



Village of Davis Junction
106 N. Elm Street, P.O. Box 207
Davis Junction, Illinois 61020
(815) 645-8000
(815) 645-8055 fax

REQUIREMENTS FOR CONSTRUCTION OF UNENCLOSED ATTACHED/DETACHED DECK

APPLICATION

- Anyone who intends to construct, alter, repair, replace, or rebuild a deck must apply for a permit in accordance with the Village's Code.
- Note that a completed Application must include the PIN (Property Index Number) which is located on your tax bill or available with the Ogle County Treasurer's Office.
- A completed Application must also include two (2) copies of the Plat of Survey indicating location, distance to lot lines and other structures, and size of the proposed deck, drawn to scale.
- A completed Application must also include drawings or plans indicating construction details, including type and size of all lumber used for deck.
- Deck shall comply with all side yard requirements for the principle structure; rear yard minimum is fifteen (15) feet.
- Be sure to check with your Homeowner's Association regarding covenant restrictions, if applicable.
- All applicants and permit holders must contact JULIE, INC @ 1-800-892-0123 two (2) days working prior to digging in order to locate utilities.

CODE REQUIREMENTS

- Flashing at exterior walls required.
- Ice/Water shield must be installed prior to ledger board.
- Ledger board must be fastened to the house with 3/8" or 1/2" lag bolts minimum 3" long.
- Maximum size: ten percent (10%) of lot area.
- Decks more than thirty inches (30") above the surrounding grade must have a thirty-six inch (36") guardrail. Guardrails shall have an intermediate rail that does not create a ladder like effect, which will not allow the passage of four-inch (4") sphere.
- Stairs: Minimum width thirty-six (36") inches; minimum tread ten inches (10") (nose to nose); Maximum riser seven and three-quarter inches (7-3/4"); a hand rail is required when there are three (3) or more risers.

- Handrail thirty-four to thirty-eight inches (34-38") above tread nosing; circular cross-section on and one-quarter inch to two inches (1-1/4-2").
- Holes for pier footings shall have a minimum of forty-two inches (42") below finished grade.
- Holes for footing shall be inspected before placing concrete.
- Final inspection required.
- All submitted information shall be available on site during the inspection.
- Other pertinent information: Failed inspections will require a re-inspection fee to be paid prior to scheduling the re-inspection.

Subdivisions in the Village may have covenants and restrictions that are binding on your property. These covenants and restrictions may require permission from the homeowners association or the developer before you begin construction. In some cases, they may prohibit construction of a structure that is permitted by the Village of Davis Junction. It is the responsibility of each applicant and homeowner to check the covenants and restrictions that apply to your property.