



**CITY OF GENEVA  
BUILDING DIVISION**  
109 JAMES STREET  
GENEVA, IL 60134  
630/262.0280  
630/262.0286 fax  
[www.geneva.il.us](http://www.geneva.il.us)

## Deck Permit Information

Revised 1/30/2019

A building permit is required prior to installing or replacing a deck. The following are guidelines and comments for obtaining a building permit. The following link/web address contains deck information based on the 2015 International Residential Code: <https://www.awc.org/pdf/codes-standards/publications/dca/AWC-DCA62015-DeckGuide-1804.pdf>

### Application and Drawing Procedures:

- An Application for Permit is to be filled out and submitted to the Building Division. The contractor's name, address, phone number and, if required, their license numbers are to be filled out when submitting the application.
- For any property within the Historic Preservation District, approval is required by the Historic Preservation Commission prior to obtaining a permit through the Building Division. Please contact Michael Lambert at 630 938-4541 or [mlambert@geneva.il.us](mailto:mlambert@geneva.il.us) for more information.
- One (1) set of drawings showing the construction details of the deck are to be submitted with the application.
- One (1) copy of the plat of survey showing the location of the deck (drawn to scale) and showing the location the electric service line running into the house. (Please see example.)
- Allow 10 working days for the permit application to be reviewed and approved. A staff member will call you when your permit is ready to be picked up and paid for.

### Fees:

- **Deck permit fee:** \$150.00 to be paid when the permit is picked up.
- **Re-inspection fee:** \$75.00 to be paid prior to re-inspection if an inspection has failed.
- **Type of Payment:** Cash, check (made payable to the City of Geneva), MasterCard, Visa, and Discover.

### General Comments:

- **The application packet and stamped City approved plans are to be on the job site at all times.**
- A minimum of 24-hour notice is required when scheduling any inspection.
- Compliance with the indicated codes, ordinances, and inspections required.
- No structure shall be occupied or used until a final inspection has been passed.
- The deck must be anchored in the following method:
  - Ten inch (10") diameter by forty-two inch (42") deep postholes.
  - Decks that are forty-eight inches (48") above grade or taller shall be supported by 6" x 6" posts.
- Drawing must show anchoring method and location used for floor to post.
- Any electric going to the deck must be shown on plans.
- The postholes are to be inspected prior to filling with concrete.

### Inspections – Clarification and Details:

The following is a list of inspections, which may be required for your project and the approximate amount of time it takes for each inspection.

✓ Postholes	¼ hour
✓ Deck Frame	¼ hour
✓ Electric	¼ hour
✓ Final Inspection	¼ hour

The following are general guidelines and details on the types of inspections that may be required for your project. For further clarification please call our office and speak with one of our building inspectors.

**Postholes:**

- ✓ The inspection of postholes is conducted prior to any posthole being filled.
- ✓ The location of the deck is checked to ensure that it is being placed in the correct location.
- ✓ The setbacks are checked from the property lines to ensure the deck is located out of the easement areas.
- ✓ The size of postholes is checked to ensure they are ten inches (10") in diameter and that the depth on each posthole is forty-two inches (42") below finished grade.

**PreDecking/Frame:**

- ✓ Before decking is installed
- ✓ All fasteners shall be galvanized or stainless steel.
- ✓ The anchoring of piers to posts, posts to beams, beams to joists shall be inspected.
- ✓ Any installed electric shall be checked for code compliance.

**Final:**

- ✓ At this inspection we confirm that the deck is completed including the railings and that the framing is per the approved plans.

**Setbacks:**

- ✓ **Interior Side Yard** is determined by the zoning of the property
- ✓ **Rear Yard** is determined by the zoning of the property
- ✓ No deck shall be located in whole or in part on or over an easement for utilities, drainage, access, or related purposes.

