



WOOD DECK PERMIT & CONSTRUCTION INFORMATION

COMMUNITY DEVELOPMENT DEPARTMENT

(847) 506-6030 www.cityrm.or/rmcd

DECKS AND PORCHES

A building permit is required for all decks and porches. The design and specifications for all decks and porches must meet the requirements of the City of Rolling Meadows and the 2018 International Residential Code. Individual subdivision covenants may have special requirements and restrictions in addition to those adopted by the City of Rolling Meadows. It is up to the property owner to determine if covenants exist, and how it may impact the construction of a deck or porch.

Permit Requirements

- **TWO** (2) Plat of Surveys showing proposed construction.
- **Three** (3) sets of construction plans showing compliance with City codes. All plans must be legible and drawn to scale. **Plans should be of architectural quality with sufficient detail to demonstrate code compliance and to guide construction.**
- All applicable permit applications completed with the following information:
- Name & address of project
- Real estate index number
- Valuation (cost of construction)
- Owner or Agent for Owner's Name & Signature
- Contractor Listing complete with license and bond if applicable

Specific Drawing Requirements

- Pier location diagram
- Framing detail
- Pier detail
- Cross section diagram
- All lumber sizes noted
- Type of lumber noted
- Type of fasteners noted: new treated lumber has new fastener material minimums, such as stainless steel.

Note: Special circumstances or unique designs may require the plan reviewer in the Community Development Department to ask for additional information or detail, or require registered design professional plans.

Miscellaneous Requirements

- The ground under the deck must have all vegetation removed and be covered with a vapor barrier (minimum 6-mil plastic) and a stone ballast (generally pea gravel). This is to prevent weed growth and an unsightly appearance.
- Manufacturers of components will prescribe the method of installation and use of their product. The building code requires these items to be used in accordance with the instructions. Joist hangers are such a product and the manufacturer's instructions must be followed (particularly for nailing). Nails and screws should be approved for use with today's treated lumber.
- Overhead electrical services must be a minimum of 11 ft. above deck surface.

Inspections should be scheduled at least 24 hours in advance by calling The Community Development Department at 847-506-6030. You will need to provide us with the address of the inspection, permit number, type of inspection, and date and time when the inspection is needed.

Three (3) inspections are required:

Pier or footing inspection, after the holes are dug, but prior to pouring concrete.

Rough framing inspection. Where the deck is attached to the house, lateral load connection devices shall be in place at this time.

Final inspection, after the deck or porch is completed. However, the final inspection should be completed prior to the installation of any proposed skirting or screening.

SETBACKS

Single family residential districts - Side yard: An accessory structure located in the rear of a lot in a single-family residence district shall have a side yard of not less than 2½ feet when the structure is set back 65 feet from the front lot line, and not less than ten feet when located with a setback of less than 65 feet from the front lot line.

Rear yards: Accessory structures shall be a minimum of five feet from the rear lot line.

Decks shall not be in any easements.

PIERS

- Piers are the foundation for the deck structure. They must be of sufficient size and depth to support the various loads that will be imposed on the structure. They are also designed to resist the uplift effects of frost, thus the minimum depth of 42".
- The wood posts that support the girder may **not** be imbedded in the concrete. A post anchor is to be utilized.
- Piers must be cast in place concrete with the top of the pier at least 4" above surrounding soil grade.

BEAMS (GIRDERS)

The girder or beam as it is sometimes called (also called a header), is the structural element that supports the joist. It also must be sized according to the conditions that exist for a particular design of deck.

