

Village of Lombard

Community Development Department/Building Division
255 E. Wilson Avenue
Lombard, IL 60148
Tel: 630-620-5750 Fax: 630-629-2374

Accessory Structures: Decks, Terraces, Gazebos, Porches, Sheds, etc. (See separate handouts for swimming pools and detached garages) Building Permit Requirements

-A Permit is Required Before Any Work Begins-

You must submit **ALL** of the following items in order for your permit to be processed:



Permit Application

Must be completely filled out.



Drawing or Plan

Drawings showing material types and how the structure will be constructed. **(3 Copies)**



Copy of Plat of Survey

Must show the location of the deck, terrace, gazebo or porch and setbacks to house and property lines. **(3 Copies)**

- Your permit cannot be submitted or processed without ALL of the above items.**
- A permit is required before any work begins.**

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1. Permit Application

All accessory uses, activities, buildings, and structures require a permit before construction begins. In all cases, a completed permit application must be submitted along with **three (3) copies of the Plat of Survey** showing the exact location of the proposed structure. In addition to the above information, **3 copies of construction drawings** must be submitted of how the structure is to be constructed, showing the type of lumber used, spans, sizes, etc. Attached structures such as decks and gazebos must also show how the attachment is to be made to the house and show the required pier depth of forty-two (42") inches below grade.

A. No construction shall obstruct any required basement escape windows.

2. General Requirements (*Section 155.210 of the Lombard Zoning Ordinance*)

The following restrictions on accessory buildings, structures, and uses apply to all zoning districts.

A. Time of Construction

No accessory building shall be constructed on any lot prior to the time of construction of the principal building (example, a single-family home) to which it is accessory.

B. Yard Requirements For Accessory Structures and Uses

Unless otherwise provided for, no accessory building, structure or use shall be located in a required front, corner side, or interior side yard.

C. Height of Accessory Buildings and Structures

Unless otherwise provided for, no detached accessory building or structure shall exceed the height of the principal structure (example, a single-family home) or exceed a height of 17 feet, whichever is lower.

D. Exceptions To Restrictions on Accessory Structures and Uses

A request for relief to the requirements of this section with respect to height or encroachment on yards shall be considered a variance. All other requests for relief shall be considered a conditional use and shall comply with Section 155.103(F) of the Lombard Zoning Ordinance. Contact the Planning Services Division at (630) 620-5750 for further information regarding requests for relief.

E. Separation Between Buildings

Detached accessory buildings or structures shall not be located closer than ten (10) feet to any other accessory or principal building measured from wall to wall, unless a one hour rated wall is installed in the accessory structure closest to principal building or other accessory structure. In no case shall the structures be closer than two (2) feet without being connected as contained in the Village of Lombard Building Code.

F. Restrictions in Residential Districts

a) Maximum Area

A single accessory building in a residential district shall not occupy more than 10% of the zoning lot. The combined area of all accessory buildings shall not exceed the total ground floor area of the principal residence.

b) Yard Requirements

In all residential districts (R1 through R6), accessory structures shall be set back a minimum of three (3) feet from the rear property line and, if the entire structure is located in the rear 25 percent of the lot, accessory structures shall be set back a minimum of three (3) feet from an interior side property line. If any portion of the accessory structure is not located within the rear 25 percent, then a minimum six (6) foot setback from the interior side property line must be maintained.

c) Restrictions on Reverse Corner Lots

On a reversed corner lot, within 15 feet of the rear lot line of said reverse corner lot, no accessory building, or portion thereof, shall be located closer to the side lot line abutting the rear lot line of said reverse corner lot. In this instance, no accessory buildings shall be located within six (6) feet of any part of a rear lot line.

3. Open Space Requirement: All residential lots must maintain 50% open space, meaning that of the entire lot 50% of it must remain as grass, landscaping, etc., and cannot be covered by impervious surface.

4. Permanent structures cannot be located in an easement.
5. Code Requirements: Construction and materials shall conform to the 2012 International Residential Code and the 2011 National Electrical Code where applicable.
6. Inspections: For detached or attached decks and gazebos a pier inspection is required before they are poured, and/or posts are set in place, and a framing inspection prior to installing deck boards, and a final inspection upon completion.

