

Village of Bloomingdale

201 S. Bloomingdale Rd.
Bloomingdale, IL 60108
www.villageofbloomingdale.org

DECK CONSTRUCTION AND INSTALLATION PERMIT SUBMITTAL REQUIREMENTS

Growth with Pride

Building & Zoning Department
buildingandzoning@vil.bloomingdale.il.us
phone: (630) 671-5660
fax: (630) 893-1596

Village Hall Hours
Monday-Friday
8:30 am – 4:30 pm

Minimum Submittal Requirements:

1. Completed application for building permit form, and a completed Stormwater and Floodplain Management Certification form.
2. Drawings specifying all aspects of the proposed deck construction.
3. Two (2) copies of Plat of Survey showing the following:
 - a. Legal property description.
 - b. Location of principle building and any other existing accessory buildings or structures on the property.
 - c. Location of the proposed deck, in compliance with size and location requirements listed below. Indicate dimensions of the proposed improvements.
 - d. Location of any well, septic field, floodplain, wetland or waterway buffer on or within 25' of the proposed deck.
4. Deck installations must comply with applicable subdivision regulations and covenants.
5. Signed copy of the contractor's proposal or contract for the proposed deck installation.
6. Homeowner Association approval, if applicable.
7. Permit fee is due at the time of permit issuance.

Location and Size Requirements:

1. Interior side and rear yard location only, and shall not encroach into recorded easements.
2. Single Family Home - may not extend within five (5) feet of interior side or rear lot lines and may not exceed thirty (30) percent of yard area, including any additional structures on the lot (pools, sheds, garages, deck, patio, etc.).
3. Multi-family and Townhomes - may not extend within one (1) foot of interior side or rear property lines and may not exceed thirty (30) percent of yard area, including any additional structures on the lot (pools, sheds, garages, deck, patio, etc.).

Deck Construction Requirements:

1. Must support a **minimum live load** of forty (40) pounds per square foot.
NOTE: Some deck designs may not be appropriate for installation of screened-in enclosures at a future date.
2. **Frost footings** minimum forty-two (42) inches in depth are required for any deck.
3. **All decking materials** used in construction must be of approved wood of natural resistance to decay (redwood, cedar, etc.), approved treated wood or other approved material.
4. **Joist hangers** are required on any joist headers over six (6) feet in length. **Headers** over four (4) feet in length must be doubled.

5. **Weatherproof flashing and caulking** are required at all connections between deck and principle dwelling unit.
6. **Stairways** shall not be less than three (3) feet in clear width.
7. **Handrails** are required on at least one side of stairways of four (4) or more risers.
8. **Guardrails** are required on all decks and open sides of stairs that are thirty (30) inches or more above grade. Required guardrails must be thirty-six (36) inches minimum in height and have intermediate rails or ornamental closures that will not allow passage of an object four (4) inches or more in diameter.
9. **Weed barrier** material with gravel cover required for control of weed growth under the deck.
10. **Bolt all beams** to post with minimum 1/2" carriage bolts, or other approved fasteners.
11. **Deck construction** shall comply with **2018** International Residential Code Section R507 for Exterior Decks, as amended and adopted by Village Code Title 10, Chapter 3. *For beam, joist span and sizes also see <http://www.raisedfloorliving.com/spantables.shtml> table #'s 12, 13, or 14 and also <http://www.southernpine.com/pdf/table14.pdf> - Table #14*

