



City of Northlake

Building Department

55 E. North Ave.

708-343-8700

buildingdept@northlakecity.com

Deck, Porch, Stairs, Patio Cover & Pergola

Permit Application:

- Completed permit application.
- Plat of Survey showing the proposed location with dimensions.
- Provide the proposed remodeling plan. The plans are to be clear to indicate the extent of the work being performed, including foundation detail, sizes and location of all framing members, lumber type, stair / railing details and detail of attachment to the house or garage.
- A written & signed contract between the contractor & homeowner must be included (if applicable)

Zoning Code Requirements

- Maximum lot coverage of the area of all structures (principal building, accessory building, any hard surfaced, paved, asphalt or concrete areas, swimming pools and sidewalks) shall be as follow:
 - Lots 5,000 - 6,000 sq.ft. no more than **65%**
 - Lots 6,001 - 8,000 sq.ft. no more than **55%**
 - Lots 8,001 + no more than **50%**

Drawing Requirements (must be shown on drawing)

- Size, length and spacing of all floor joist
- Size, length and spacing of any beams & supports
- Size of concrete piers and location (minimum 12" wide x 42" deep)
- Stair tread depth & riser height and number of stringers
- Size of ledger board and method of attachment to house or garage
- Overhang dimension
- Elevations (height from ground)

Deck / Porch Worksheet

Submit a completed Building Application along with 2 sets of plans, a plat of survey showing the location of deck/porch and a support and framing plan to the Building Department. Use the following check list as a guide for drawing plans.

❖ Locate on plat of survey including dimensions.

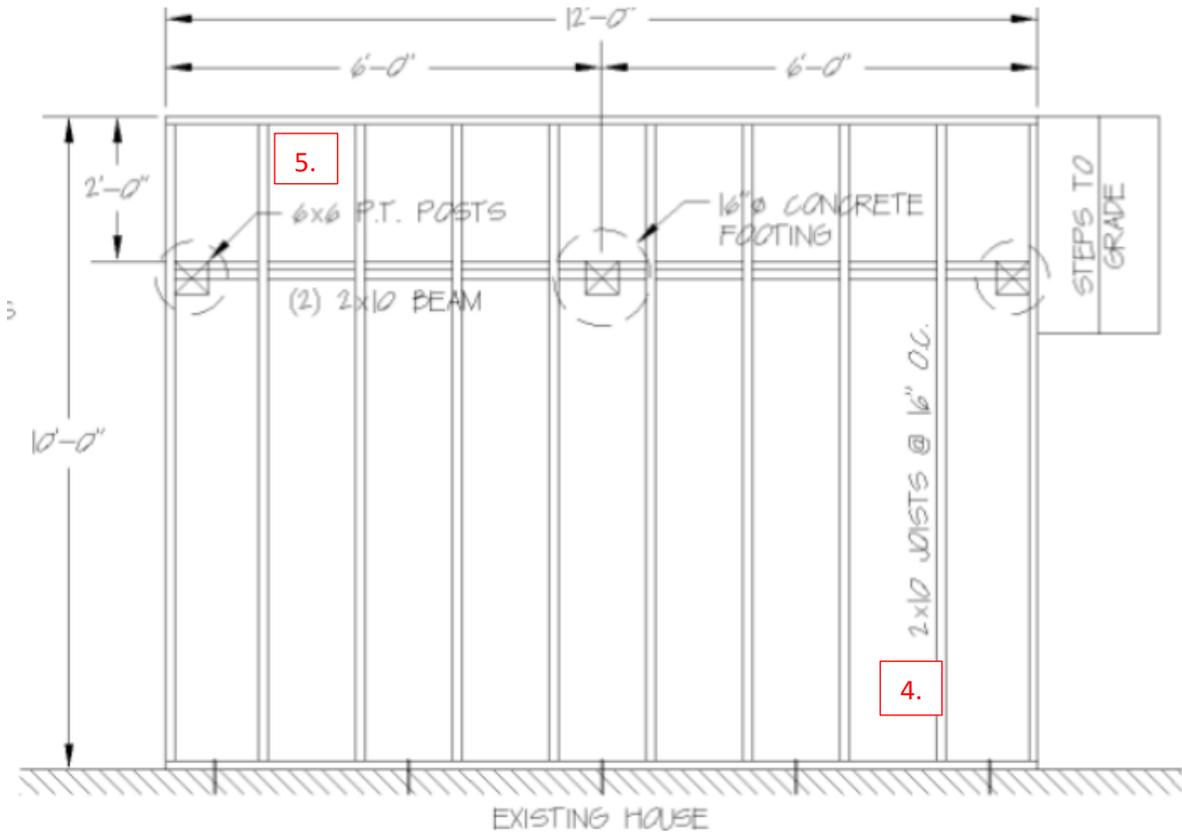
1. The deck is constructed of what type of material? _____
(Decay resistant wood is required in all deck/porch construction)
2. What is the height of the deck floor above the grade of the yard? _____
3. What is the thickness of the deck floor? _____
4. What is the size of the floor joists? ____ X ____ 16" on center.
(If decking is diagonal, joist must be 12" on center)
5. What is the size of the posts? ____ X ____ , spaced ____ " a part.
6. What is the size of the concrete post footings? _____ "Diameter, minimum 42" below existing grade.
7. What are the size and spans of the beams? Double _____ "x _____ ", spaced _____ a part.
8. What is the height of the guardrail? _____ (Minimum 36" high if deck is 30" or more above grade)
9. What is the spacing of the balusters? _____ (Maximum clear opening between balusters is 4")
10. What is the height of the stair risers? _____ (Maximum 7-3/4") All risers must be of equal height.
11. What is the width of the stair tread? _____ (Minimum 10") (Minimum width of stair is 36")
12. Is a stair handrail provided? Yes _____ No _____
(Handrail is required for 3 or more risers. 2 steps=3 risers. Handrail minimum 30" and maximum 38").
13. What is size of the rim joist? 2 x _____
14. What is the overhang dimension? _____
15. What is the size of the ledger board? _____

