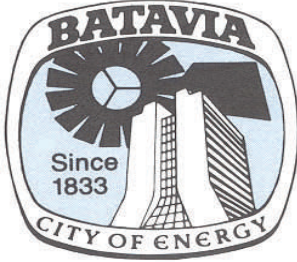


CITY OF BATAVIA

DECK CONSTRUCTION REQUIREMENTS



City of Batavia
Building Division
Community Development Department
100 North Island Avenue
Batavia, Illinois 60510
Tel: (630) 454-2700
Fax: (630) 454-2775
<http://www.cityofbatavia.net>

Please direct all questions to the City of Batavia Building Division of the Community Development Department, Monday through Friday from 8 AM to 4 PM at (630) 454-2700.

This is a summary of the City of Batavia Ordinances affecting deck construction. This is intended to interpret and explain the ordinances but does not represent or replace the actual ordinance language. Every effort has been made to ensure the accuracy and timeliness of this information.

06/2010

Before Starting:

- A. A building permit is required to erect a deck, regardless of size or type.
- B. Decks cannot be placed over any utility and drainage easements, underground electrical service and septic tanks or septic fields.
- C. Minimum setbacks from property lines vary for each zoning classification. Please verify your property zoning and setbacks with the Community Development Department. Properties located in the Historic District shall first contact the Building Division to submit an application for review, approval and issuance of a Certificate of Appropriateness by the Historic Preservation Commission.
- D. Stairs require a guardrail of 34 inches high if the rise of the stairs is more than 30 inches. A graspable handrail between 34 inches and 38 inches high is required on stairs that contain more than three risers.
- E. A guardrail with a minimum height of 36 inches is required if deck platform is greater than 30 inches above grade.
- F. If deck is greater than four feet (4') above grade, 6 x 6 inch column posts are required.
- G. The deck must be built exactly as shown on the approved plans for the job. Any changes must be approved by the City of Batavia Building Division prior to construction.
- H. Check the plat of survey for actual measurements of deck and setbacks indicated.
- I. See samples (attached) for more details.

Application Procedure:

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1. Submit a completed Building Permit Application to the City of Batavia Building Division of the Community Development Department.
 2. Pay required minimum submittal fee.
 3. Attach two (2) copies of the plat of survey showing the location of the deck and setbacks to property lines. All utilities (electric service, gas line, phone line, etc) must be indicated. **Survey shall be to scale, not reduced or enlarged when copied.**
 4. Attach two (2) copies of plan and construction details (*samples attached*).

Homeowner/Contractor Responsibilities:

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1. Call J.U.L.I.E (Joint Underground Location for Inspectors and Engineers) at least 48 hours prior to any digging to locate any underground utilities. (811 or 1-800-892-0123).
 2. Schedule the required inspections with the Building Division of the Community Development Department for post holes, a rough framing (prior to decking installation if deck is 48" and less above grade), and a final inspection at completion. Please call at least 48 hours in advance to schedule inspections to insure that we can meet your schedule.
 3. Make sure the work is ready for inspection before the inspector arrives to avoid a re-inspection fee. Please cancel the inspection if the work is not ready.
 4. **ALL PERMITS SHALL CONCLUDE WITH A FINAL INSPECTION.**

Structural Guidelines:

**Design Factor for Decks:
40 Pound Live Load per Western Lumber Span
Spruce Pine Fir No. 2**

| | |
|---|--|
| <ol style="list-style-type: none"> 1. Center to Center 2 x 6 12 inch Maximum Span 9 ft. 6 in. 16 inch 8 ft. 7 in. 24 inch 7 ft. 6 in. | <ol style="list-style-type: none"> 3. Center to Center 2 x 10 12 inch Maximum Span 15 ft. 11 in. 16 inch 14 ft. 3 in. 24 inch 11 ft. 8 in. |
| <ol style="list-style-type: none"> 2. Center to Center 2 x 8 12 inch Maximum Span 12 ft. 6 in. 16 inch 11 ft. 4 in. 24 inch 9 ft. 6 in. | <ol style="list-style-type: none"> 4. Center to Center 2 x 12 12 inch Maximum Span 19 ft. 1 in. 16 inch 16 ft. 6 in. 24 inch 13 ft. 6 in. |

Please consult the Building Code for other types of wood

Sample Deck Plan

Indicate dimensions / measurements where shown:

