



DECK & BALCONY

The following requirements are only a partial list of the locally adopted codes. This list represents the most common items that require compliance. All City of Elgin ordinances and adopted codes must be complied with as determined by the building official.

DEFINITION:

- **Deck:** Structure that is open to the sky; and is less than four feet from grade.
- **Balcony:** Any portion of a deck that exceeds four feet or more above grade.
All balcony permit applications require plans sealed by a licensed architect or structural engineer for review/approval.

GENERAL REQUIREMENTS: (for decks less than four feet above grade):

1. **PERMIT FEE:** \$70.00
2. **ZONING:** A plat of survey or site plan drawn to scale showing the locations, dimensions and setbacks of all existing and any proposed improvements is required.
3. **SETBACKS:**
 - a. Deck: Minimum of 6' setback from all property lines; varies by subdivision.
 - b. Balcony: Must be constructed within all building setbacks (side, rear and street).
4. **HISTORIC DISTRICT:** If the property is located in the Historic District, a Certificate of Appropriateness (COA) is required.
5. **COVENANTS AND RESTRICTIONS:** 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.
6. **PLANS:** Construction plans and details are required for second floor decks and above, multilevel decks and as deemed necessary by the building official. Construction plans are not required for grade level decks unless unusual conditions are present.
7. **SUPPORTS:**
 - a. Wood piers must be at least 42 inches below finish grade. Concrete must not be used to secure the posts. Spacing for piers is to be determined by load area and member sizes.
 - b. Concrete piers must be at least 8 inches in diameter and at least 42 inches below finish grade. Wood posts must be mechanically fastened to the top of the concrete piers to prevent vertical and horizontal displacement.
 - c. Decks not attached to the building do not require piers 42 inches below finish grade.
 1. Support beams must comply with National Forest Products Association specifications for span.
 2. First floor decks design floor load = 50 lbs per square foot total load.
 3. Second floor and above decks design floor load = 70 lbs per square foot total load.

8. DECKING: 1 inch or 2 inch nominal thickness is required depending on the floor joists spacing. 1 inch decking is required on joist spacing up to 16 inches on center. 2 inch decking is required on joist spacing up to 24 inches on center.

9. STAIRS: The maximum riser height is 7 3/4 inches. The minimum tread width is 10 inches.

10. GUARDRAILS: Guardrails are required if the deck is 30 inches or more above finish grade. The minimum height of guardrails is 36 inches. Baluster spacing must be placed so that a 4 inch sphere cannot pass through at any point.

11. HANDRAILS: Handrails are required if the stairs have 4 or more risers. The minimum height of handrails is 34 inches; the maximum height is 38 inches. Baluster spacing must be placed so that a 4 inch sphere cannot pass through at any point.

12. MATERIALS: All wood material used for outside construction should be of an approved pressure treated lumber or construction grade lumber. Cedar or redwood decks should be designed with the assistance of an engineer or architect.

13. UTILITY METERS: Clear access of at least 18 inches must be maintained to utility meters. If it is necessary to relocate a meter, or change a service entrance cable, contact the utility company. Decks should not be installed over electrical service cables, unless the cable is enclosed in schedule 40 PVC. For further information contact Commonwealth Edison.

SPAN CHART:

GROUND LEVEL DECKS: 50 pounds per square foot design load.

Joist Size	2 x 6	2 x 8	2 x 10
Joist Spacing on Center	12" 16"	12" 16"	12" 16"
Maximum Span	9'9" 8'10"	12'10" 11'8"	16'5" 14'11"

HEADER SIZED	MAXIMUM SPAN
(2) 2 x 4	4' - 0"
(2) 2 x 6	6' - 0"
(2) 2 x 8	8' - 0"
(2) 2 x 10	10' - 0"

INSPECTION REQUIREMENTS:

A pier inspection for post holes is required prior to pouring concrete.

A rough framing inspection is required prior to installing decking.

A final inspection is required upon completion of the work.

FOR INFORMATION VISIT OUR WEBSITE AT www.cityofelgin.org OR CALL:

Community Development at (847) 931-5920 (Zoning, Building and Inspections)

Historic Preservation or COA's at (847) 931-6004

CALL JULIE BEFORE YOU DIG: JULIE (800) 892-0123 to locate utility lines.