DECK BEAM SPAN LENGTHS

SPECIES	SIZE	DECK JOIST SPANS LESS THAN OR EQUAL TO (FEET):						
		6'	8'	10'	12'	14'	16'	18'
SOUTHERN PINE	1-2x6	4'-11"	4'-0"	3'-7"	3'-3"	3'-0"	2'-10"	2'-8"
	1-2x8	5'-11"	5'-1"	4'-7"	4'-2"	3'-7"	3'-5"	2'-10"
	1-2x10	7'-0"	6'-0"	5'-5"	4'-11"	4'-7"	4'-3"	4'-0"
	1-2x12	8'-3"	7'-1"	6'-4"	5'-10"	5'-5"	5'-0"	4'-9"
	2-2x6	6'-11"	5'-11"	5'-4"	4'-10"	4'-6"	4'-3"	4'-0"
	2-2x8	8'-9"	7'-7"	6'-9"	6'-2"	5'-9"	5'-4"	5'-0"
	2-2x10	10'-4"	9'-0"	8'-0"	7'-4"	6'-9"	6'-4"	6'-0"
	2-2x12	12'-2"	10'-7"	9'-5"	8'-7"	8'-0"	7'-6"	7'-0"
	3-2x6	8'-2"	7'-5"	6'-8"	6'-1"	5'-8"	5'-3"	5'-0"
	3-2x8	10'-10"	9'-6"	8'-6"	7'-9"	7'-2"	6'-8"	6'-4"
	3-2x10	13'-0"	11'-3"	10'-0"	9'-2"	8'-6"	7'-11"	7'-6"
3-2x12	15'-3"	13'-3"	11'-10"	10'-9"	10'-0"	9'-4"	8'-10"	
DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, REDWOOD, WESTERN CEDARS, PONDEROSA PINE, RED PINE	3x6 or 2-2x6	5'-5"	4'-8"	4'-2"	3'-10"	3'-6"	3'-1"	2'-9"
	3x8 or 2-2x8	6'-10"	5'-11"	5'-4"	4'-10"	4'-6"	4'-1"	3'-8"
	3x10 or 2-2x10	8'-4"	7'-3"	6'-6"	5'-11"	5'-6"	5'-1"	4'-8"
	3x12 or 2-2x12	9'-8"	8'-5"	7'-6"	6'-10"	6'-4"	5'-11"	5'-7"
	4x6	6'-5"	5'-6"	4'-11"	4'-6"	4'-2"	3'-11"	3'-8"
	4x8	8'-5"	7'-3"	6'-6"	5'-11"	5'-6"	5'-2"	4'-11"
	4x10	9'-11"	8'-7"	7'-8"	7'-0"	6'-6"	6'-1"	5'-8"
	4x12	11'-5"	9'-11"	8'-10"	8'-1"	7'-6"	7'-0"	6'-7"
	3-2x6	7'-4"	6'-8"	6'-0"	5'-6"	5'-1"	4'-9"	4'-6"
	3-2x8	9'-8"	8'-6"	7'-7"	6'-11"	6'-5"	6'-0"	5'-8"
	3-2x10	12'-0"	10'-5"	9'-4"	8'-6"	7'-10"	7'-4"	6'-11"
3-2x12	13'-11"	12'-10"	10'-9"	9'-10"	9'-1"	8'-6"	8'-1"	

JOISTS

SPECIES	SIZE	ALLOWABLE JOIST SPAN			MAXIMUM CANTILEVER		
		SPACING OF DECK JOISTS (INCHES)			SPACING OF DECK JOISTS WITH CANTILEVERS (INCHES)		
		12"	16"	24"	12"	16"	24"
Southern Pine	2 x 6	9'-11"	9'-0"	7'-7"	1'-6"	1'-4"	1'-2"
	2 x 8	13'-1"	11'-10"	9'-8"	2'-5"	2'-3"	2'-1"
	2 x 10	16'-2"	14'-0"	11'-5"	3'-6"	3'-4"	2'-10"
	2 x 12	18'-0"	16'-6"	13'-6"	4'-6"	4'-2"	3'-4"
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	2 x 6	9'-6"	8'-8"	7'-2"	1'-5"	1'-3"	1'-2"
	2 x 8	12'-6"	11'-1"	9'-1"	2'-3"	2'-1"	1'-11"
	2 x 10	15'-8"	13'-7"	11'-1"	3'-5"	3'-1"	2'-9"
	2 x 12	18'-0"	15'-9"	12'-10"	4'-6"	3'-11"	3'-3"
Redwood, Western Cedars, Ponderosa Pine, Red Pine	2 x 6	8'-10"	8'-0"	7'-0"	1'-2"	1'-1"	1'-0"
	2 x 8	11'-8"	10'-7"	8'-8"	2'-0"	1'-10"	1'-8"
	2 x 10	14'-11"	13'-0"	10'-7"	2'-10"	2'-8"	2'-6"
	2 x 12	17'-5"	15'-1"	12'-4"	3'-10"	3'-9"	3'-1"

SCREEN ROOMS AND THREE SEASON ROOMS

A screen room or three season room has different setback requirements than a typical deck or porch. Be sure to verify that any deck or porch will be located and structurally designed and sized to accommodate any plans you may have to convert it to a screen room or three season room.

GUARD RAILS, STAIR RAILINGS & STAIRS

- If a deck is served by stairs there must be handrail for the stairs if there are four or more risers. Handrails measured vertically from the nose shall not be less than 34" and not more than 38". Handrails are to be graspable (see Section R311.7.8.1 of the 2018 International Residential Code). Handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts.
- A guardrail must be installed around the deck if the deck's finished surface is more than 30" from the surface below. The guard must be at least 36" in height. The spacing between balusters or intermediate rails must be a maximum of 4".
- The maximum stair riser height is 7 ¾ inches with the greatest depth not exceeding the smallest by more than 3/8 inch. The minimum stair tread depth is 10 inches measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the treads leading edge.

