

DECK

Village of Flossmoor, Illinois
Inspectional Services Department
2800 Flossmoor Road
Flossmoor, IL 60422

Monday through Friday 8:30 a.m. – 12:30 pm, 1:30 p.m. – 5:00 p.m.
Phone: 708-957-4101
Fax: 708-335-5490

THIS IS A LIST OF THE MOST FREQUENTLY ASKED QUESTIONS AND ANSWERS REGARDING DECKS

Q. Do I need a permit?

A. Yes. The review time frame is 3-5 working days.

Q. How much will a permit for a deck cost?

A. \$150.00 minimum – The actual permit costs are based on the estimated cost of construction and the number of inspections required

Q. How do I apply for a deck permit?

A. Complete the building permit application and the “Deck Requirement and Check List” that is available on this website or at the Inspectional Services Department.

Attach a copy of a current Plat of Survey showing the location of the proposed deck. The distance from property lines and the dimensions of the deck must be noted on the survey.

Note any unusual conditions such as an existing basement window under the deck or an existing concrete slab to be removed. A basement escape window may not be blocked unless two other separate means of exit by way of doors and stairways are provided.

Attach a detailed framing plan. Show all dimensions, size and depth of all posts. Include the direction, size and span of the floor joists and of the beams supporting the joists.

Indicate the height of the deck above grade. If required, show details for railings and/or steps.

Q. Can I build the deck myself?

A. Yes; however, if you are hiring a contractor to build your deck, the contractor must have a \$10,000 Surety Bond on file with the Building Department.

Q. Is there a particular building code to follow when planning my deck?

A. All deck construction drawings should follow the 2018 International Residential Code. We also recommend that you follow the “Prescriptive Residential Wood Deck Construction Guide”. This document is available on the American Wood Council website at <http://www.awc.org> or under Links to Codes on this website.

Q. What inspections are required?

- A. The first inspection is to check the post hole depth and locations. The second is for framing, and a final inspection is done to make sure the construction has been completed as approved for the permit.

Q. Is there a size limit for a deck?

- A. Even though a deck is an accessory structure there are no size limitations unless it is covered with a roof.

However, decks must comply with setbacks from side and rear property lines. Depending on your zoning district, this will be anywhere from five to fifteen feet.

Refer to the Village Zoning Map on the website and determine your zoning district. The following are the required setbacks for the residential zoning districts:

<u>Zoning District</u>	<u>Required Setback in Feet</u>
R-1	15
R-2	15
R-3	15
R-4	7.5
R-5	5
R-6	5
R-5	5

Q. Are there restrictions if my property is located in a flood hazard area?

- A. Check with the Public Works Department while planning your project to see if your property is located in a flood hazard area. If so, construction of any type may be limited or banned altogether.

Q. Must I have the lot line identified?

- A. The only way to ensure that the deck is properly located on your property is to locate the lot corners with stakes or a reference line from corner to corner.

NOTE: The property owner is responsible for correct placement of structures upon a parcel of land to comply with the building and zoning laws.

Good luck with your project! Remember we are here to serve and protect you, our residents.

PLEASE CALL J.U.L.I.E. AT 811 OR 1-800-892-0123 TO PLACE A UTILITY LOCATE REQUEST. THIS SHOULD BE DONE AT LEAST 3 DAYS PRIOR TO STARTING YOUR PROJECT. ONLINE REQUESTS CAN BE MADE AT <http://www.illinois1call.com>.