❖ For front porches of a 30' front yard is required or a maximum width of 8' of decking.

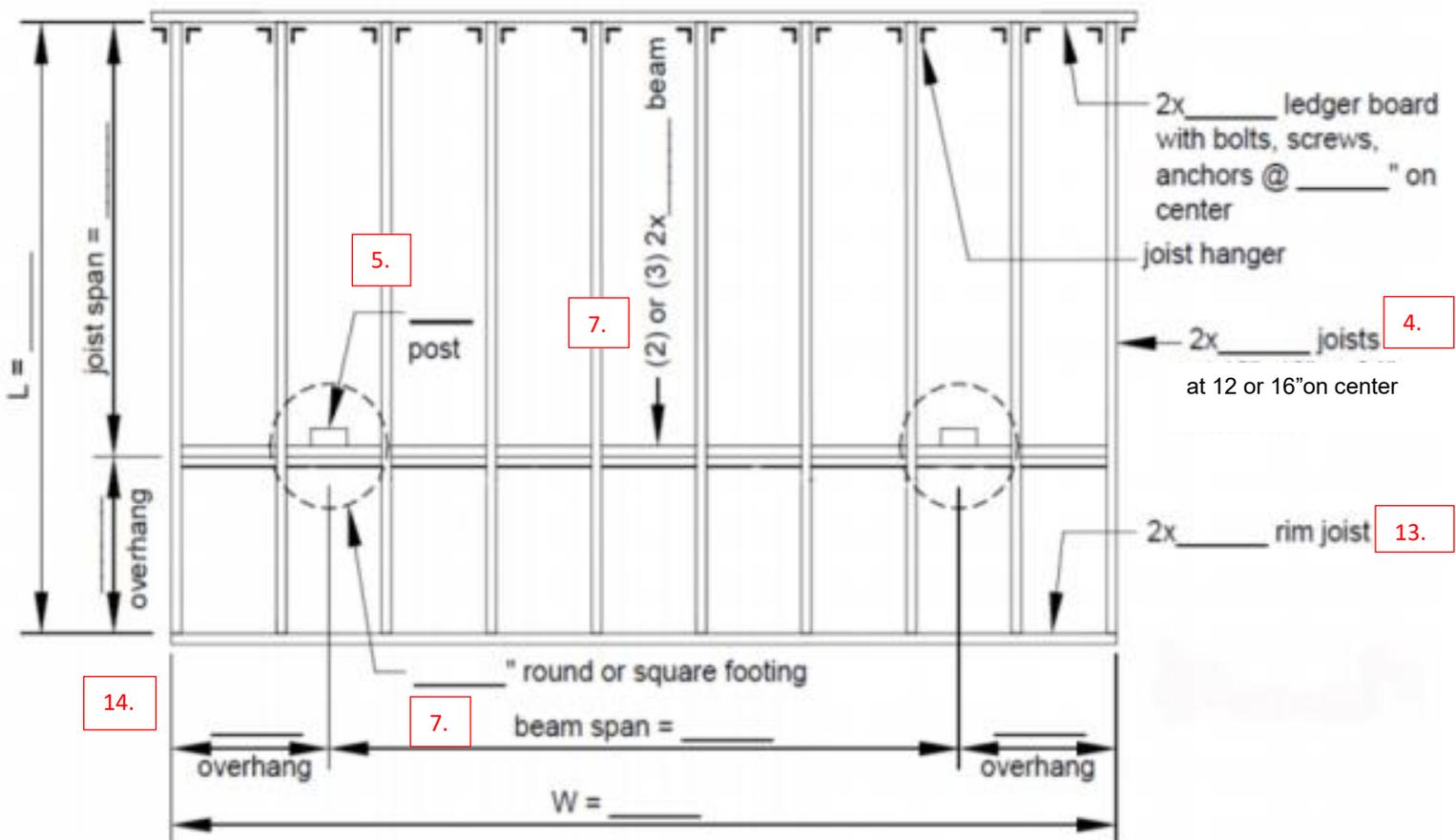
❖ Enclosed front porches are prohibited.