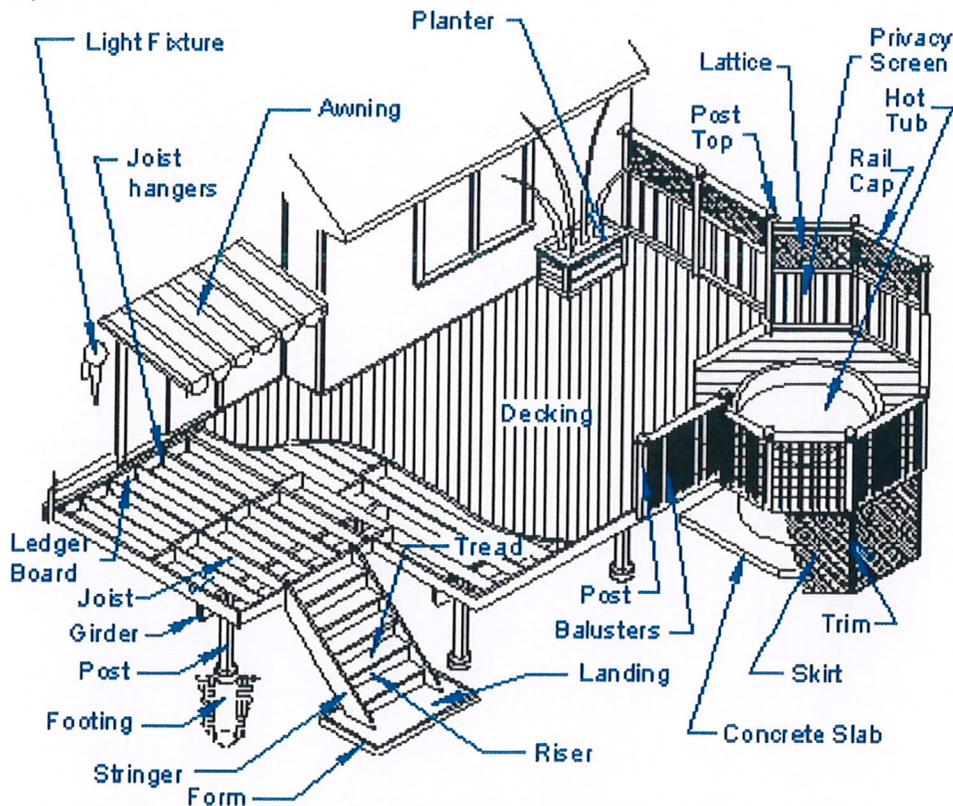
Inspection Requirements:

Inspection requirements will be based upon the type of deck construction and will be listed on the permit drawings.

**ALL INSPECTIONS REQUIRE 24 HOUR NOTICE
 APPLICANT IS RESPONSIBLE FOR SCHEDULING INSPECTIONS**

Anatomy of a Deck

Below is a diagram of a deck containing some of the deck components broken down into terms and descriptions.



Arbors: A structure that can be used for hanging plants or vines.

Awning: An overhead covering to provide shade and protection from the weather.

Balusters: The vertical members of a railing in between the posts. An overhead covering to provide shade and protection from the weather.

Bridging: Blocking used between joists to prevent them from rocking and twisting.

Decking: The boards that make up the floor of the deck. The decking or deck boards attach directly to the top of the floor joist.

Fascia: A decorative board used to cover the front and side rim joists.

Flashing: A material used to prevent water from entering the home particularly where the ledger board bolts to the house.

Footings: The concrete support foundation the deck is built upon.

Girder: A lateral support beam the floor joist rests on.

Joist: Spans of lumber that make the substructure of the floor. The decking is fastened to the joist.

Joist Hangers: Metal brackets used to secure the joist ends to the ledger board.

Lattice: An open cross pattern of interweaved strips generally used for privacy screens and skirts.

Ledger Board: The board bolted to the house. Joist ends are fastened to the ledger board.

Deck Posts: The vertical lumber that rests on the footings to support the girders and deck.

Post base: Metal brackets to securely fasten the bottom of the post to the footings.

Post top: A decorative top that can be added to a railing post.

Rails: The top or bottom horizontal members that spindles are attached to.

Rise: The vertical distance of one step.

Risers: The vertical boards behind stair treads.

Skirt: Covers the underneath of a deck.

Spindles: The vertical members of a railing in between the posts; also referred to as balusters.

Stringers: The framing for stairs the risers and treads are attached to.

Tread: The step or part of stair that is stepped on.

Trellis: An overhead wood structure constructed for a decorative look and to shade sun.



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Application For Permit

Growth with Pride

Building & Zoning Department
buildingandzoning@vil.bloomingdale.il.us
phone: (630) 671-5660
fax: (630) 893-1596

PERMIT NUMBER
PROPERTY ID NUMBER
ZONING DISTRICT
INSPECTOR

IF NEW BUILDING CONSTRUCTION, IT WILL BE UNLAWFUL TO OCCUPY THE PREMISES STATED BELOW UNTIL FINAL INSPECTION HAS BEEN PERFORMED, APPROVED AND CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.