ELECTRIC STATEMENT:

1. The electrical installations related to these structures shall comply with all applicable articles of the 2011 NEC and all local amendments.
2. Clearances of electrical service drops (overhead) and laterals (underground) shall comply with the following articles from the 2011 NEC: Article 230-24 (A through D) 230-29 and Article 230-32.

BUILDING STATEMENT:

1. Drawings should include the following:
 - a. Size, length and spacing of all floor joists and type of flooring materials.
 - b. Size, length and spacing of any beams and support of same.
 - c. Provide guard rail 36" high on any deck 16" or above finished grade.
 - d. Provide stairs and data on any deck over 7 3/4" above finished grade.
 - e. Provide hand rail on any set of stairs with 4 risers or more.
2. Do not block any natural drainage of lot by construction of deck.
3. Guard Rails: All decks that are 16" or more above grade must be protected by a guard rail. Such rail shall be 36" minimum in height. Open guard rails and stair railings shall have intermediate rails or an ornamental pattern such that a 4" diameter sphere cannot pass through.
4. Overhanging Decks: Joists should not overhang beams by more than two feet, nor should beams overhang posts by more than one foot unless a special design is approved.
5. Live Load: All decks shall be designed to support a live load of 40 pounds per square foot.
6. Flashing: All connections between deck and dwelling shall be weatherproof. Any cuts in exterior finish shall be flashed.
7. Joist Hangers: Joists more than six feet long shall be supported by approved framing anchors such as joist hangers.

8. Wood Required: All exposed wood used in the construction of decks is required to be of approved wood of natural resistance to decay (redwood, cedar, etc.) or approved treated wood, composite wood (trex, etc)

*****Special Design Note*** Some deck designs may not be appropriate should the placement of a screen porch or three season porch on the deck be a future consideration.**

***Placement on Lot:* The attached illustrations show typical allowable locations for accessory structures on interior, corner and reversed corner lots.**