➤ **Pre pour and framing inspections required. Call 24 hours in advance to schedule. 708-343-8700.**

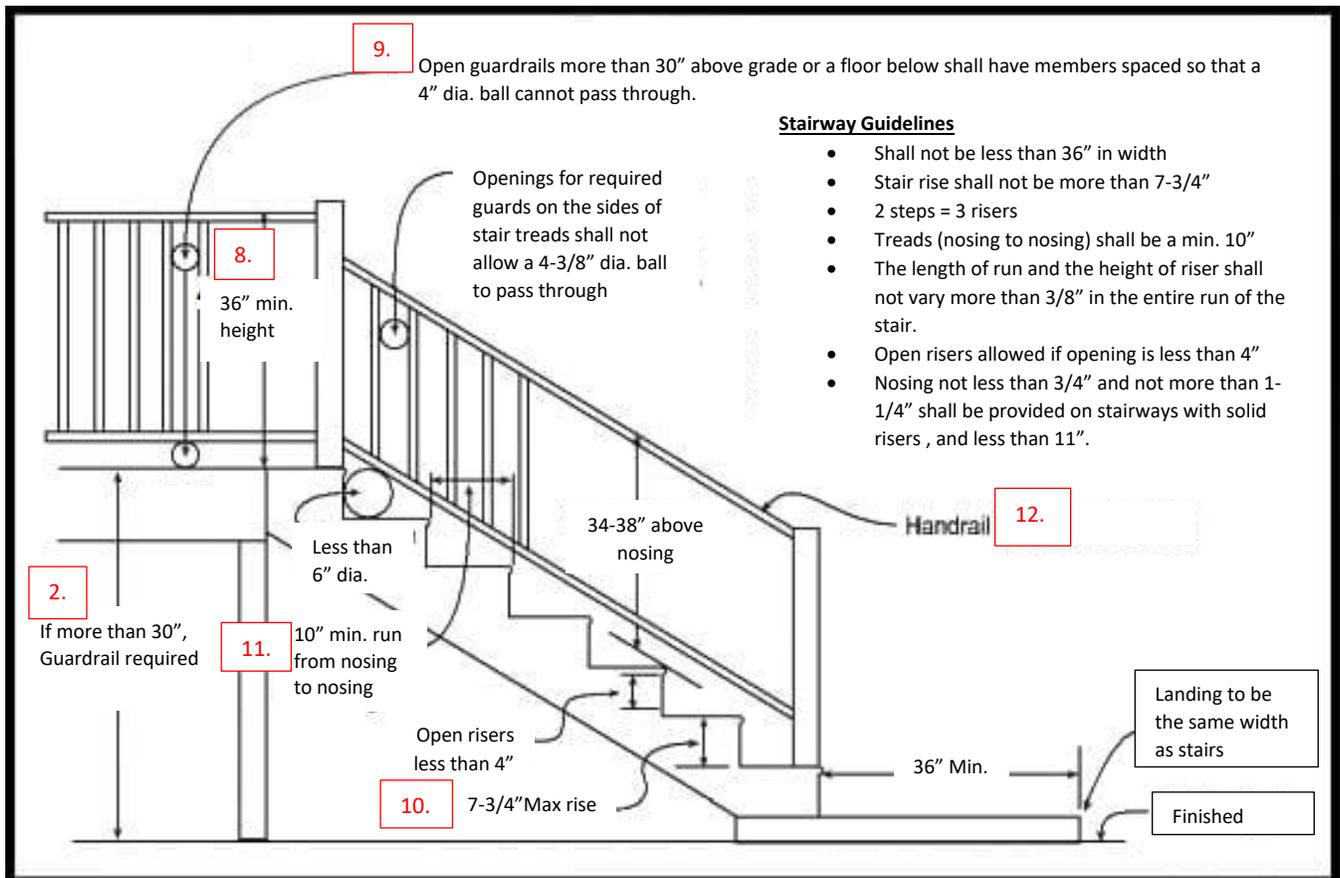
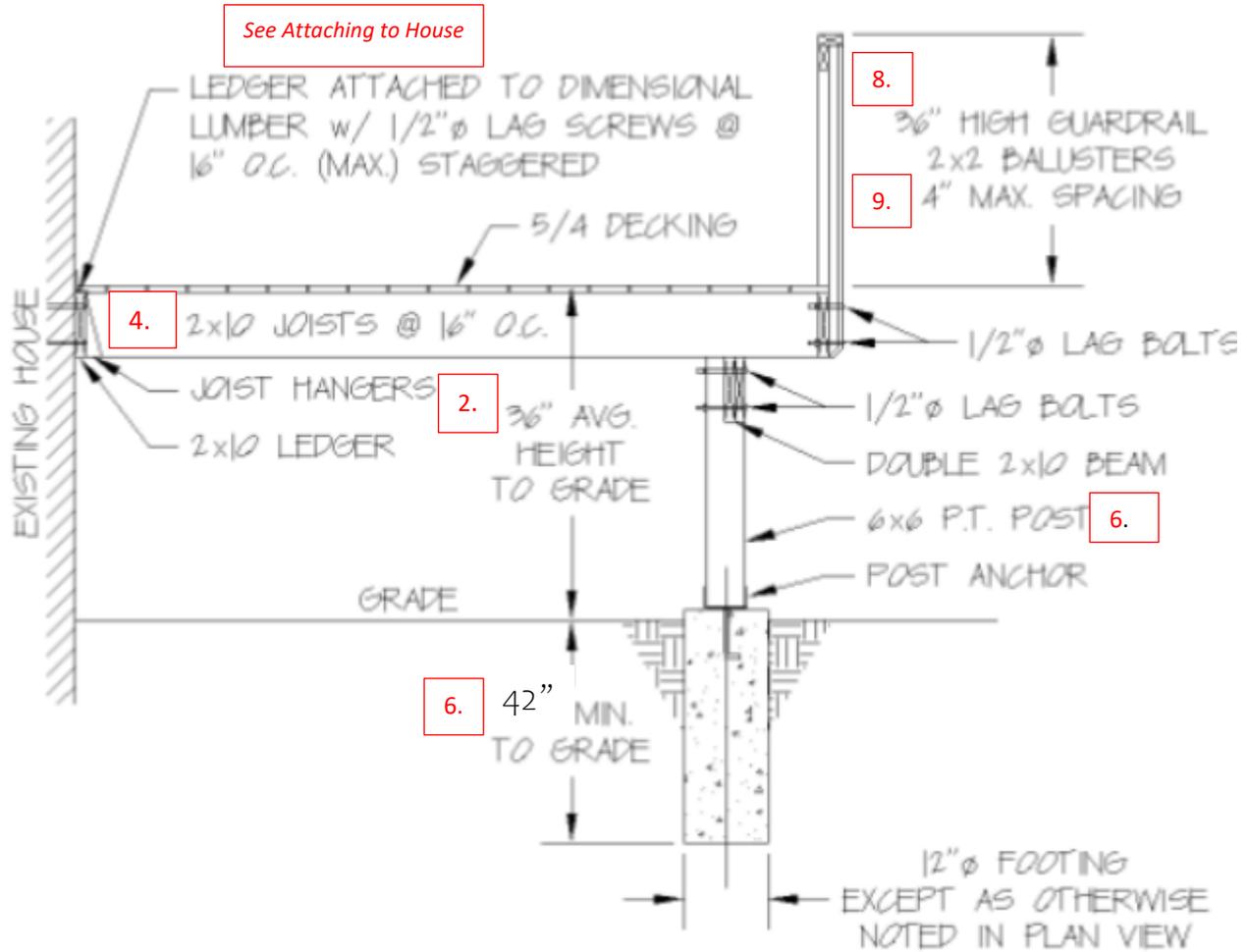
Framing Example