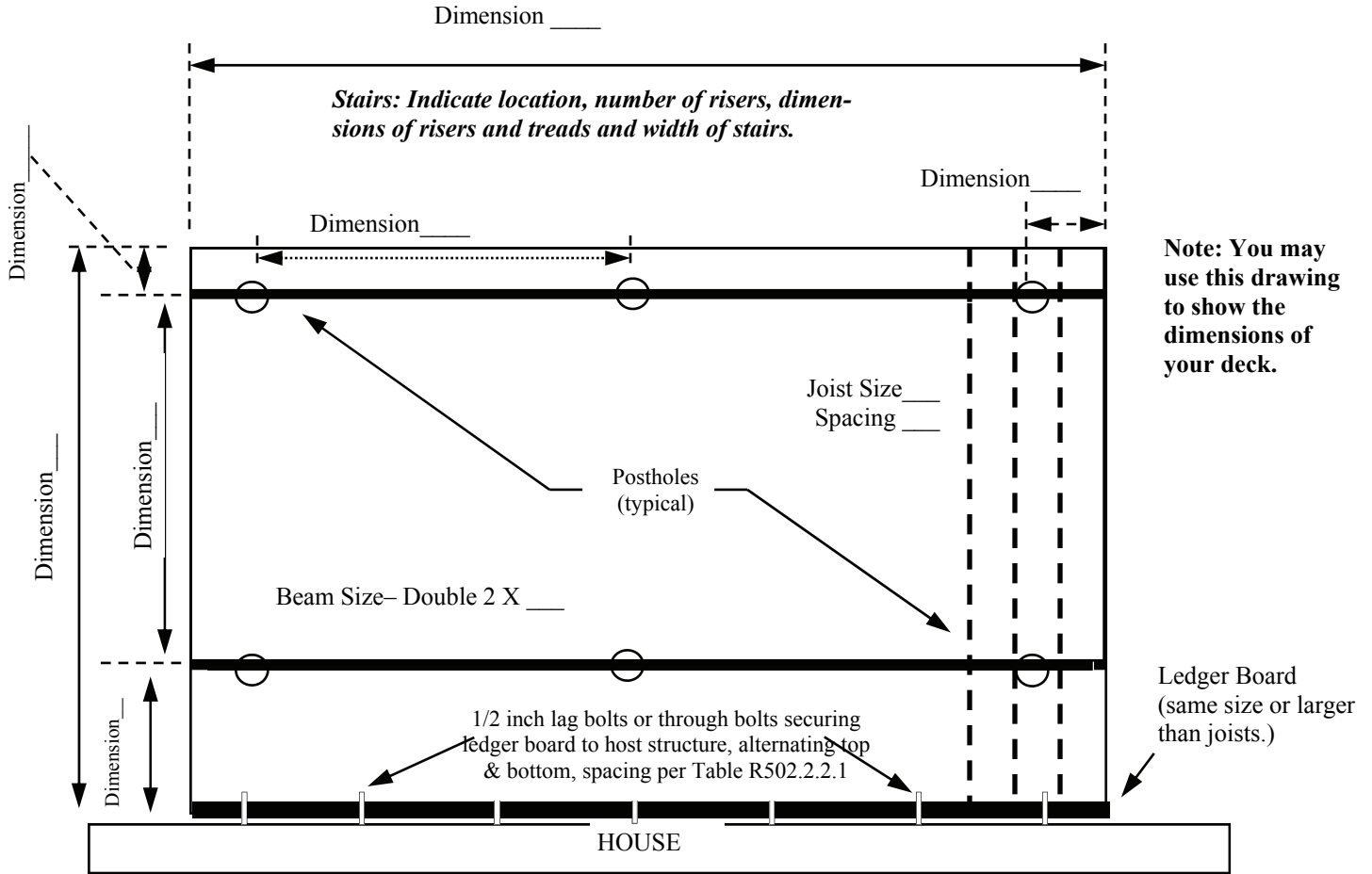


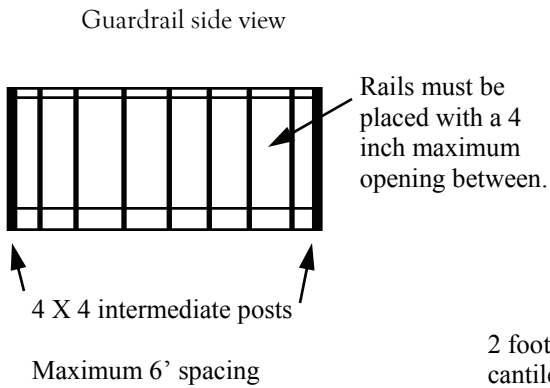
TABLE R502.2.2.1

Fastener spacing for a southern pine or hem-fir deck ledger and a 2-inch nominal solid sawn spruce-pine-fir band joist.
Deck live load-40 psf, deck dead load-10 psf