Permitted Obstructions in Required Yards

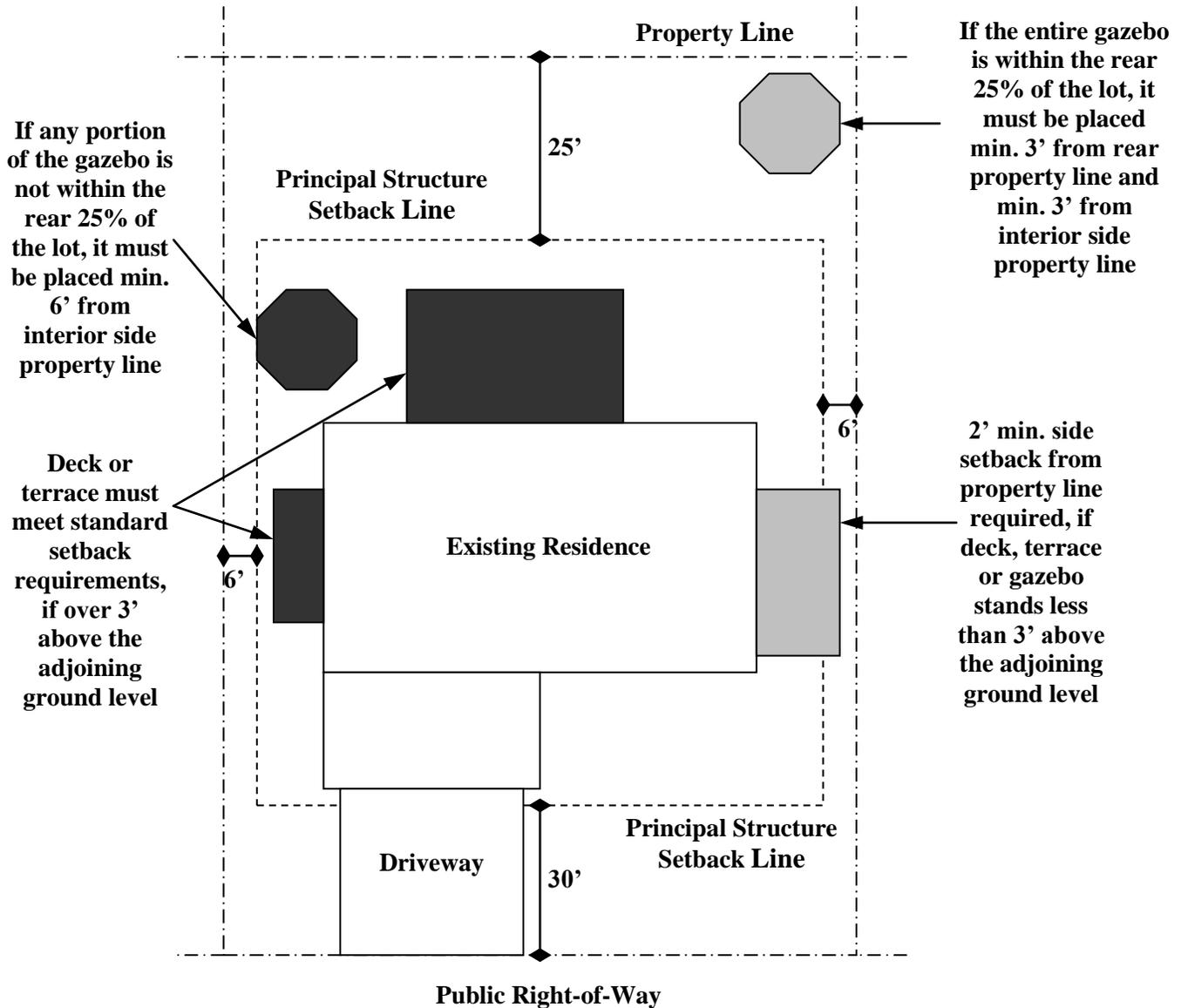
PERMITTED OBSTRUCTIONS

Type of Structure or Use Obstruction X = Permitted Obstruction	Front and Corner Side Yard	Side Yards	Rear Yard
Above Ground Utility Cabinet, less than six (6) feet in height		X	X
Accessory structures in residential districts subject to the setbacks and other requirements of Section 155.210, above		X	X
Air conditioners which are window units projecting not more than 18 inches into the required yard	X	X	X
Arbors and trellises	X	X	X
Awnings and canopies, in non-residential districts	X	X	X
Awnings and canopies, in residential districts, projecting three (3) feet or less into the yard.	X	X	X
Balconies			X
Basketball goals	X	X	X
Bay windows	Must meet footnote C	Must meet footnote D	Must meet footnote C
Breezeways and open porches			X
Central air-conditioning systems, the outside elements of which extend not more than four feet into the yard		Must meet footnote E	Must meet footnote F
Chimneys projecting 24 inches or less into the yard	X	X	X
Decks and Terraces	Must meet footnote A	Must meet footnote A	Must meet footnote A or B
Eaves and gutters projecting three (3) feet or less into the yard.	X	X	X
Fallout shelters (completely underground)			X
Fences or walls subject to applicable height restrictions of Section 155.207, above	X	X	X
Flagpole	X	X	X
Handicap access ramp	X		
Laundry drying equipment			X
Parking, open off-street spaces	X	X	X
Recreational equipment			X
Roofed-over porches which are unenclosed, constructed on footings or piers, and projecting not more than seven (7) feet from the front wall of the principal structure, provided that a minimum twenty-five (25) foot front yard setback is maintained.	Permitted in front yard only		
Satellite Dishes			X
Signs, subject to the Lombard Sign Ordinance	X	X	X
Steps four (4) feet or less above grade which are necessary for access to a permitted building or for access to a zoning lot from a street or alley	X	X	X

- A. Open terraces and decks not over three (3) feet above the average level of the adjoining ground, provided that a minimum two (2) foot side yard setback is maintained.**
- B. Open terraces and decks attached to single family residences not more than one (1) foot above the established top of the foundation height at the front of the residence, provided that a minimum twenty-five (25) foot rear setback is maintained.**
- C. Bay windows projecting three (3) feet or less into the yards**
- D. Bay windows, which are not supported by a foundation, are no more than ten (10) feet wide, and project no more than two (2) feet into the yard provided that the bay window does not encroach into any easement area.**
- E. The unit shall not further encroach into the requisite yard than the previous unit.**
- F. The unit shall not encroach more than four (4) feet into the requisite yard.**

(Ordinance. 5890, passed 8-17-06; Ord. 6359, passed 8-20-09)

**Accessory Structures:
Decks, Terraces, Gazebos, Porches, Sheds, etc.**
(See separate handouts for swimming pools and detached garages)
Building Permit Requirements