Framing Worksheet



Deck & Stairs Example



Stairway Guidelines

- Shall not be less than 36" in width
- Stair rise shall not be more than 7-3/4"
- 2 steps = 3 risers
- Treads (nosing to nosing) shall be a min. 10"
- The length of run and the height of riser shall not vary more than 3/8" in the entire run of the stair.
- Open risers allowed if opening is less than 4"
- Nosing not less than 3/4" and not more than 1-1/4" shall be provided on stairways with solid risers, and less than 11".

Patio Cover Worksheet

DIRECTIONS: Fill in the blanks with dimensions and material which will be used to build the structure please PRINT legibly.

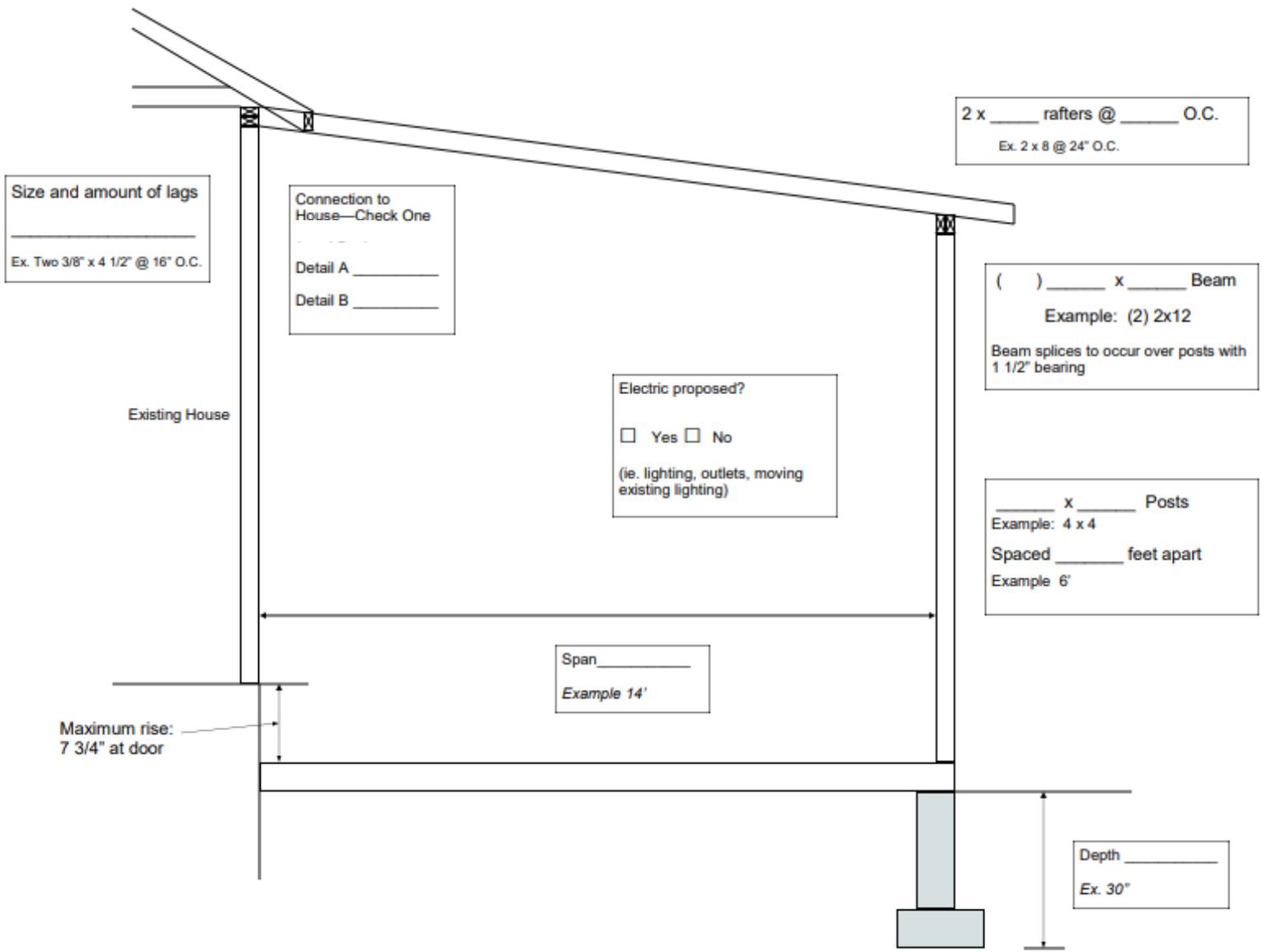
Roof Covering _____ (ex. Class A 3-tab shingles)

