



DECK CONSTRUCTION

Below you will find a summary of code requirements for building decks within the Village of Antioch, based upon the 2012 International Residential Code.

WHERE CAN MY DECK BE LOCATED?

- Decks shall not extend beyond side yard setback lines.
- Decks shall not be located within 25' of the rear lot line UNLESS deck is less than two feet in height as measured from grade. Must maintain a minimum ten-foot (10') setback as measured from the rear yard property line.
- Decks shall not be located in any easement.
- The deck, as well as all other structures on the property, cannot exceed more than 35% of the lot area.

SPECIFIC REQUIREMENTS TO BE NOTED IN YOUR DRAWING

- Site preparation-area shall have topsoil, vegetation, and foreign matter removed. A weed block fabric is to be covered with stones. This pertains to decks very close to the ground which prevents lawn care below the deck.
- Piers are to be a minimum of 10" in diameter and 42" below grade.
- Piers must be installed under stair stringers.
- Use a post bracket to secure each post to its concrete pier.
- Framing and decking material is to be pressure treated or decay resistant material.
- Install a treated ledger at the house.
- Install joist hangers wherever joists are not supported by framing below. Double the rim joists that carry floor joist with no support below them.
- Bridging is required for spans over 8'.
- Notching, drilling and/or altering joists, beams and supports are all strictly controlled by the Code.
- Minimum stair width is 36".
- Stair risers are to be 7 3/4" maximum, but all equal.
- Stair treads 10" minimum, but all equal.
- Stair nosing is not to exceed 1 1/4".
- Handrails shall be provided on at least one side of each continuous run of treads or flight with 4 or more risers.
- Handrails for stairs are to be 34" to 38".
- Handrail grip size is to be 1 1/4" to 2".
- Decks greater than 30" above finish grade shall have a guardrail 36".
- All guardrail posts are to be bolted to deck with 1/2" thru bolts. Install bridging for post support when post is bolted to end floor joist.
- Handrail and guardrail verticals shall be spaced as to not allow a 4" sphere to pass through between them. No ladder designs will be allowed.

- Decks over 48” above grade need diagonal bracing at least 30” long on all sides of the posts.
- Include the deck height above grade and all elevation views.
- Plans shall include all electric lines, meter location, pedestals, windows and wells, exhaust vents of all kinds located within the construction area. The Village of Antioch is not responsible for relocation of any utilities. This is the sole responsibility of the homeowner.

WHAT INFORMATION DO I NEED TO SUBMIT FOR A PERMIT?

- Completed permit application.
- Proposal from contractor; if applicable.
- Three scalable certified copies of the plat of survey, in its entirety, with the proposed location of the deck and stairs drawn to scale with dimensions. Indicate the side and rear set backs.
- Three sets of building plans drawn to scale with dimensions, elevations and details of the deck construction. Include an elevation showing the finished grade.
- Copy of the Homeowner’s Association approval letter or signed disclosure whichever is applicable.

WHAT HAPPENS NEXT?

We will contact you by phone or e-mail within 5–10 business days to inform you when your permit is ready to be picked up. Work cannot be started until the permit is paid for and picked up. The permit must be picked up in person. We accept cash, credit cards or checks.

HOW MUCH WILL MY PERMIT COST?

Permit fees are determined by the cost of construction, 2% and a \$12 filing fee.

WHAT INSPECTIONS ARE REQUIRED?

1. Post Holes - after pier holes are excavated, and before pouring concrete.
2. Framing - after framework is complete – prior to installation of decking materials.
3. Completion.

Inspections are scheduled by calling the building department by 2pm the day before the inspection is needed. Provide permit number and address when calling.

IF THE INSPECTOR NEEDS TO RETURN FOR A FAILED INSPECTION, A \$150.00 RE-INSPECTION FEE IS REQUIRED TO BE PAID BEFORE A RE-INSPECTION CAN BE SCHEDULED.