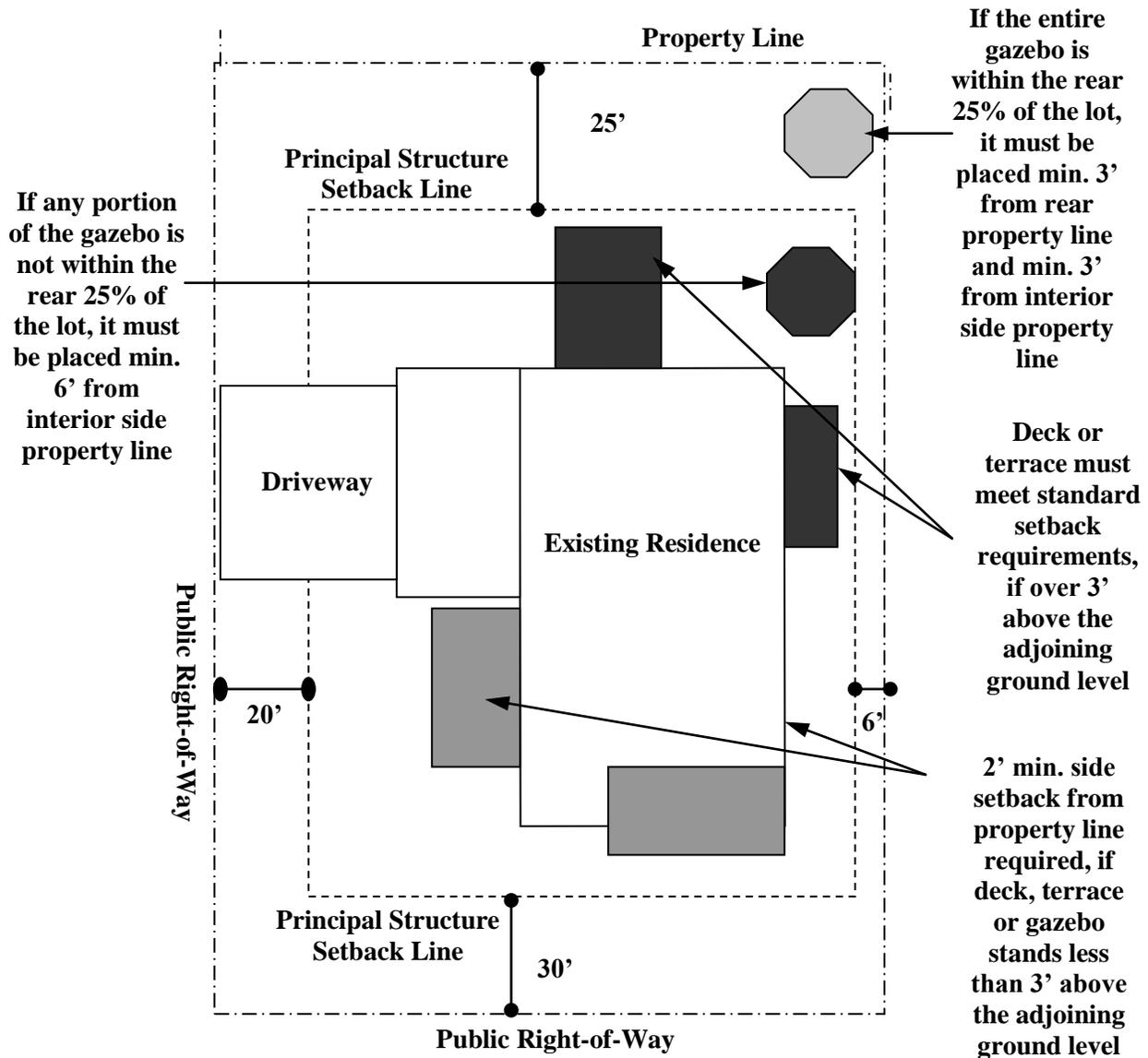


EXAMPLE NOT TO SCALE

Interior Lot Example

- Decks, terraces and gazebos cannot be located in an easement.

Accessory Structures: Decks, Terraces, Gazebos, Porches, Sheds, etc. (See separate handouts for swimming pools and detached garages) Building Permit Requirements



EXAMPLE NOT TO SCALE

Corner Lot Example

- Decks, terraces and gazebos cannot be located in an easement.

SECTION 311.7 STAIRWAYS

R311.7.1 Width. Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.

