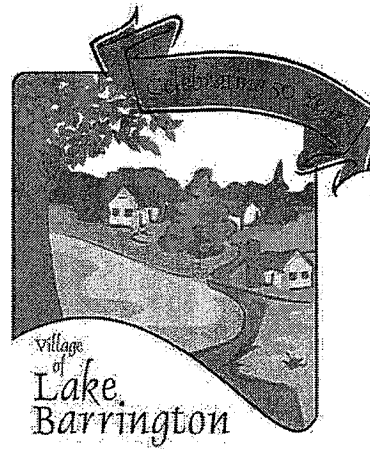


Village of Lake Barrington

23860 N. Old Barrington Road
Lake Barrington, IL 60010
www.lakebarrington.org

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Fax (847) 381-8557
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DECKS

1. Deck permits are subject to: **Lake County Health Department** approval. Phone 1-847-377-2600. Submit their approval with application for permit. ****If you are a resident of Lake Barrington Shores, Lake County Health Department approval is not required.****
2. A completed Building Permit Application for the **Village of Lake Barrington**.
3. Submit a copy of your **Plat of Survey** showing the proposed approved location of the project. ****If you are a resident of Lake Barrington Shores, a Plat of Survey is not required.****
4. Submit a copy of your contractor's proposal and drawings stamped by an Illinois Registered Design Professional showing the description of the project. See attached page for requirements.
5. If required, "**Subdivision Architectural Control Approval Letter**" for the project.
6. All contractors that do work under building permit must have local license with the Village of Lake Barrington.
7. Before digging, call "**Julie**" at 1-800-892-0123, for location of underground utilities.
8. Please see attached detailed handout regarding guardrail systems and permit requirements.

Deck Drawings

Submit a cross-section of your deck. (see Example A)

Submit a bird's-eye view with dimensions, location of all piers, beams, stairs, etc. (see Example B)

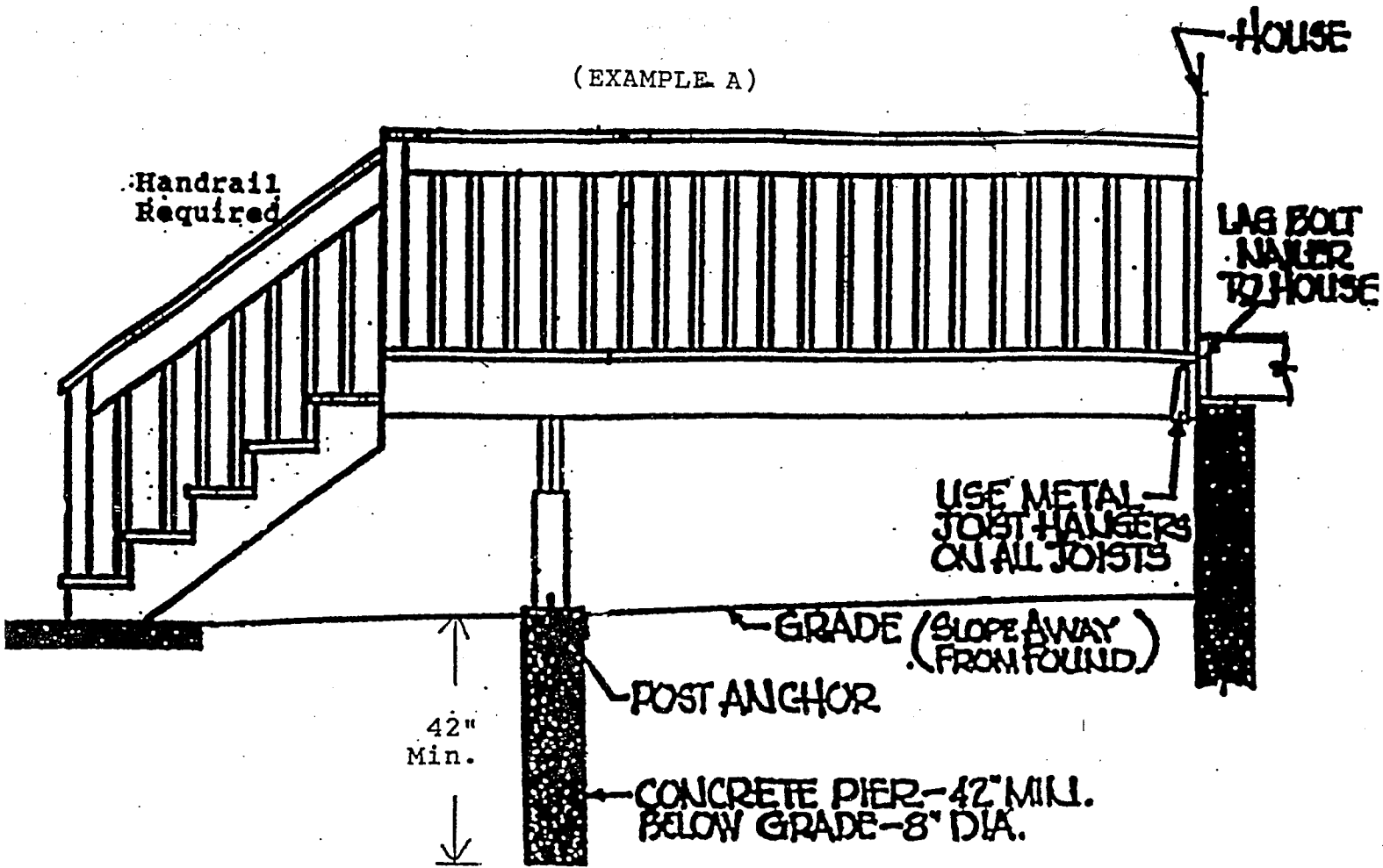
Deck Requirements Checklist

The overall size of the deck is _____ sq. ft.