**Building Codes:**

The following are the Building Codes that have been adopted by the City of Geneva:

- City of Geneva Municipal Code
- 2009 Int'l Building Code w/ amendments
- 2015 Int'l Mechanical Code
- 2005 Nat'l Electrical Code
- 2014 IL State Plumbing Code
- 2015 Int'l Residential Code w/ amendments
- 2009 Int'l Fire Codes w/ amendments
- 2015 Int'l Energy Conservation
- 2015 Int'l Swimming Pool and Spa Code w/ amendments
- 2015 Int'l Fuel Gas Code w/ amendments

**Homeowner and Contractor Responsibilities:**

- It is the responsibility of the homeowner/contractor to schedule with the Building Division the required inspections.
- The required inspections are indicated on the plan review form and weather card, which is attached to the permit and the field copy of drawings. When scheduling an inspection, please have the address and permit number available.
- Inspections require a minimum of 24-hour notice. Please call 630-262-0280 to schedule inspections.

Call **J.U.L.I.E.** (Joint Underground Location for Inspectors and Engineers) at least 48 hours prior to digging on site to locate any underground utilities. **(1-800/892-0123)**

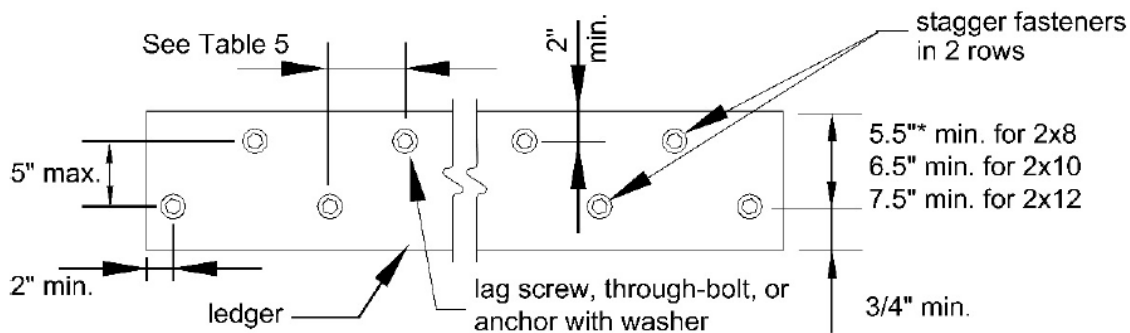
- Electric Utilities                      Red
- Comcast (Cable)                      Orange
- Northern Illinois Gas (NICOR) Yellow
- Sewer Utilities                      Green
- Telephone Utilities                      Orange
- Water Utilities                      Blue

**Table R507.2: Deck Ledger Connection to Band Joist (Table 5)**

(Deck live load = 40 psf, deck dead load = 10 psf, snow load < or = 40 psf)

Connection Details	Rim Joist or Band Joist	Joist Span						
		6'-0" and less	6'-1" to 8'-0"	8'-1" to 10'-0"	10'-1" to 12'-0"	12'-1" to 14'-0"	14'-1" to 16'-0"	16'-1" to 18'-0"
		<b>On-Center Spacing of Fasteners</b>						
$\frac{1}{2}$ " diameter lag screw <sup>1</sup> with $\frac{15}{32}$ " maximum sheathing	1" LVL	24"	18"	14"	12"	10"	9"	8"
	1- $\frac{1}{8}$ " LVL	28"	21"	16"	14"	12"	10"	9"
	1- $\frac{1}{2}$ " Lumber	30"	23"	18"	15"	13"	11"	10"
$\frac{1}{2}$ " diameter bolt with $\frac{15}{32}$ " maximum sheathing	1" LVL	24"	18"	14"	12"	10"	9"	8"
	1- $\frac{1}{8}$ " LVL	28"	21"	16"	14"	12"	10"	9"
	1- $\frac{1}{2}$ " Lumber	36"	36"	34"	29"	24"	21"	19"
$\frac{1}{2}$ " diameter bolt with $\frac{15}{32}$ " maximum sheathing and $\frac{1}{2}$ " stacked washers <sup>2,7</sup>	1- $\frac{1}{2}$ " Lumber	36"	36"	29"	24"	21"	18"	16"