Exceptions: The width of spiral stairways shall be in accordance with Section R311.7.9.1

311.7.2 Headroom. The minimum headroom in all parts of the stair way shall be 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or the platform on that portion of the stairway.

Exception: Where the nosing of the treads at the side of a flight of stairs extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom a maximum 4 ¾ inches (121mm)

311.7.4 Walkline. The walkline across winder treads under winder stairs shall be concentric to the curved direction the travel of the turn and located within 12 inches (305mm) from the side where the winders are narrower. The 12 inch (305) dimension shall be measured from the widest point of the clear stair width at the walking surface of the winder. If winders are adjacent within the flight, the point of the widest clear stair width shall be used.

311.7.5 Stair treads and risers. Stair Treads and risers shall meet the requirements of this section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets and rugs or runners.

311.7.4.5 Riser height. The Maximum riser height shall be 7 ¾ inches. The riser height shall be measured vertically between leading edges of the adjacent treads. The greatest riser height in any run of stairs shall not exceed the smallest by more than 3/8 inches.

311.7.4.5 Tread depth. The minimum tread depth shall be 10 inches. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth in any run of stairs shall not exceed the smallest by more than 3/8 inches. Consistently shaped winders at the walk line shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inches of the rectangular tread depth.

Winder treads shall have a minimum tread depth of 10 inches measured between the vertical planes of the foremost projection adjacent treads at the intersections with the walk line. Winder treads shall have a minimum tread depth of 6 inches at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth and walkline shall not exceed the smallest winder tread depth and walk line by more than 3/8 inches.

311.7.4.3 Profile. The radius of curvature at the leading edge of the tread shall be no greater than 9/16 inch (14.3 mm). A nosing not less than 3/4 inch (19.1 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers. Beveling of nosing shall not exceed 1/2 inch (12.7 mm). Risers shall be vertical or sloped from the underside of the tread above at an angle not more 30 degrees (0.52 rad) from the vertical. Open risers shall be permitted, provided that the opening between treads does not permit the passage of a 4-inch diameter (102 mm) sphere.

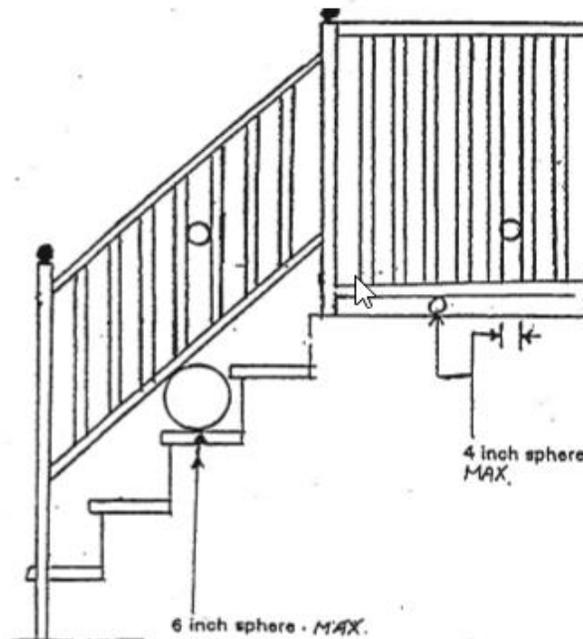
Exceptions:

1. A nosing is not required where the tread depth is a minimum of 11 inches (279 mm).
2. The opening between adjacent treads is not limited on stairs with a total rise of 16 inches (408 mm) or less.

311.7.5 Landing for stairways. There shall be a floor or landing at the top and bottom of each stairway.

Exception: A floor landing is not required at the top of an interior flight of stairs in an enclosed garage, provided a door does not swing over the stairs. A flight of stairs shall not be less than the width of the stairway served. Every landing shall have a minimum dimension of 36 inches (914mm) measured in the direction of travel.

311.7.6 Stairway walking surface. The walking surface of treads and landings of a stairway shall be sloped no steeper than one unit vertical in 48 units horizontal (2-percent slope).



SECTION 311.7.8 HANDRAILS

R 311.7.8 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

311.7.8.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall not be less than 34 inches (864 mm) and not more than 38 inches (965 mm).

Exceptions:

1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
2. When handrail fittings or bendings are used to provide continuous transition between flights, the transition from handrail to guardrail, or used to start a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.

