

# City of St. Charles

## Deck – Gazebo – Pergola – Patio



Building & Code Enforcement Division  
2 East Main Street  
St. Charles IL 60174  
630.377.4406 (Office)  
630.443.4638 (Fax)  
<http://www.stcharlesil.gov>

*Please direct any and all questions to the City of St. Charles Building and Code Enforcement Division: Monday through Friday (8 AM to 4:30 PM) at 630.377.4406*

A building permit is required prior to any construction of a deck, gazebo, pergola or outdoor patio. The following are guidelines and comments for obtaining a building permit.

### **Application and Drawings Procedures:**

- 1) An application is to be filled out and submitted to the Building Department. The contractors names, addresses, email, phone numbers and, if required, their license numbers are to be filled out when submitting the application.
- 2) Two (2) sets of drawings showing the construction details of the deck, gazebo, pergola, or patio are to be submitted with the application.
- 3) Two (2) copies of the plat of survey showing the location of the deck, gazebo, pergola or patio and showing the location the electric service line running into the house.
- 4) Decks, gazebos, or pergolas are not allowed in an easement and must be setback a minimum of 3-feet from the interior and rear lot lines.
- 5) If the patio is located in any easement, a Release and Indemnity Agreement is to be completed, notarized and submitted with the application and plus the current Kane/DuPage County Recorders of Deeds Recording Fee, only in cash or check payable to the City of St. Charles is to be submitted with the application.
- 6) Submittal fee of **\$110.00**, only in cash or check payable to the City of St. Charles to be submitted with the application.
- 7) Our goal is to complete the review of your building permit within 10 working days.

### **Application – Permit Fees: (All payments are to be made either in the form of cash, check, or money order):**

- 1) A filing fee is to be paid at time of submission of application and plans.  
A fee of \$110.00 (to be paid at time of submittal) Plus a recording fee of forty-seven (\$47.00) dollars if applicable for lots with fences in the easements. (Due at the time of submittal)

**Re-inspection fee.** During the construction of your project should you fail any of the required inspections there is a re-inspection charge. The fees are due prior to certificate of occupancy. The fee schedule is as follows;

- a. \$65.00 per Building Department re-inspection for all types of inspections during construction (excluding finals)
- b. \$85.00 per re-inspection for all residential final inspections.

**Temporary certificate of occupancies.** \$80.00 is due prior to issuance of a temporary certificate of occupancy for residential.

## Consultation Meetings:

The Building and Code Enforcement Division offers a consultation meeting where you will meet with City staff and discuss any questions or issues on your construction project. The meeting may be for a proposed project or a project that is currently under construction and can be held at the site location or in our office. To schedule this meeting, please contact our office at 630.377.4406.

## Inspections:

The following is a list of inspections, which might be required for your project and the amount of time for these inspections.

- |                   |                        |
|-------------------|------------------------|
| ○ Postholes       | Approximately 1/2 hour |
| ○ Prepour (patio) | Approximately 1/2 hour |
| ○ Frame           | Approximately 1/2 hour |
| ○ Final           | Approximately 1/2 hour |

## Overtime Inspections:

The Building Commissioner or his designee may approve requests for overtime inspections for unique circumstances. The charge for an overtime inspection will be a separate charge and will be invoiced to the individual contractor or company who requested the overtime inspection.

## Deck General Comments:

- 1) Field approved plans are to be at the property and the address is to be posted.
- 2) Decks, gazebos, pergolas or patios cannot be placed over electric services without prior approval from the City of St. Charles Electric Department.
- 3) R105.7 Placement of permit. The building permit card shall be kept on the site (in the window) of the work and be visible from the street until such time as a certificate of occupancy permit has been issued, or a final inspection has been performed.
- 4) **Postholes:**
  - × We check for the proper location of the postholes as per the approved plans.
  - × We check to ensure that the postholes are 10-inches in diameter and 42-inches in depth from the finished grade.
  - × We check for proper setbacks. Decks, gazebos, or pergolas are not allowed in an easement and must be setback a minimum of 3-feet from the interior and rear lot lines
  - × **The postholes are to be inspected prior to anything being filled into the postholes**

