



What to Submit

- *Completed application.
- *Plat of survey (3 copies)
- *Provide three site plans showing the exact location of the new structure and setbacks to the other structures and property lines
- *Provide proposed height, handrail, guardrails, seating, stair riser and tread detail, framing plan
- *Provide two sets of complete construction documents. Provide detailed measurements and a detail of the proposed material used. Provide:
 - Footing detail (42" deep min/10' diameter)
 - Foundation wall detail, if applicable
 - Framing detail
 - Guard – Handrail detail
 - Stair and landing detail
 - Electric layout, if applicable
- *Provide proposed height and proposed materials
- *Provide location and separation of electric service lines
- *Provide location and separation of electric service meter
- *Confirm clarify in writing that this proposed structure is not in a floodplain, easement or floodway

Zoning Regulations

- *Location: When a side yard is required, no part of a deck shall be 15'
- *On Reversed Corner Lots: On a reversed corner lot in a residential district and within fifteen feet (15') of any adjacent property to the rear or in a residential district, no accessory building or structure or portion thereof located in a required rear yard shall be closer to the side lot line abutting the street than a distance equal to the least depth that would be required under this title for the front yard on such adjacent property to the rear. Further, in the above instance, no such accessory buildings or structures shall be located within five feet (5') of any part of a rear lot line which coincides with the side lot line, or portion thereof, of property in any residential district. No accessory building shall be erected in or encroach upon the required side yard of a corner lot which is adjacent to the street, nor upon the required side yard of a reverse corner lot which is adjacent to the street.



Rules & Restrictions

- *Risers shall be no greater than 7 3/4" (IRC 311.7.5.1)
- *Treads shall be no less than 10" from nosing to nosing (IRC311.7)
- *All steps must be consistent (IRC 311.7)
- *Landings shall be a minimum of 3' x 3' (IRC 311.7)
- *Submit railing details, spindle spacing no greater than 4" (IRC 311.7)
- *Submit guardrail details with a height of 42" high (City Amendment)
- *Handrail ends must curve into wall (IRC 311.8.3)
- *Handrail grip shall be no greater than 1 1/2" (IRC 311.8.3)
- *Provide proposed headroom to comply with IRC 311.7.2 (6'8" minimum)
- *Guardrails shall be 42" high (Ord Am.)
- *Winders are to have a minimum depth of 10", and a minimum of 6" at the converging end (IRC 311.7.4.3)
- *Decks higher than 30" above grade shall have guardrails
- *DETACHED DECKS: No more than 3 accessory units are allowed on the one lot
 - Maximum footprint cannot be larger than 200' (R-1 & R-1A allows for an additional 200sf for each additional 10,000 sf of a lot over 20,000)
 - Others at 80sf for a total of 1000sf, excludes 720sf garage
- *Minimum of 42" deep piers
- *Call J.U.L.I.E. (800-892-0123) before digging.

Decks

Applicable Codes

City of Prospect Heights
Municipal Ordinance
(<http://www.prospect-heights.il.us/>)

International Residential
Code (www.iccsafe.org)

Inspections

*Inspections are scheduled for A.M. or P.M. Monday through Friday with 24 hours advance notice. Call 847-398-6070 x 211 before 5:00 P.M. the day before you want your inspection. Same day re-inspections are not available.

*Footing/Foundation inspection

*Final inspection

Department of Building & Zoning

**8 North Elmhurst Road,
Prospect Heights Illinois,
60070-6070**

Office: 847/398-6070 x 211

Fax: 847/590-1854

<http://www.prospect-heights.il.us/>

I have read and reviewed these requirements.

Signature of Applicant

Date