NOT EQUAL IN HEIGHT.

DECK REQUIREMENTS

1. Decks must conform to setback requirements per Zoning Section 13.2-1A. Decks must not encroach onto any easement.
2. Posts must be resistant to rot and decay.
3. Piers must be a minimum of 42 inches deep to the existing grade and inspected before proceeding.
4. Decks over 30 inches above the ground must have a minimum 36 inch high guardrail attached to the deck on all open sides. The maximum spacing between vertical balusters is 4 inches with a minimum of 2 inch spacing between balusters. PLEASE NOTE: Guardrails for decks, balconies or raised floor surfaces shall be no greater than 42 inches high.
5. Handrail Requirement - Stairs with 4 or more risers must have a continuous handrail on at least one side. (3 steps = 4 risers = handrail required)
6. Stairs must be a minimum of 3 feet wide. Stairs over 3 feet in width require additional stringers for support.
7. All stair risers must be of equal height – not more than 7 ¼ inches.
8. All stair treads must be minimum 10 inches measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge.
8. Do not cover any escape windows.

Final approval will not be given if the stair risers are not equal in height.

Please contact J.U.L.I.E. at 800-892-0123 72 hours before you dig.

HOMEOWNER IS RESPONSIBLE FOR THIS PERMIT IN ITS ENTIRETY. HOMEOWNER TAKES FULL RESPONSIBILITY FOR DAMAGES INCURRED DURING CONSTRUCTION. THIS INCLUDES DAMAGE TO THE PUBLIC RIGHT-OF-WAY, INCLUDING STREETS, CURBS, SIDEWALKS, DRIVEWAYS AND TREES.

DECK CHECKLIST REQUIREMENTS

Please complete and submit this checklist with your building permit application

Property Street Address: _____

The size of the deck is _____ x _____ ft., for a total of _____ sq. ft.

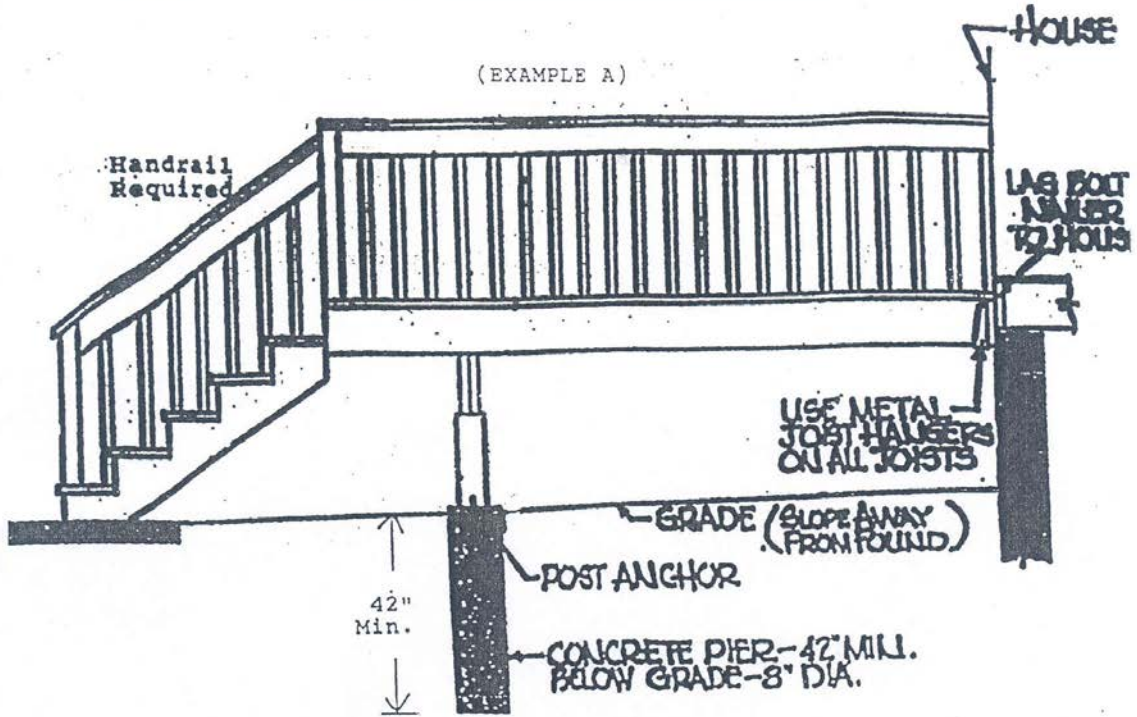
1. The deck is constructed of what type of material? _____