311.7.8.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from the point directly above the top riser to the point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate into a newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 ½ (38mm) between the walls and the handrail.

Exceptions:

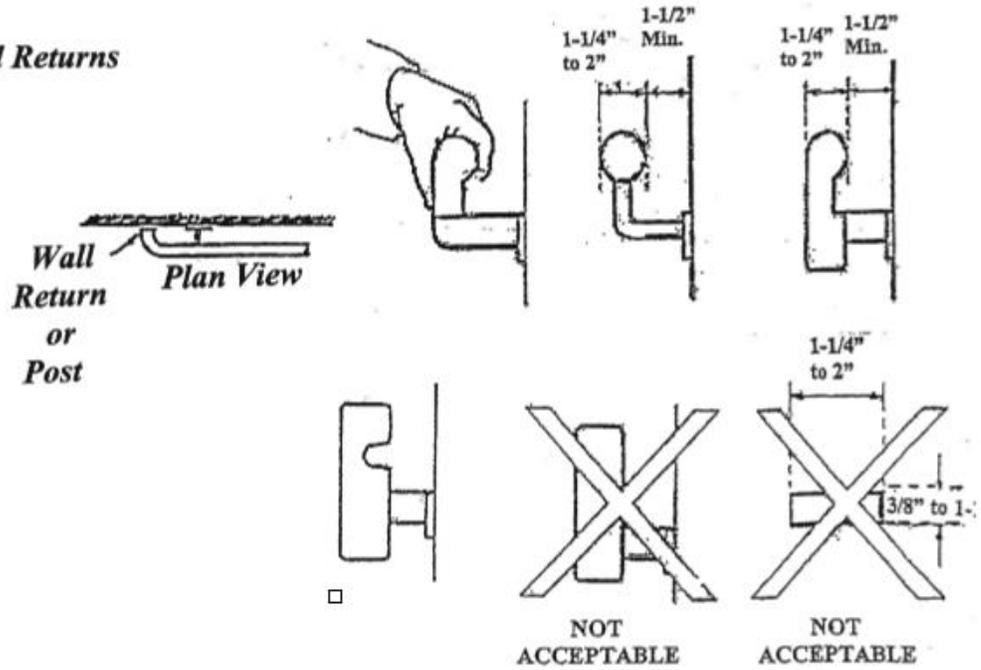
1. Handrails shall be permitted to be interrupted by a newel post at the turn.
2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

R311.7.8.3 Grip-size. All required handrails shall be of one the following types or provide equivalent graspability.

1. Type 1. Handrails with a circular cross section shall have an outside diameter of at least 1 ¼ inches and not greater than 2” (51 mm). If a handrail is not circular, it shall have perimeter dimension of at least 4” (102 mm) and not greater than 6 ¼ inches (160) with a maximum cross section of dimension of 2 ¼ inches (57 mm). Edges shall have a minimum radius of .01 inch (0.25 mm)...
2. Type 2. Handrails with a perimeter greater than 6 ¼ inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of ¾ inch (19 mm). measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 1 ¾ inches (45 mm) below the tallest portion of

the profile. The minimum width of the recess shall be 1 ¼ inches (32 mm) to a maximum of 2 ¾ inches (70 mm). Edges shall have a minimum radius of .01 inch (0.25 mm).

Safety Stops and Returns



SECTION R312 GUARDS

312.1.1 Guardrail details. Where required. Guards shall be located along open sided walking surfaces, including stairs, ramps and landings that are located more than 16 inches (see Title 15 of the Lombard Municipal Ordinances) measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

312.1.2 Height. Required guards at open-sided walking surfaces including stairs, porches, balconies or landings, shall be not less than 36 inches high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting to the leading edges of treads.

312.1.3 Guardrail opening limitations. Required guardrails on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere of 4 inches (102 mm) or more in diameter.

EXCEPTION: The triangular opening formed by the riser, tread and bottom rail of a guard at the open side of stairway shall be permitted to be of such a size that a sphere 6 inches (152 mm) in diameter cannot pass through.

