

Decks and Balconies

*This handout is for informational purposes only.
The provisions of the City's adopted codes prevail.*



Document Submittal List

- [Permit Application for Construction.](#)
- One copy of plans, drawn to scale (1/4 inch equals 1 foot preferred), including a plan view, elevation details, and materials list. Drawings should clearly indicate size, dimension, and spacing of all structural members.
- Plat of Survey (one copy) showing the location and dimensions of all existing structures/improvements on the property and markings indicating the location of the proposed deck and the location of the electric meter.

Failure to provide any of the above documents may result in processing delays.

General Information and Fees

- A permit is required for the construction or alteration of all decks or balconies
- The application review period averages two weeks. Applicants are contacted when the permit is ready for payment and issuance.
- If work commences prior to permit issuance, the permit fee shall be doubled.
- A list of required inspections is provided at the time of permit issuance. Inspections can be scheduled at least one day prior to the desired inspection date by calling the Warrenville Community Development Department (630-393-9050).
- A permit may become invalid if work does not begin within 180 days of issuance, or if construction has been halted and not resumed for a period of 180 consecutive days.
- Homeowner Association (HOA) approval may be required before commencing work. The issuance of a permit does not exempt HOA rules and regulations.
- It is the homeowner/contractor's responsibility to have underground utilities located not less than 48 hours before digging commences by calling J.U.L.I.E (811).
- Fees:

Plan review fee	\$30 up to 400 square feet, \$40 up to 1000 square feet, \$50 up to 1,600 square feet
Building permit fee	\$6.00 per \$1,000 valuation, minimum \$30.00
Electrical permit fee	\$22.00 + \$1.00 per first 20 lighting fixtures and \$.65 thereafter + \$1.00 per first 20 receptacles/switches and \$.65 each thereafter

- Bond requirements: \$100.00 refundable building bond must be paid at the time of building permit issuance. This bond is refundable upon completion and approval of the project in accordance with all applicable City Ordinances. The bond will be returned in the manner in which it was initially submitted at permit issuance, i.e., check, cash or credit card, after approval of final inspection.
- The fees listed in this document are for general guidance and not necessarily comprehensive. Required utility upgrades, changes made to the approved permit, or items not mentioned will be assessed accordingly.
- All work performed shall comply with the 2015 International Residential Code and all local amendments.
- All decks shall be constructed per American Wood Council's Design for Code Acceptance 6 (linked below).
- Approved construction documents shall be available on site at all times.
- Alterations to the approved plans must be resubmitted to the Chief Code Official in writing for review and approval prior to construction.

Plan Requirements

- One (1) copy of a scaled dimensional drawing to include:
 - Overall dimensions and height above grade
 - Piers depth, diameter, and layout
 - Post size and height
 - Size and span of beams and girders
 - Size and span of joists
 - Decking detail
 - Guardrail, handrail detail
 - Stair detail
 - Schedule of materials

Code Requirements

- Piers and/or footings are required of any deck attached to any building, porch or structure that has a permanent foundation. Footing depth is 42 inches measured from existing grade to the bottom of the footing or pier.
- Minimum pier size is 8 inches diameter and varies based on several factors.
- All loose fill, water and material to be removed from pier/footing hole.
- Live Loads - Decks shall be constructed to meet the minimum live load of 40 PSF and balconies 60 PSF.
- Decks, balconies and porches located more than 30 inches above grade or lower floor surface shall have a guardrail not less than 36 inches in height installed.
- Open side of stairs with a total rise more than 30 inches shall have a guardrail not less than 34 inches in height installed.
- Guardrails shall be constructed of a design to prevent the passage of a 4 inch sphere.

- Joists shall not cantilever (overhang beams) by more than two (2) feet.
- Beams shall not cantilever (overhang posts) by more than one (1) foot unless a special design is approved.
- All connections between deck and dwelling shall be weather proof. Any cuts in exterior finish shall be flashed. Aluminum shall not be used as a flashing material when in contact with preservative treated lumber, concrete, or any other corrosive materials.
- Beams and girders shall have a positive attachment to the posts to resist vertical uplifts as required.
- Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure. Attachment shall not be accomplished by the use of toe nails or nails subject to withdrawal. The preferred method is through bolts or properly sized lag bolts into the band or rim joists. Exterior siding shall be removed to facilitate attachment. The deck shall not be attached to nonstructural masonry veneer. Where positive connection to the primary structure cannot be verified during inspection, decks shall be self-supporting.
- Header beam and joists that frame into ledgers or beams shall be supported by approved framing anchors such as joist hangers of a type compatible with the selected wood species or preservative treatment. All nails and screws shall be of a type shown to be compatible with the selected wood species or preservative treatment. Roofing nails are not acceptable fasteners.
- All exposed wood used in construction of decks is required to be approved wood of natural decay resistance or approved preservative treated material. Materials embedded in concrete or direct ground contact shall be pressure treated preservative suitable for direct ground contact.
- The minimum stair width is 36 inches with a 7-3/4 inch maximum rise and a 10 inch minimum run measured nose to nose. The maximum variance between riser heights is 3/8 inch over a run of stairs. Closed risers are required if the deck height is over 30 inches. Piers are required under stringers with three or more risers.
- Handrails are required on all stairs with four or more risers. Handrail height shall be 34 inches minimum to 38 inches maximum. Handrails shall be continuous the full length of the stairs from a point directly above the top riser to a point above the lowest riser. Grip size 1-1/4 inch minimum and 2-5/8 inch maximum.
- For additional requirements refer to [American Wood Council's Design for Code Acceptance 6 Prescriptive Wood Deck Construction Guide](#).