



WHAT YOU NEED WITH YOU

- ▶ Quick Permit Application.
- ▶ Permit fee. Please refer to the building permit fee chart.
- ▶ A plat of survey showing the locations, dimensions, and setbacks of all existing and proposed improvements is required. Setbacks from property lines vary by zoning districts.

WHAT YOU SHOULD KNOW

- ▶ No work can begin prior to a permit being issued.
- ▶ All projects are subject to zoning approval.
- ▶ Patio: an at-grade surface typically used for recreation. Patios are often delineated from the adjoining yard and constructed of concrete, bricks, stone, or another like impervious surface.
- ▶ Outdoor grill: any outdoor device used by an owner of residential property for the purpose of cooking food for his/her family and guests. Outdoor grills typically provide heat from below the food and are fueled by gas, wood, charcoal, or electricity.
- ▶ If the property is located in the Historic District, a Certificate of Appropriateness (COA) is required.
- ▶ Many subdivisions have private covenants and restrictions which supersede City zoning requirements. The City does not enforce covenants and restrictions. It is recommended that property owner's check with the homeowner's association prior to commencing any work.
- ▶ A final inspection is required upon completion of the work. Contact the City of Elgin to schedule the inspection. A pre-pour inspection may be scheduled as an option. This extra inspection can help verify the location of the patio prior to installation and could eliminate the need for major corrections.

REQUIREMENTS

1. Construction Standards:

- a) A complete building permit application, listing contractors and costs of work being performed.
- b) All concrete for exterior use must be a minimum of 3000 psi air entrant concrete:
- c) Patios without a foundation must be at least 4" thick. Wire mesh is not required but is recommended, as is a 4" gravel base. These recommendations will help to control cracking and freezing upheaval or settlement. Total thickness of paving surface must be a minimum of 8".
- d) Brick patios must have a minimum of 2" paver brick over 8" of compacted gravel. Total thickness of paving surface must be a minimum of 10".
- e) Thickness of paving material may be substituted for gravel provided that the total pavement thickness required is met.
- f) Patios with a foundation must follow similar construction standards.