Pitch _____ / _____ (ex. 4/12)

Underlayment _____ (ex. 2 layers of 15# felt)

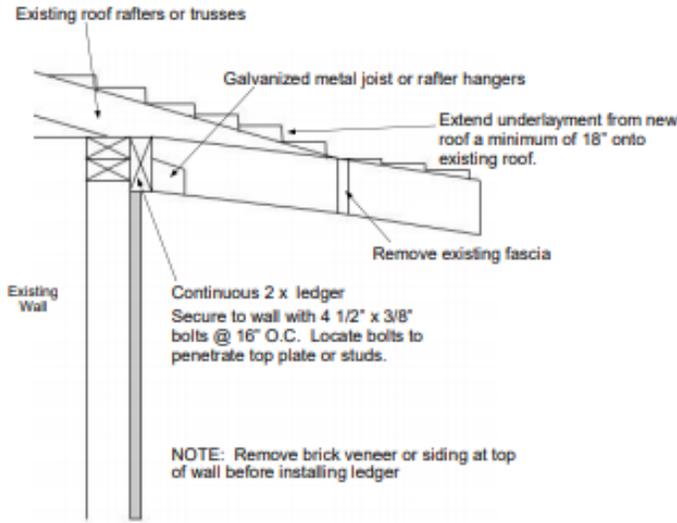
Roof Sheathing _____ (ex. 15/32" 24-16 CDX Plywood)

**** Roofing it to be installed per manufacturer's instructions, including low slope application and required inspections made.**



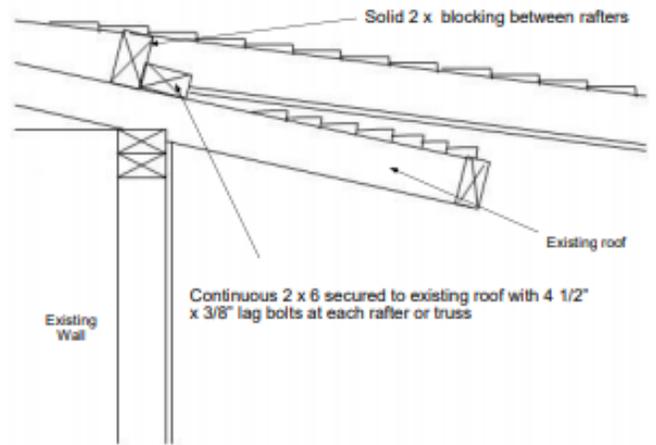
Construction Details: Attaching to the House

Correctly attaching your patio cover to your existing home or garage is critical to preventing collapses. A common issue that can cause problems are patio covers that pull away from structure because of missing or inadequate attachments.