EXCEPTION: Guards on the open sides of stairs shall not have an opening which allows a sphere of 4 3/8 inches (111) mm in diameter

312.1.4 Exterior wood plastic composite guards. Wood plastic composite guards shall comply with Section 317.4.

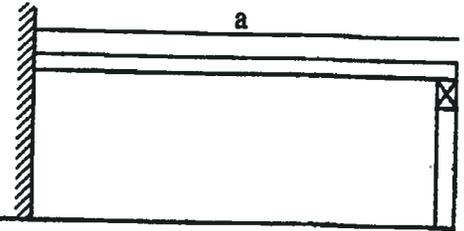
Wood Decks

Sample Calculations For Using The Span Table

Case I Solution: Refer to table for joist and beam sizes.

Example: $a=12'$, Post spacing= $8'$

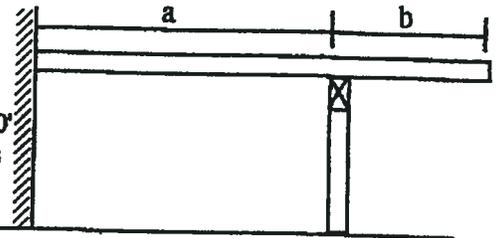
Refer to the span table. Joist size may be either 2 x 8's 12" O.C. or 2 x 10's 16" O.C. Beam size may be either 3-2 x 8's or 2-2 x 10's.



Case II Solution: Use "a" for joist size and "a" + "b" to determine beam size (the length of "b" is restricted by both the length of "a" and the size of the joists.)

Example: $a=8'$, $b=2'$, Post Spacing= $10'$

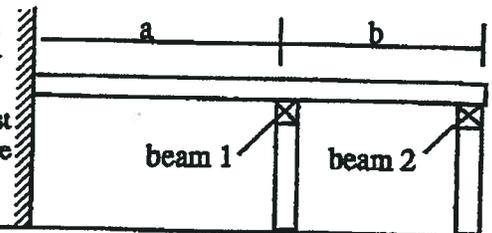
Find the joist size required by looking under 8' on the table. Joist length is indicated as 2 x 6's 16" O.C. or 2 x 8's 24" O.C. For sizing the beam, use a joist of length of 10' ($8' + 2' = 10'$) and a post spacing of 10'. The table indicates that 4-2 x 8's or 3-2 x 10's are required for the beam.



Case III Solution: Use "a" or "b", whichever is greater, to determine joist size. Use "a" + "b" to determine the size of beam number 1 and use joist length "b" to determine the size of beam number of 2.

Example: $a=6'$, $b=7'$, Post Spacing= $9'$

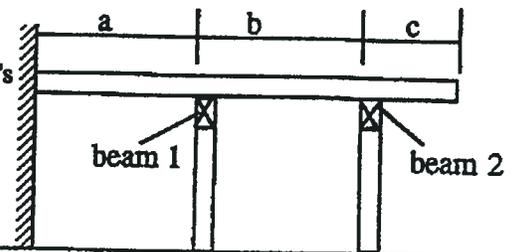
The joist length (7') is determined by the longest span joist ("b"). The table indicates that 2 x 6's 16" O.C. or 2 x 8's 24" O.C. are required for a 7' span. For beam number 1, use joist length of 13' ($6' + 7' = 13'$) and post spacing of 9'. The table indicates that 3-2 x 10's or 2-2 x 12's are required for beam number 1. For beam number 2, use joist length of 7' with a post spacing of 9'. The table indicates that 4-2 x 6's or 3-2 x 8's are required for beam number 2.



Case IV Solution: Use "a" or "b", whichever is greater, to determine joist size. Use "a" + "b" to determine the size of beam number 1 and "b" + "c" to determine the size of beam number 2. (The length of "c" is restricted by both the length of "b" and the size of the joists.)