- The tip of the lag screw shall fully extend beyond the inside face of the band or rim joist.
- The maximum gap between the face of the ledger board and face of the wall sheathing shall be  $\frac{1}{2}$ ".
- Ledgers shall be flashed or caulked to prevent water from contacting the house band joist (see Figures 14 and 15).
- Lag screws and bolts shall be staggered per Figure 19.
- Deck ledgers shall be minimum 2x8 pressure-preservative-treated No.2 grade lumber, or other *approved* materials as established by standard engineering practice.
- When solid-sawn pressure-preservative-treated deck ledgers are attached to engineered wood products (minimum 1" thick wood structural panel band joist or structural composite lumber including laminated veneer lumber), the ledger attachment shall be designed in accordance with accepted engineering practice. Tabulated values based on 300 lbs and 350 lbs for 1" and 1- $\frac{1}{8}$ " LVL rim joist, respectively.
- Wood structural panel sheathing, gypsum board sheathing, or foam sheathing shall be permitted between the band or rim joist and ledger. Stacked washers are permitted in combination with wood structural panel sheathing, but are not permitted in combination with gypsum board or foam sheathing. The maximum distance between the face of the ledger board and the face of the band joist shall be 1".
- Fastener spacing also applies to Southern Pine, Douglas Fir-Larch, and Hem-Fir band or rim joists.



**Table R507.2.1: Placement of Lag Screws and Bolts in Deck Ledgers and Band Joists**

MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS				
	Top Edge	Bottom Edge	Ends	Row Spacing
<b>Ledger</b>	2 inches <sup>d</sup>	$\frac{3}{4}$ inch	2 inches <sup>b</sup>	1 $\frac{5}{8}$ inches <sup>b</sup>
<b>Band Joist</b>	$\frac{3}{4}$ inch	2 inches	2 inches <sup>b</sup>	1 $\frac{5}{8}$ inches <sup>b</sup>

For SI: 1 inch = 25.4 mm.

- Lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger in accordance with the "Deck Ledger Connection to Band Joist" table.
- Maximum 5 inches.
- For engineered rim joists, the manufacturer's recommendations shall govern.
- The minimum distance from bottom row of lag screws or bolts to the top edge of the ledger shall be in accordance with the "Deck Ledger Connection to Band Joist" table.

**Table R507.5: Deck Joist Spans for Common Lumber Species<sup>f</sup> (ft. – in.)**

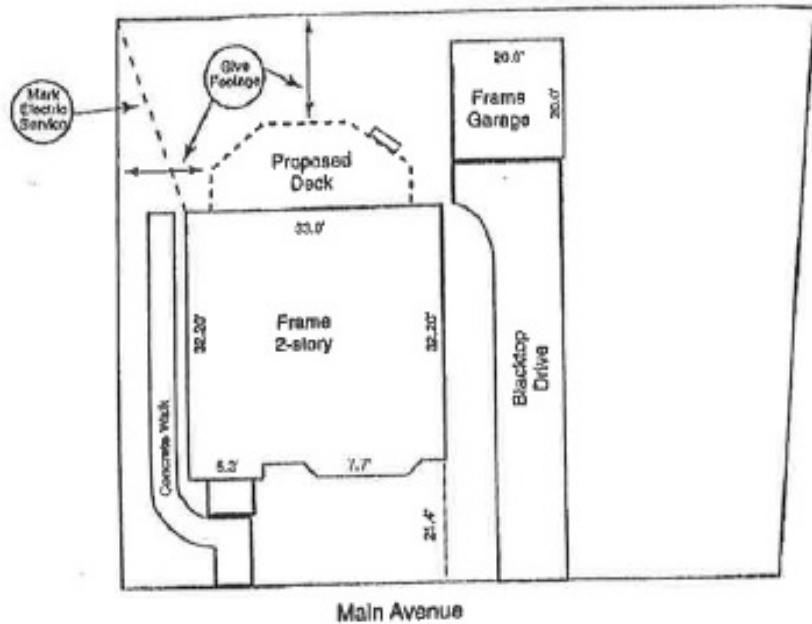
Species <sup>a</sup>	Size	SPACING OF DECK JOISTS WITH NO CANTILEVER <sup>b</sup> (inches)			SPACING OF DECK JOISTS WITH CANTILEVERS <sup>b</sup> (inches)		
		12	16	24	12	16	24
Southern Pine	2 x 6	9-11	9-0	7-7	6-8	6-8	6-8
	2 x 8	13-1	11-10	9-8	10-1	10-1	9-8
	2 x 10	16-2	14-0	11-5	14-6	14-0	11-5
	2 x 12	18-0	16-6	13-6	18-0	16-6	13-6

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa, 1 pound = 0.454 kg.