Detail A

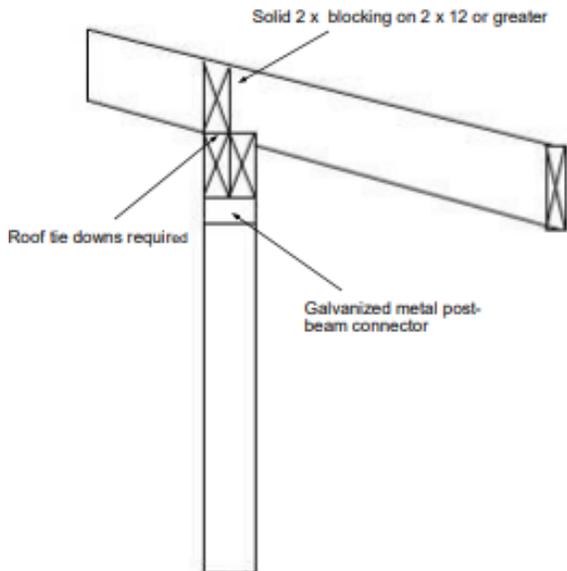
NOTE: Lap underlayment a minimum of 18" under existing roof felts.



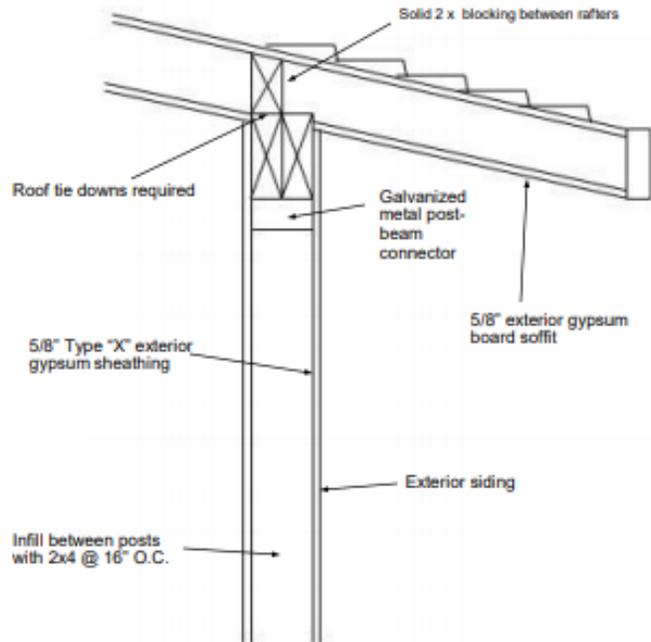
Detail B

Sample attachment details

Construction Details: Post Attachment



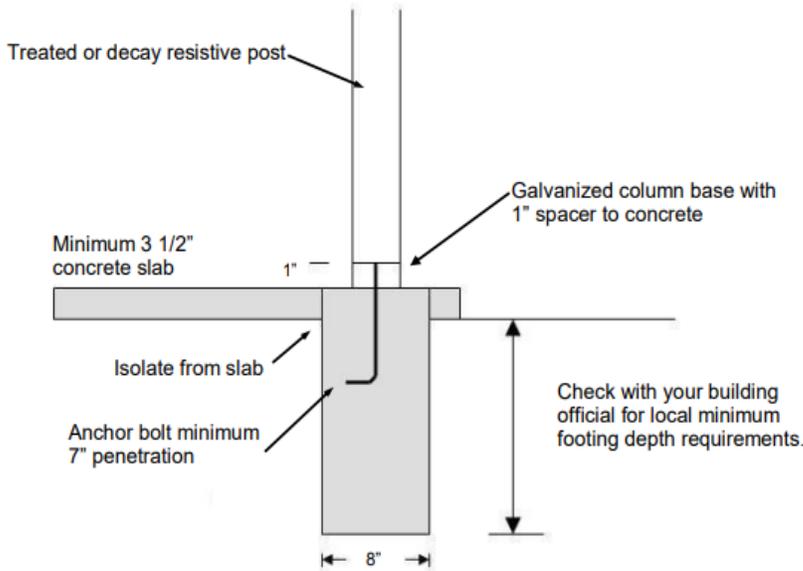
Standard Post Attachment



One-Hour Wall Post Attachment

Construction Details: Footing Requirements

Standard Footing Detail



Construction Details: Deck-Ledger

