



"Growth with Pride"

Village of Bloomingdale

201 S. Bloomingdale Rd.
Bloomingdale, IL 60108

Patio Installation Permit Submittal Requirements

Building & Zoning Department

www.villageofbloomingdale.org

phone: (630) 671-5660

fax: (630) 893-1596

Village Hall Hours

Monday-Friday

8:30 am – 4:30 pm

Minimum Submittal Requirements:

1. Completed building permit application and Stormwater and Floodplain Management Certification form.
2. Two (2) copies of drawing/plans of patio 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/structures on the property.
 - c. Location of proposed patio, indicating distances from lot and easement lines.
 - d. Location of any well, septic field, floodplain, wetland or waterway buffer on or within 25' of proposed patio. Location of proposed patio shall not block any natural storm-water drainage.
4. A \$10,000 surety bond and certificate of insurance (with the Village of Bloomingdale named as certificate holder) from the general contractor.
5. Homeowner's Association approval, if applicable.
6. Permit fee is based on cost of construction and is due at time of permit issuance.

Patio Construction Requirements:

1. Any patio that has a roof over it or sun shield requires a frost foundation of 42" minimum below grade to support the roof.
2. If concrete:
 - a. 4" minimum thickness (6-bag mix).
 - b. 4" minimum gravel or sand base compacted.
 - c. Do not pour top of patio slab less than 2" below sill of door at patio.
 - d. Install flashing behind any wood and down face of foundation where concrete is poured against it.
 - e. Do not pour concrete above weep hole openings against brick walls.
 - f. A concrete wash-out container or other suitable device to prevent wash out debris from leaving the site or entering the roadway, curb line, or storm sewer system. Any concrete material found outside of the pour area must be removed.
3. Any patio that is 30" or more above grade requires a 36" guardrail around the perimeter.
4. Proper size treads and risers for steps (7³/₄" maximum risers – 10" minimum size treads). Three risers or more require hand and guard rails.
5. Construction shall comply with the 2018 International Residential Code as amended and adopted by the Village Code, Title 10, Chapter 3 and Village of Bloomingdale Zoning Ordinance No. 69-12.

Inspection Requirements:

Inspection requirements will be based upon the type of patio construction and will be provided when permit is issued.

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