ADDRESS OF PROPERTY: _____ DATE: _____

APPLICANT NAME: _____ APP. PHONE: _____

OWNER NAME (IF DIFFERENT FROM ABOVE): _____ OWNER PHONE: _____

OWNER ADDRESS (IF DIFFERENT THAN ABOVE): _____

PHONE # TO CONTACT WHEN PERMIT READY: _____

CONTACT EMAIL: _____

TYPE OF PERMIT: _____ CONSTRUCTION COST: \$ _____

RESIDENTIAL BUSINESS INDUSTRIAL/MANUFACTURING; BUILDING OR STRUCTURE SQUARE FEET: _____

CONTRACTOR NAME: _____ ADDRESS: _____ PHONE: _____

ARCHITECT: _____

GEN'L CONTR: _____

CONCRETE CONTR: _____

CARPENTER: _____

MASON: _____

PLUMBER: _____

ROOFER: _____

ELEC. CONTR: _____

MECH./ELEV. CONTR: _____

FIRE PROT. CONT: _____

The undersigned hereby applies to the Village of Bloomingdale, Illinois for a permit herein described and if granted, the applicant shall comply with all requirements of the Village Ordinances relating thereto and pay the fees required including any past due monies due to the Village, including, but not limited to any water and sewer rate charges associated with the above Address of Property. Permits are valid for 12 months, if construction has commenced and 6 months, if work has not been started. You may be subject to additional permit fees after expiration date to extend a permit. No error or omission in either the plans or application, whether or not the plans or application have been approved by the Building Official, shall permit or relieve the applicant from constructing the work in any other manner than that provided for in the Ordinances of this Village relating thereto. **ANY BOND MONIES NOT RETURNABLE OR NOT REQUESTED FOR RETURN WITHIN ONE YEAR OF FINAL INSPECTION APPROVAL OR CERTIFICATE OF OCCUPANCY ISSUANCE WILL BE FORFEITED TO THE VILLAGE OF BLOOMINGDALE**

SIGNATURE OF AGENT OR OWNER

PERMIT ISSUED BY _____
BUILDING COMMISSIONER

PRINT NAME

DATE PERMIT ISSUED: _____

PERMIT FEES: \$ _____ PAID

PLAN REVIEW FEES: \$ _____ PAID

RECEIPT NO.: _____

****24-HOUR NOTICE REQUIRED FOR ALL INSPECTIONS****

THE APPLICANT AGREES TO PAY ALL PLAN REVIEW FEES UPON PERMIT SUBMITTAL. FEES PAID ARE NON-REFUNDABLE.

VILLAGE OF BLOOMINGDALE APPLICATION NUMBER: _____ DECK
 STORMWATER AND FLOODPLAIN MANAGEMENT ORDINANCE CERTIFICATION

APPLICANT	APPLICATION DATE: _____	
	PROPERTY ADDRESS: _____	
	PERMANENT PARCEL NUMBER: _____	
	OWNER AND APPLICANT STATEMENT – Under penalty of intentional misrepresentation and/or perjury, I declare that I have examined and/or made this application and it is true and correct to the best of my knowledge and belief. I agree to construct said improvement in compliance with all provisions of the applicable ordinances. I realize that the information that I have affirmed hereon forms a basis for the issuance of the stormwater management permit(s) herein applied for and approval of plans in connection therewith shall not be constructed to permit any construction upon said premises or use thereof in violation of any provision of any applicable ordinance or to excuse the owner or his successors in title form complying therewith. All parts of the permit submittal may be made available for inspection and copying pursuant to applicable sections of the Stormwater and Floodplain Management Ordinance.	
	APPLICANT NAME: _____ ADDRESS: _____ CITY, STATE, ZIP: _____ TELEPHONE: _____ E-MAIL: _____ SIGNATURE: _____	<input type="checkbox"/> CHECK IF OWNER INFORMATION SAME AS APPLICANT OWNER NAME: _____ ADDRESS: _____ CITY, STATE, ZIP: _____ TELEPHONE: _____ E-MAIL: _____ SIGNATURE: _____
	DEVELOPMENT NARRATIVE _____ MATERIAL TO BE PLACED UNDER DECK <input type="checkbox"/> NONE, JUST DIRT <input type="checkbox"/> GRAVEL <input type="checkbox"/> CONCRETE OR OTHER IMPERVIOUS MATERIAL PLANS _____ AREA OF DEVELOPMENT _____ NET NEW IMPERVIOUS AREA _____	

VILLAGE	BY VILLAGE: APPROVAL DATE _____	
	<input type="checkbox"/> STORMWATER CERTIFICATION <input type="checkbox"/> GENERAL CERTIFICATION <input type="checkbox"/> LETTER OF PERMISSION	
	PERFORMANCE SECURITY AND EASEMENTS _____	
	SOIL EROSION AND SEDIMENT CONTROL REQUIREMENTS _____	
	PCBMP _____ VCBMP _____	
	SITE RUNOFF CONVEYANCE, STORAGE AND FIELD TILES _____	
FLOODPLAIN MANAGEMENT _____		
WETLANDS _____ BUFFERS _____ FEE IN LIEU PROGRAMS _____		
REVIEWER _____ CERTIFICATION APPROVAL _____		
DATE _____ DATE _____		
FEES _____ EXPIRATION DATE _____		
AUTHORIZATION TO CONSTRUCT _____ DATE _____		