## Framing:

- We check that all deck material is treated or approved for the application.
- The fasteners are required to be galvanized or stainless.
- We check to confirm that the joists are properly sized and spaced.
- We check the span of the joist.
- We check to ensure that proper flashing is at the ledger board.
- Any cantilevering of the deck cannot exceed twenty-four (24) inches.
- All posts are to be anchored at the postholes.
- Per the St. Charles specifications, all bolts are to be installed through the beams.
- Alternative Deck lateral load connection(see diagram in deck packet) Section R507.2.4 IRC
- **The framing is to be inspected prior to decking material being installed.**

### **Final:**

- ⇒ We check to make sure that the deck, gazebo, or pergola piers are above grade so that the wood is not exposed to the dirt and will not rot.
- ⇒ The stair stringers are to land on a concrete pad or pavers to prevent any rotting of the wood.
  - Stairs are to be built with the same rise or within 3/8-inch maximum difference on the complete rise run.
  - Stair width is to be no less than 36-inches.
  - Stair tread or steps are to be a minimum of 10-inches.
  - Stair rise is to be 7-3/4-inch maximum.
- ⇒ Stair handrails are required when there is four-4 or more risers.
  - The handrails are to be mounted between 34-inches to 38-inches and they will be measured vertically from the tread nose.
  - The returns at the end of the handrails are to end into the top and bottom post.
  - Handrails are to have a diameter of 1-1/4 inch to 2-inches.
- ⇒ It is required to have a 1-1/2 inch clear open gap around the handrail so that the hands can grasp the railing.
- ⇒ Guardrails are required when a walking surface is above 30-inches from the finished grade. Guardrail height of 36-inches minimum is required from the deck surface and must be able to withstand a weight of 200 pounds that is imposed from any direction.
- ⇒ All spindles in the stairs and guards are required to have a maximum opening less than 4-inches. The triangle at the bottom between the steps and the bottom of the guardrail shall not allow a 6-inch ball to fit through the opening.
- ⇒ Guards on open side of stairs shall not have opening more than 4 3/8-inch.
- ⇒ The back of the stair risers shall not have more than a four-inch opening.
- ⇒ If electric service pass over the deck, a 10-foot clearance must be maintained to keep the electric away from all walking surfaces.
- ⇒ **. The final is to be inspected after completion of the deck.**

### **Patios:**

#### Patio setback requirements:

- Patios are not allowed into a landscape buffer.
- Rear yard- Raised and on grade level patios are allowed 3-foot from the lot line in the RT district.
- Interior side yard- Raised and on grade level patios are allowed 3-foot from the lot line in the RT district.
- Front, exterior side yards and rear yards of through lots- Raised patios are not allowed, 8-foot maximum allowed into the setback for on grade level patios in RT districts.
- Water run off (drainage) shall not drain onto or collect on neighboring property. A drainage system may be required.

#### Patio slab requirements:

- 4-inches of crushed rock compacted.
- 6-inches x 6-inches wire mesh or better.
- 4-inch Minimum pour thickness.

If the rise/step from the patio is more than 7 3/4", a landing is required:

- 3-foot x 3-foot minimum landing required on the exterior side of a door, not more than 7 3/4" below the top of the threshold and a slope not to exceed 1/4" per foot. If a door (with the exception of a storm/screen door) swings out over the landing, the landing shall not be more than 1 1/2" below the top of the threshold. All steps down from the landing shall not exceed 7 3/4" rise (all the same) and not less than 10-inches of tread. Less than 30-inches from grade or patio does not require handrails or guardrails.

### **Inspections:**

#### Sub-Base:

- Setbacks are verified.

- Review the location of the slab and location of electric service.

Final:

- Inspector checks to see if all requirements and construction listed above have been met.

