



**VILLAGE OF PADDOCK LAKE  
ACCESSORY STRUCTURES CHECKLIST FOR  
DECKS OR PORCHES**

**A BUILDING PERMIT AND ZONING PERMIT SHALL BE OBTAINED  
PRIOR TO CONSTRUCTION OF A DECK**

**I. BUILDING PERMIT ISSUANCE**

- A. All deck/porch permit applications shall be submitted to the Building and Zoning Department.
- B. All site plans and building plans for the deck or porch shall be submitted with the building permit application.
- C. All applications shall have zoning and building approval prior to issuance of the deck or porch permit.
- D. All projects shall be inspected and approved prior to construction completion.
- E. Permit costs are \$0.22 square feet or \$25.00 minimum as of 1/2004.
- F. Verification of property ownership may be required before permits are issued.

**NOTE: FEES WILL TRIPLE IF WORK HAS COMMENCED WITHOUT PERMIT**

**II. SITE PLAN AND SURVEY REQUIREMENTS**

- A. Submit to the Building and Zoning Department a detailed site plan which shall include the following:
  - 1. Dimensions of lot.
  - 2. Location and dimensions of all existing structures and the proposed Deck or Porch.
  - 3. Distances between principal structure and the proposed deck or porch.

4. Location of any wells, septic systems, or leech beds.
5. Distances from proposed deck or porch to side, rear, and street lot lines.
6. Distance between proposed deck or porch from the ordinary high water Elevation mark of any stream, creek, lake, or pond, if applicable.
7. Distance between proposed deck or porch from any wetlands or the 100-year occurrence interval floodplain limits, if applicable.
8. A side section showing the proposed type of materials to be used.
9. Height of deck from grade to floor of deck.
10. All plans shall be prepared with a recognized engineering or architectural scale, include a north arrow and abutting street right-of-ways.

**NOTE: STREET RIGHT OF WAY IS PROPERTY BOUNDARY LINE**

III. ALL WORK SHALL NOT COMMENCE UNTIL A PERMIT IS APPROVED AND ISSUED. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE STANDARDS.

A. Definitions

1. Deck: Any structure which serves as a raised horizontal platform on a floor constructed of wood or other materials, without enclosing walls or roof.
2. Attached deck: any deck which is physically connected to the principal building or accessory structure or any deck used for exiting purposes, whether or not physically attached.
3. Detached deck: Any deck which is not physically attached to the principal building or accessory structure and located in the accessory yard area as defined under the Village's Zoning Ordinances.

B. Soil and excavation requirements for deck, piers or foundations.

1. No pier shall be placed on soil with a bearing capacity of less than 2,000 pounds per square foot unless the pad support is designed through structural analysis.
2. Type and size of concrete pads, piers, or foundations.

3. Decks attached to principal buildings and detached decks used as an exit from the principal buildings.
  - a. Concrete pads: the minimum depth of a pad shall be 48" below grade. The minimum dimensions of this pad shall be 6" in depth and 10" in diameter.
  - b. Piers: The minimum depth of concrete piers shall be 48" below grade. The minimum dimensions of this pier shall be 10" in diameter. The concrete pier(s) shall extend a minimum of 6" above grade unless an approved mounting bracket is secured at the top surface of the pier(s).

### C. Framing

1. General requirements
  - a. Materials: all wood framing used in deck construction shall be pressure-treated against decay or shall be a species of wood that is natural decay resistant.
  - b. Design loading: decks shall be designed for a minimum of a 40-pound per square foot loading.
2. Column posts
  - a. Column spacing: column posts shall be spaced per s.ILHR Standards. See attached.
  - b. Column size (measured from grade to deck joists):
    1. All column posts not exceeding six feet in height shall be a minimum of four inches by four inches nominal thickness.
    2. All column posts exceeding six feet in height shall be a minimum of six inches by six inches thickness.
  - c. Lateral support: decks over four feet in height above grade shall be constructed in such a manner or mechanically attached to the deck foundation to resist lateral movement.
3. Beams
  - a. Beam sizes: all beams shall be sized per state standards. See attached.
    1. Beams shall be a minimum of two, two-inch thick member of one, four-inch thick member (i.e. 2-2x89 or 1-4x8).
    2. Beams may be spaced on each side of the post provided that blocking is installed a minimum of twenty-four inches on center between the beam members.
  - b. Bearing: beams bearing directly on posts shall be attached by means of approved metal anchors or other approved methods.
  - c. Ledger Boards: Ledger Boards attached directly to the house or other structures may be used to replace a beam or beams. A single member of equal depth to the required size beam shall be used. The ledger board shall be attached with bolts, lag bolts, spaced no less than 24 inches on center for 3/8" bolts or lag

bolts, secured directly into the building structure. Flashing shall be installed between the ledger and building structure siding. (Please see attached example).