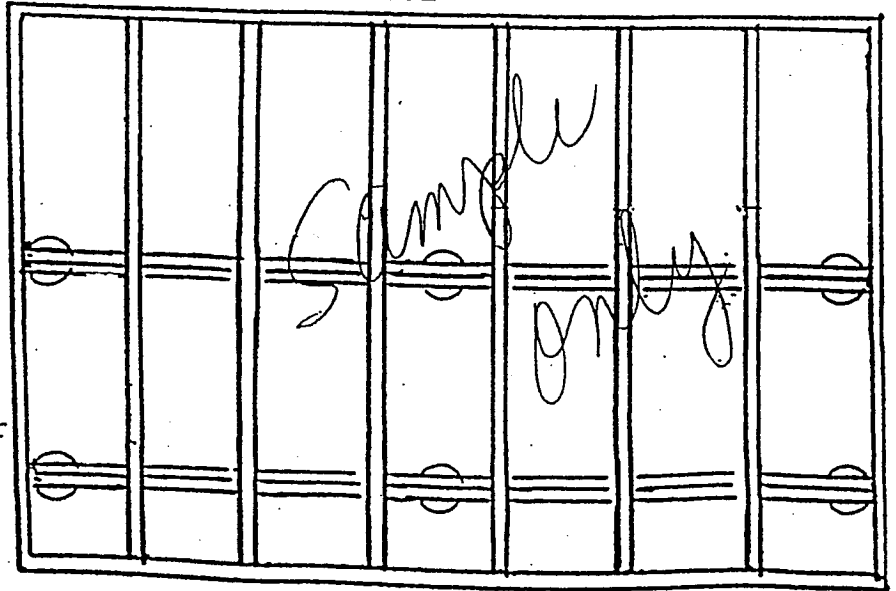
1. The deck is constructed of what "type" of material? _____
2. Height of the deck floor above the grade of the yard? _____
3. Size of the floor joists _____" x _____" 16"OC
4. Size of the post footings _____" diameter, 42" below the existing grade?
5. Size of the posts? _____" x _____"
6. Size and spans of the beams? Double _____" x _____"
7. Guardrails must be a minimum of 36" high and are required if the deck is 30" or more above the grade, and handrails are a minimum of 34" high.
8. Spacing of the balusters must be a maximum clear opening of not more than 4".
9. The maximum height of the stair risers is 7 ½". All risers must be equal in height, including the bottom step down to the ground.
10. The minimum width of the stair tread is 11".
11. A stair handrail must be provided for stairs with 4 or more risers. Two steps = 3 risers (see example C)
12. The minimum width of a stair is 3 feet.
13. DO NOT COVER ESCAPE WINDOWS
14. Before digging, call "JULIE" at 1-800-892-0123, for location of underground utilities.

TYPICAL DECK CONSTRUCTION

(EXAMPLE A)

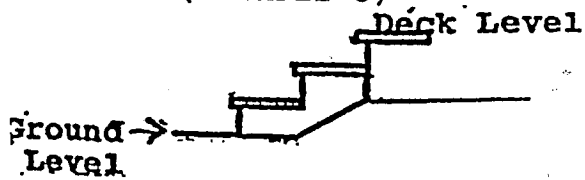


(EXAMPLE B)
HOUSE



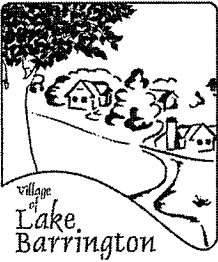
Maximum 2 Ft. Cantilever

(EXAMPLE C)



2 steps = 3 risers

Handrail is required for 4 riser
All risers must be identical in height.



Village of Lake Barrington

Guard Rail System

Building Permitting

The following permit requirements are applicable to ALL Decks or Balconies at 30" or more above grade located within the Village of Lake Barrington.

A permit is required for:

1. Replacement of guard rail system in total.
2. Replacement of any rail post.
3. Removal and re-attachment of the entire spindle system (spindles and top and bottom rail).
4. Removal and replacement of more than 50% of the spindles within a section, minimum of 5 spindles. In the picture below this would be 7 of the 13 spindles between the rail posts.
5. Removal and replacement of bottom rail if attached to the spindles.
6. Removal and replacement of top rail and/or handrail if attached to the spindles.

A permit is NOT required for:

1. Replacement of facing boards, caps, and other decorative elements does not require a building permit.

****If a permit is required the project must meet the 2009 IRC (current adopted building code)***