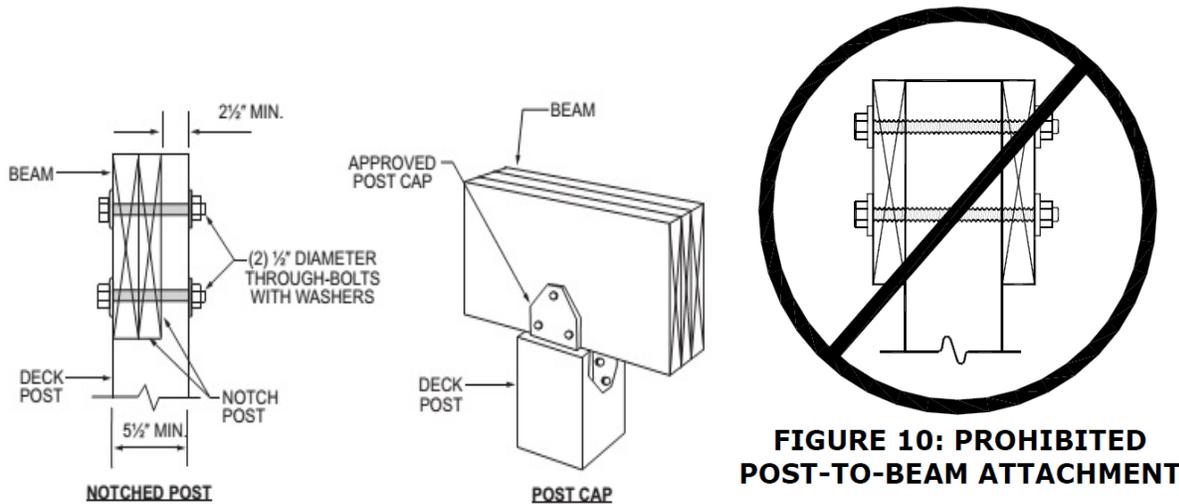
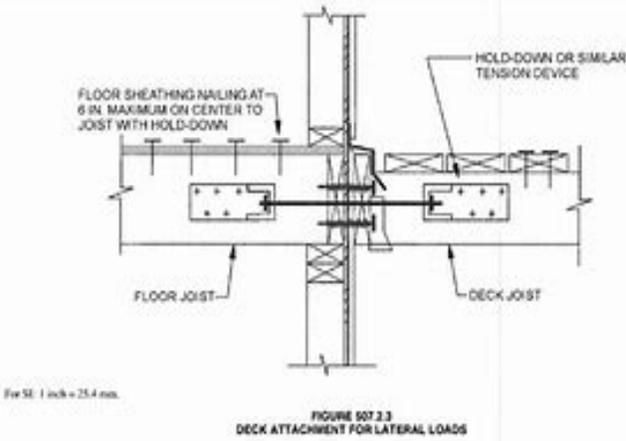
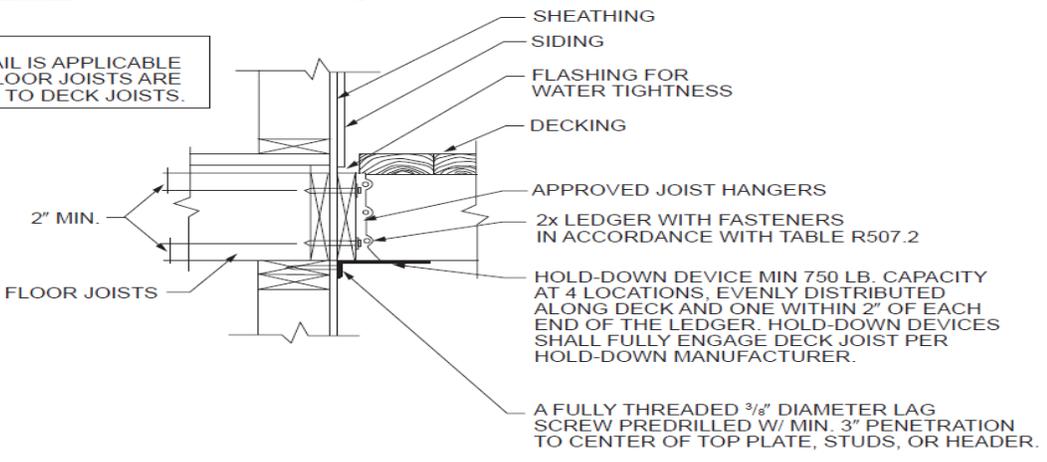


FIGURE 10: PROHIBITED POST-TO-BEAM ATTACHMENT



2013 CALIFORNIA RESIDENTIAL CODE

NOTE:
THIS DETAIL IS APPLICABLE WHERE FLOOR JOISTS ARE PARALLEL TO DECK JOISTS.



EXAMPLE:

PAGE 2
DECK / PORCH
FRAMING

Engineer's Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License no.
Expiration Date:

Signature _____

Customer Name

Company Name	Lot
	Tax #
Scale 1/4" = 1'	

MATERIALS:
1. The minimum compressive strength of concrete shall be 2500 psi (pounds per square inch).
2. All deck lumber shall be #2 Southern Pine or better. Lumber shall be pressure-treated with the above ground and ground contact standards issued by the American Wood Preservers Association (AWPA).
3. Above grade fasteners shall be hot-dip galvanized steel with a minimum coating of 2 ounces of zinc per square foot, according to ASTM A 153, or stainless steel. Proprietary through connectors shall be hot-dip galvanized steel with a minimum coating of 1.55 ounces of zinc per square foot, according to ASTM A 653, or stainless steel. Termite, specially ground and ring threaded rods shall be used for the deck surface and only manufacturer-specified fasteners shall be used to attach the connectors and only manufacturer-specified fasteners shall be used to attach the connectors.