#### 4. Joists

- a. Joist size: All deck joists shall be sized and spaced per attached standards.
- b. Bearing: Deck joists shall bear a minimum of one and one half inches on the beam or ledger board. Joists fastened to the face of the beam or ledger shall be attached with approved metal hangers.
- c. Hangers: Shall be fastened in place by the use of approved hanger nails.
- d. Overhanging of Joists: Joists which are at right angles to the supporting beam shall not be cantilevered more than two feet past the supporting beam, unless designed by structural analysis.

#### E. Decking

1. Material: All decking material shall be a minimum of one and one half quarter inches thick, nominal thickness. One inch decking may be provided that the joists are spaced no more than 16" on center.
2. Decking Orientation:
  - a. decking shall be installed diagonally or at right angles to the joists.
  - b. Decking shall be centered over joists with cuts made at right angles to joists. Not more than two adjacent boards may break joints on the same joint except at ends and at openings.

#### F. Guardrails and handrails

1. Guardrails: All decks, which are more than 24 inches above grade, shall be protected with guardrails.
2. Handrails: Every stairway of more than three risers or 24" shall be provided with at least one handrail. Handrails shall be provided on all open sides of stairways.
3. Guardrails and handrail details:
  - a. Height: Handrails shall be located at least 30 inches, but not more than 34 inches above the surface of the deck.
  - b. Open rails: Open guardrails or handrails shall be provided with intermediate rails or an ornamental pattern to prevent the passage of a sphere with a diameter greater than six inches.
  - c. Railing loads: Handrails and guardrails shall be designed and constructed to withstand a 200-pound load applied in any direction.

#### G. Stairway – tread and risers

1. Risers: Risers shall not exceed eight inches in height measured from tread to tread.
2. Treads: Treads shall be at least nine inches wide, measured horizontally from nose to nose.
3. Variation: There shall be no variation in uniformity exceeding 3/16 inch in the width of a tread or in the height of risers.

4. Stair stringer: Shall be supported in accordance in the same manor as used for the deck.

H. Alternate provisions and methods

1. Wood decks: Wood decks attached to the dwelling and detached decks used as an exit from the dwelling shall be constructed to the Uniform Dwelling Code Standards listed below:
  - a. Excavation requirements of s .ILHR 21.14
  - b. Footing requirements of s. ILHR 21.15 (1)(f)
  - c. Frost penetration requirements of s. ILHR 21.16
  - d. Load requirements of s. ILHR 21.02
  - e. Stair, handrail, guardrail requirements of s. ILHR 21.04
  - f. Decay protection requirements of s. ILHR 21.10
2. New materials and methods shall comply with the provisions of s. ILHR standards.
3. Detached decks must have:
  - a. Concrete pads shall be provided at a uniform depth below grade with all loose or organic material removed from the pad area prior to placement of concrete. The pad shall have a minimum depth of 4" thick and 8" in diameter.
  - b. Piers: The minimum 8" diameter concrete piers shall be at a uniform depth below grade.
  - c. Direct burial wood posts shall be placed on a minimum 2" nominal pressure treated plate or other approved materials at a uniform depth below grade. Posts shall be treated to CCA.60 for direct soil contact.
  - d. Ground contract framing shall be allowed for decks, which are less than 24" above grade. All materials in direct contact with the soil shall be treated to industry standards.

**\*NOTE: ACCESSORY USES AD STRUCTURES ARE PERMITTED IN ANY DISTRICT BUT NOT THEIR PRINCIPAL USE OR STRUCTURE IS PRESENT OR UNDER CONSTRUCTION. RESIDENTIAL ACCESSORY USES SHALL NOT INVOLVE THE CONDUCT OF ANY BUSINESS, TRADE, OR INDUSTRY. ACCESSORY STRUCTURES SHALL NOT BE USED AS A SECOND PRINCIPAL RESIDENCE.**