- a. No. 2 grade with wet service factor.
- b. Ground snow load, live load = 40 psf, dead load = 10 psf,  $L/\Delta = 360$ .
- c. Ground snow load, live load = 40 psf, dead load = 10 psf,  $L/\Delta = 360$  at main span,  $L/\Delta = 180$  at cantilever with a 220-pound point load applied to end.
- d. Includes incising factor.
- e. Northern species with no incising factor.
- f. Cantilevered spans not exceeding the nominal depth of the joist are permitted.

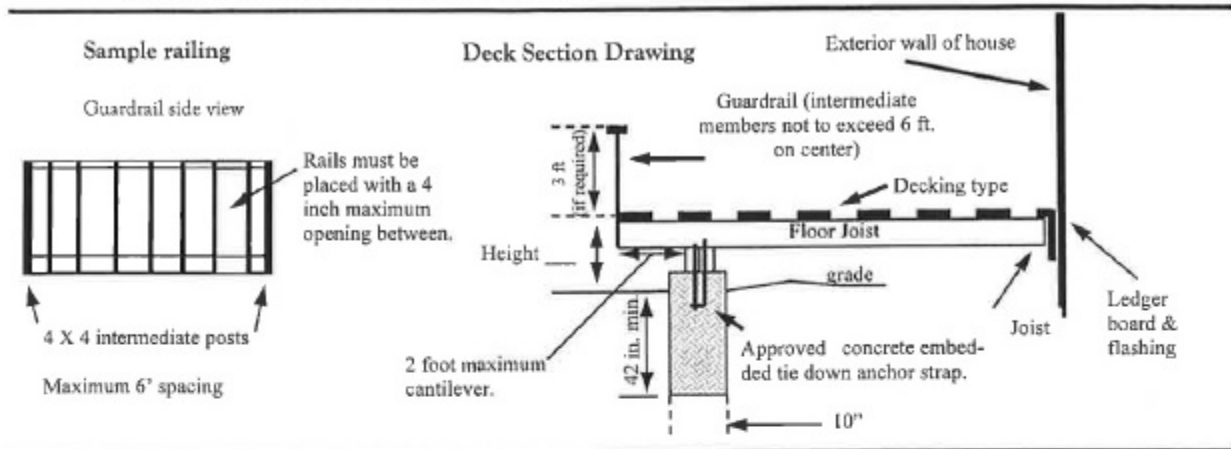
Your plat of survey showing location of proposed deck, public utility easements, if any, and below-grade electric service, if applicable.

Also provide footage from proposed deck to lot lines.