2. Height of the deck floor above the grade of the yard is _____.
3. Size of the floor joists? _____" x _____", 16"OC
4. Size of the post hole footings? _____" diameter, 42" below the existing grade
5. Size of the posts? _____" x _____"
6. Size of the beams Double _____" x _____"
7. Span of the beams between the house and each individual beam? _____

8. Guardrails must be not less than 36 inches high or more than 42 inches high and are required if the deck is more than 30 inches above the grade.
9. Spacing of the balusters must have a maximum clear opening of not more than 4 inches or less than 2 inches.
10. The maximum height of a stair riser is 7 ¾ inches. All risers must be equal in height, including the bottom step down to the ground.
11. The minimum depth of the stair tread is 10 inches.
12. A stair handrail must be provided for stairs with 4 or more risers.
Three steps = four risers = handrail is required (See Example C)
13. The minimum width of a stair is 3 feet. Stairs over 3 feet in width require additional stringers for support.
14. Do not cover escape windows.



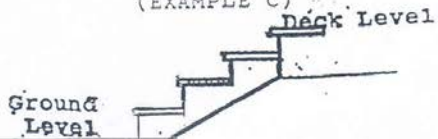
TYPICAL DECK CONSTRUCTION



(EXAMPLE B) HOUSE



(EXAMPLE C) Deck Level



3 steps = 4 risers
 Handrail is required for 4 riser
 All risers must be identical in height.



BUILDING PERMIT APPLICATION

600 Harvest Gate
Lake in the Hills, IL 60156

(847) 960-7440
Fax: (847) 960-7445
www.lith.org

Permit No. _____

Project Address: _____ Lot: _____ Pin No.: _____

Description of Work: _____

Estimated Cost: \$ _____ Sq. Footage: _____ Township: Algonquin / Grafton

Fence Lin. Ft.: _____ Fence Height: _____ Fence Style: Picket / Chain Link / Board on Board / Other

Owner's Information

Address Phone No. Email Address

Name: _____

Applicant's Information

Address Phone No. Email Address

Name: _____

****** ALL CONTRACTORS MUST BE REGISTERED IN THE VILLAGE PRIOR TO PERMIT ISSUANCE ******

Name Address Phone No. Email Address

General Contractor: _____

Carpenter: _____

Plumber: _____

Electrician: _____

HVAC: _____

Roof/Siding: _____

NOTICE: The applicant having read and examined this application and fully understanding the intent thereof declares that the statements made are true to the best of his or her knowledge and belief. The applicant certifies that he or she has read and understands the codes and all provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to the applicant to violate or cancel the provisions of any other federal, state, local law or homeowner association covenant restrictions regulating construction or the performance of construction. The applicant agrees to defend, indemnify and hold harmless the Village, its officials, agents and employees against all injuries, deaths, losses, damages, claims, patent claims, suits, liabilities, judgments (including deficiencies and interest), costs and expenses which may in any way accrue against the Village, its officials, agents, and employees arising in whole or in part or in consequence of the construction of the project as stated herein. Furthermore, the Village of Lake in the Hills assumes no liability, and the owner(s) and the applicant, jointly and severally, agree to indemnify and hold harmless the Village of Lake in the Hills relative to the placement, location or installation of any improvements on the owner's or other third parties' property.

Signature of Owner or Applicant: _____ Date: _____ Initial

If Applicant, I hereby certify that the proposed work is authorized by the owner of record, and that I have been authorized by the owner to make this application.

CONDITIONS OF APPROVAL This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

INSPECTIONS ARE REQUIRED FOR EVERY PERMIT. GO TO <https://www.lith.org/public-portal> TO SCHEDULE AN INSPECTION.

FOR OFFICE USE

Fees: Approved By: Issue Date: Permit Duration: Scanned

\$ _____ Name: _____ Date: _____ Date: _____