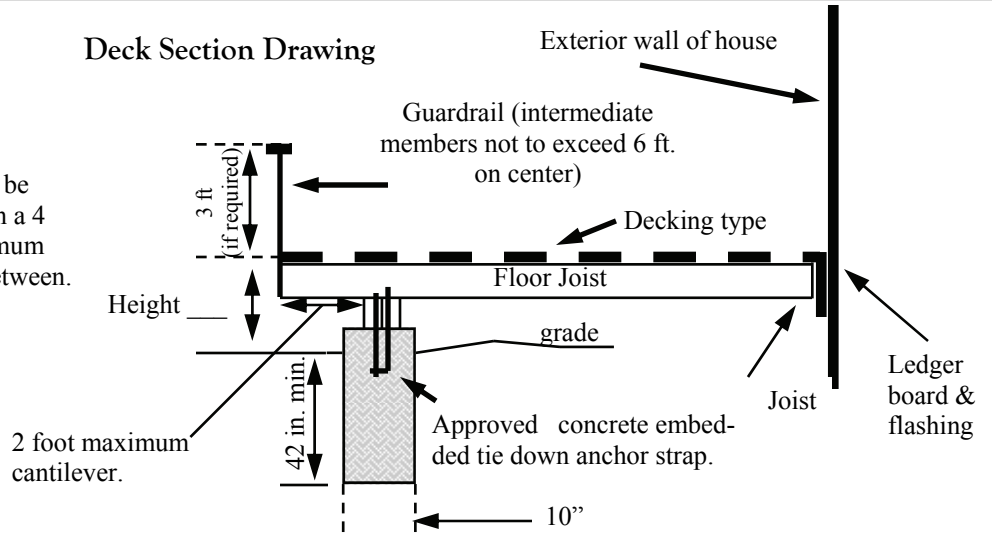
| Joist span | 6' & less | 6'-1" to 8' | 8'-1" to 10' | 10'-1" to 12' | 12'-1" to 14' | 14'-1" to 16' | 16'-1" to 18' |
|--|--|-------------|--------------|---------------|---------------|---------------|---------------|
| Connection details | On-center spacing of fasteners alternating top and bottom of ledger board. | | | | | | |
| 1/2" lag screw with 15/32" Maximum sheathing | 30" | 23" | 18" | 15" | 13" | 11" | 10" |
| 1/2" diameter bolt with 15/32" max. sheathing | 36" | 36" | 34" | 29" | 24" | 21" | 19" |
| 1/2" diameter bolt with 15/32" max. sheathing and stacked washers. | 36" | 36" | 29" | 24" | 21" | 18" | 16" |

Deck Construction Drawing Examples:

Sample railing



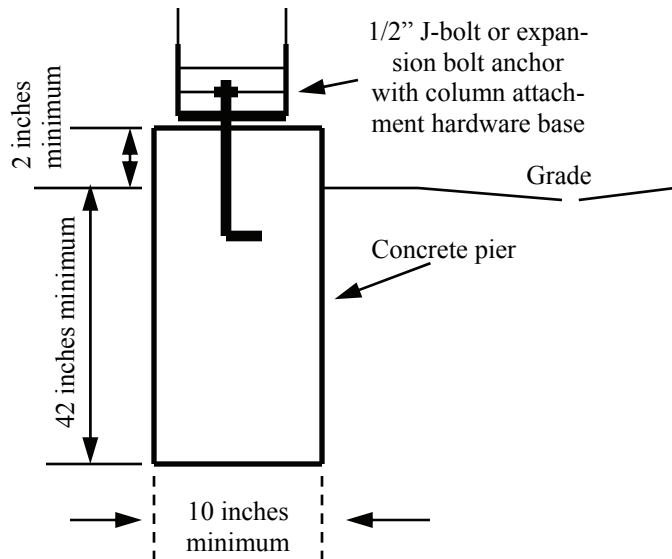
Deck Section Drawing



Sample pier and column connection

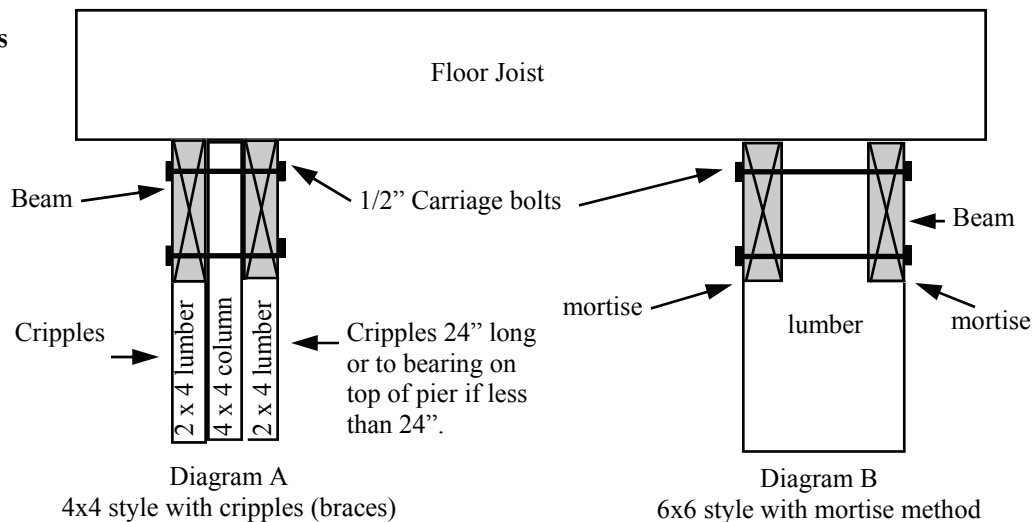
Maximum allowable beam spans between column posts or piers:

- 2-2 x 6 = 4 feet
- 2-2 x 8 = 6 feet
- 2-2 x 10 = 8 feet
- 2-2 x 12 = 10 feet



Deck Beam Construction

Sample columns and beam attachments

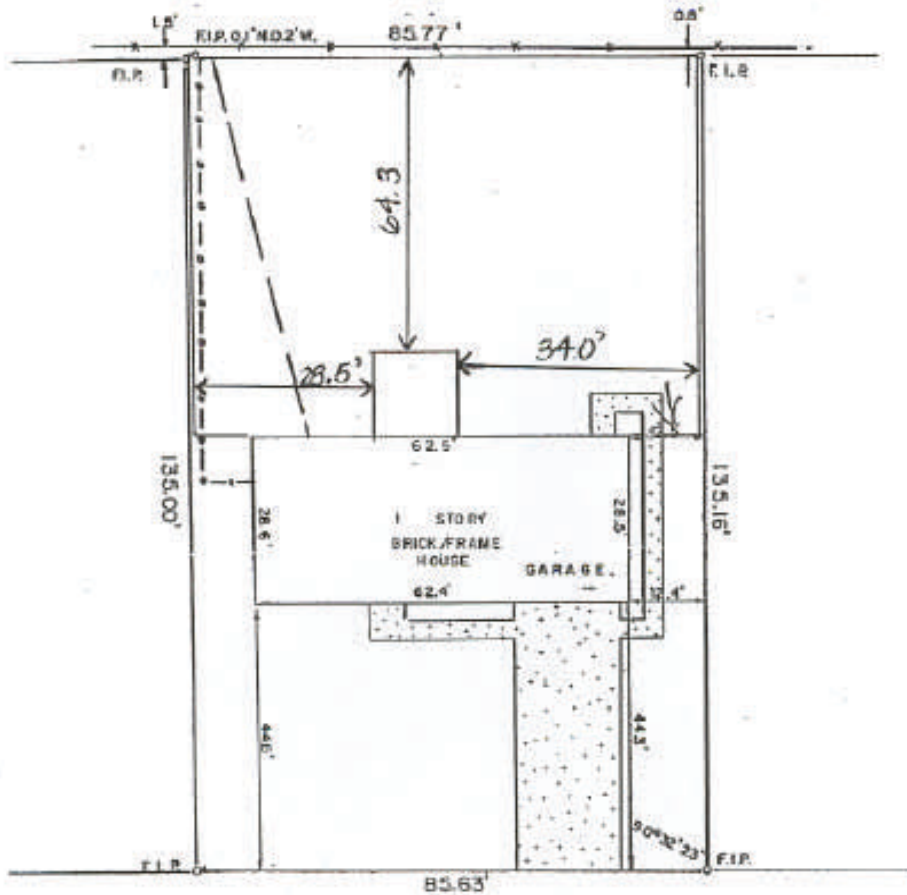


PLAT OF SURVEY

- SAMPLE -

SCALE 1" = 20'

ELECTRIC: - - - - -
TELEPHONE: - - - - -



60' R.O.W. AVENUE

PLAT OF SURVEY OF LOT 3 IN
BATAVIA, KANE COUNTY, ILLINOIS.

SUBDIVISION, UNIT, IN THE CITY OF

COMMONLY KNOWN AS

AVENUE.

STATE OF ILLINOIS)
COUNTY OF KANE)

I, _____ ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 2766,
DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF
A SURVEY PERFORMED AT AND UNDER MY DIRECTION.
DATED AT AURORA, ILLINOIS ON _____ 1997.

SURVEYING
Associates, Inc.
Professional Land Surveyors
Aurora, IL (630)

FILE: 970841-706-5 REV: _____