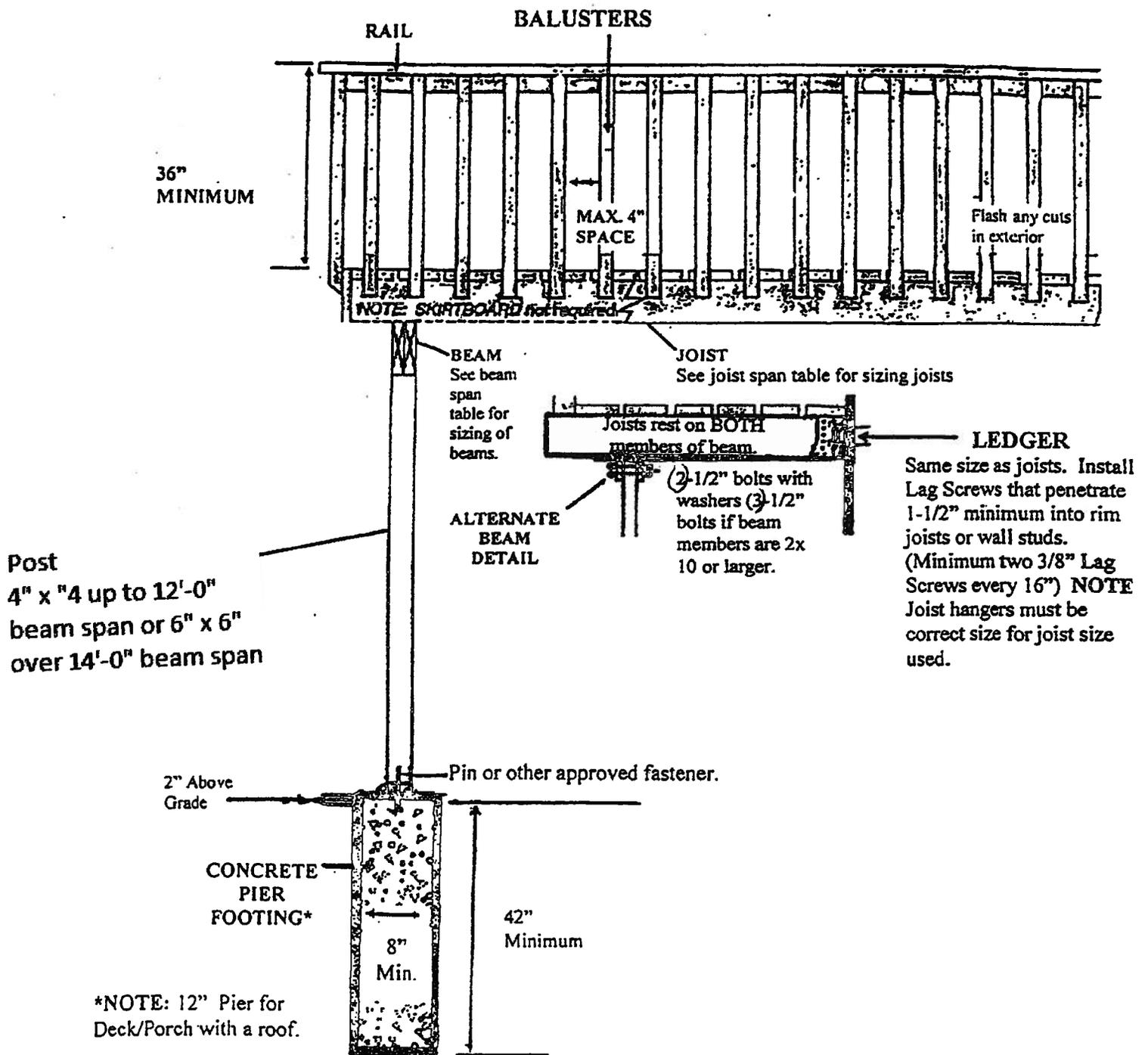
Example: $a=7'$, $b=8'$, $c=2'$, Post Spacing= $12'$

The longest joist span is 8'; therefore, the table indicates that 2 x 6's 16" O.C. or 2 x 8's 24" O.C. are required. For beam number 1, use joist length of 15' ($7' + 8' = 15'$) and post spacing of 12'. The table indicates that 3-2 x 12's are required for beam number 1. For beam number 2, use joist length of 10' ($8' + 2' = 10'$) and post spacing of 12'. The table indicates that 3-2 x 10's or 3-2 x 12's are required for beam number 2.



Notes: Post size must be adequate to provide full beam bearing, i.e., one-member and two-member beams must be placed on a 4 x 4 post, three-member beams must be placed on 4 x 6 or 6 x 6 posts, and four member beams must be placed on 8 x 8 posts.

Most of the boxes in this table contain two optional means of support. Wood members may be increased above those indicated in the table, but in no event may lesser numbers be used.



*NOTE: 12" Pier for Deck/Porch with a roof.

NOTE: All materials used for posts, joists, beams, and decking shall be of approved wood of natural resistance to decay or approved treated wood.

NOT DRAWN TO SCALE