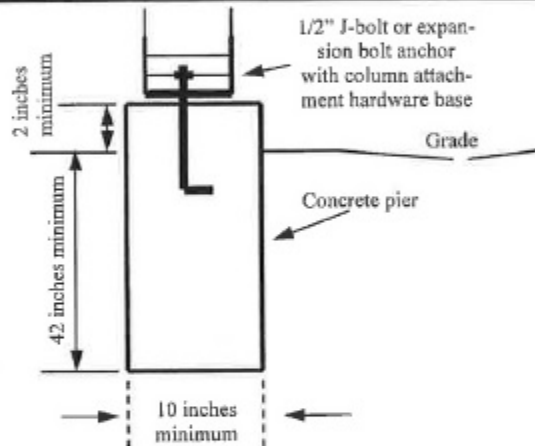




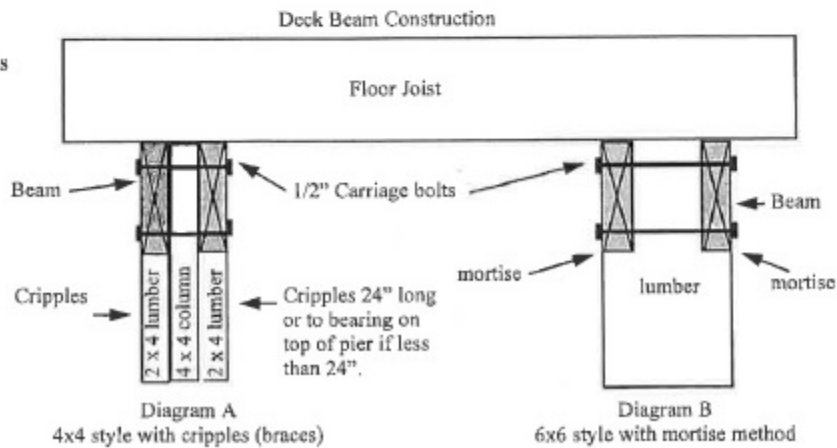
## Deck Construction Drawing Examples:



### Sample pier and column connection



### Sample columns and beam attachments





**CITY OF GENEVA**  
**BUILDING DEPARTMENT**  
**109 JAMES STREET**  
**GENEVA, IL 60134**  
**630/262.0280**  
**630/262.0286 fax**  
**pdf@geneva.il.us**

*For Office Use Only*

**PERMIT NUMBER** \_\_\_\_\_

**BIN NUMBER** \_\_\_\_\_

**APPLICATION FOR PERMIT**

**PROJECT ADDRESS**

**APPLICANT**

Check here if applicant is property owner

Name \_\_\_\_\_

Address \_\_\_\_\_  
City State Zip

Email \_\_\_\_\_ Phone \_\_\_\_\_

**PROPERTY OWNER**

Name \_\_\_\_\_

Address \_\_\_\_\_  
City State Zip

Email \_\_\_\_\_ Phone \_\_\_\_\_

**CONTRACTOR**

Name \_\_\_\_\_

Address \_\_\_\_\_  
City State Zip

Email \_\_\_\_\_ Phone \_\_\_\_\_

Roofing License \_\_\_\_\_ Plumbing License \_\_\_\_\_

**BUILDING TYPE**

- Residential
- Commercial
- Other

**TYPE OF WORK - GENERAL**

- Change of Tenant
- Remodel
- New construction
- Addition
- Demolition
- Other

**TYPE OF WORK - SPECIFIC (Check all that apply)**

- Driveway/Parking
- Sidewalk
- Basement/Attic
- Kitchen/Bath
- Replace Windows
- Roof/Siding
- Sign/Awning
- Irrigation System
- Fence
- Patio
- Shed
- Deck
- Electric
- Plumbing
- HVAC
- Other

**DESCRIPTION OF WORK**

*Applications will not be accepted without supporting documentation, attach additional sheets and submit plans/drawings, plat of survey, etc. as needed to illustrate proposed work*

**HISTORIC PRESERVATION**

Is subject property located in the Historic District or a Historic Landmark? Historic Preservation Commission review is required for exterior improvements.

Yes  No

**ZONING**

What zoning district is the property located in? \_\_\_\_\_

Is the use permitted at this location?  Yes  No

Is a variance needed?  Yes  No

**PROJECT COST**

What is the estimated project cost? \_\_\_\_\_

**I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OR THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD; THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AND TO SCHEDULE ALL NECESSARY INSPECTIONS AS AN AGENT, AND THAT I AGREE TO CONFORM TO ALL APPLICABLE CODES, LAWS, AND ORDINANCES OF THE CITY OF GENEVA.**

Signature \_\_\_\_\_

Date \_\_\_\_\_

*For Office Use Only*

**FEES**

**ROUTING**

Building Permit Fee \_\_\_\_\_  
 Fire Department Fee \_\_\_\_\_  
 Plumbing Fee \_\_\_\_\_  
 Public Works Fee \_\_\_\_\_  
 Tree Preservation Fee \_\_\_\_\_

Engineering \_\_\_\_\_  
 Fire \_\_\_\_\_  
 Electric \_\_\_\_\_  
 City Engineer \_\_\_\_\_

Historic Preservation \_\_\_\_\_  
 Tree Preservation Review \_\_\_\_\_  
 Planning/Zoning \_\_\_\_\_  
 First Inspection Services \_\_\_\_\_

**TOTAL FEES** \_\_\_\_\_