PORCH / DECK CHECKLIST - ONE AND TWO FAMILY RESIDENCES

All code sections noted are referenced from International Residential Code for One and Two Family Dwellings (IRC), 2012 Edition.

The following checklist should serve as a guideline only and may not represent all requirements dependent upon the scope of the work. For more information regarding foundation, framing or structural requirements please purchase the International Residential Code for One and Two Family Dwellings (IRC), 2012 Edition from the City Clerk’s Office, 1st floor of the Civic Center.

- Scope of work will determine what type of contractors will be working on the project. Contractors (general, electrical, plumbing and mechanical) are required to be licensed. **The only exception to this is Owner-Occupied, Single Family Residences.** Contact Permit Coordinator for licensing requirements for contractors.

- An Illinois Licensed Architect must prepare, sign and seal drawing submissions where construction cost exceeds $10,000 or where construction involves structural work regardless of cost.

The following are minimum requirements to be included in the three (3) copies of plans submitted with an application for permit:

- Current plat of survey.

- Provide a foundation plan, drawn to scale with dimensions. Include pier locations, size and depth below grade. Minimum depth below grade is 42". Galvanized post bases should be provided at concrete pier to wood post locations.

- Provide framing plan(s) of deck area(s) and stairs, drawn to scale with dimensions. Include loads used in sizing of framing, major structural members; joist size, spacing and direction of span. Mechanical reinforcement of joints may be required if existing portions of the porch/deck are to be retained.

- All fasteners must be corrosion resistant or galvanized materials.

- Provide tread and riser dimensions. Maximum riser height 7 3/4". Minimum tread 10"

- Provide elevation or section of guardrails and handrails.

- All lumber used for exterior applications must be preservative treated.