### Building Codes:

The following are the Building Codes, which the City of St. Charles has adopted:

- St. Charles Municipal Code
- 2014 Nat'l Electrical Code w/revisions
- 2015 Int'l Residential Code/revisions
- Fire Prevention Codes

### General Comments:

- \* The Permit Conditions form and stamped "FIELD COPY" of the plans are to be on the job site.
- \* A minimum of 24-hour notice is required when scheduling any inspection.
- \* Postholes are to be ten-inches (10") in diameter and forty-two inches (42") in depth.
- \* Wolmanized or weather treated wood is to be used.
- \* Galvanized nails are to be used.
- \* One half (1/2") inch lag bolts into ledger board maximum two feet zero inch (2' 0") on center and hanger joists from ledger.
- \* Guardrails are required when a floor surface is located thirty (30") inches (762 mm) above finished grade and not less than thirty-six (36") inches (914 mm) vertically from the finished floor.
- \* Handrails are required on open sides of stairs when there are 4 or more risers.
- \* For handrail the ends shall be returned or shall terminate in newel posts or safety terminals.
- \* Handrail grip size. The handgrip portion of handrails shall have a circular cross section of 1-1/4 inches (32mm) minimum to 2-inches (67 mm) maximum.
- \* The riser on the steps shall be no greater than 7-3/4 inches with the greatest riser height not to exceed the smallest by more than 3/8 inch and the tread to be no less than ten (10") inches.
- \* The back of stair risers shall not have more than a four-inch opening. Four-inch maximum opening on riser.
- \* Deck beam shall be done as indicated in diagram A or B, which are located in the Informational Deck Packet.
- \* Balusters or pickets shall be placed less than four (4") inch maximum opening between.
- \* Gazebos must maintain a 10-foot setback from the wall of the principal building.
- \* Water run off (drainage) shall not drain onto or collect on neighboring property. A drainage system may be required.
- \* Per the National Electrical Code no deck or patio shall be placed over the electric service coming into the house. The deck, gazebo, pergola, or patios are not to be over the meters.
- \* Decks, gazebos, pergola, or patios are not allowed in as easement.

### Homeowner – Contractor Responsibilities:

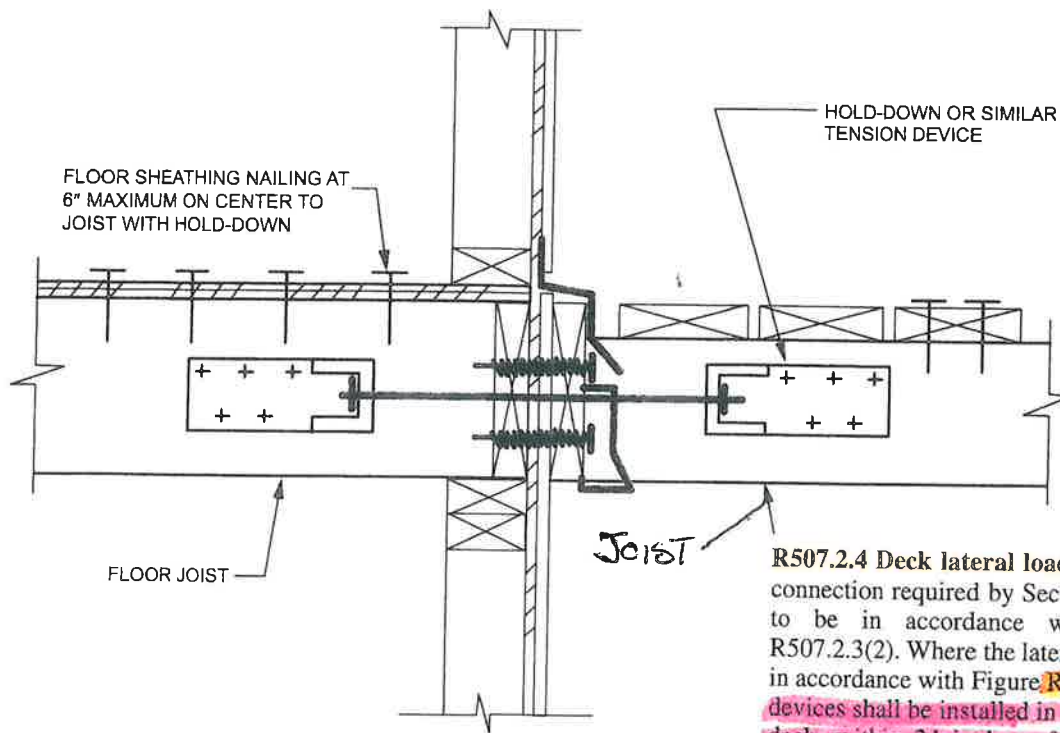
- ✓ It is the responsibility of the homeowner/contractor to schedule with the Building Department the required inspections. The required inspections are indicated on the Plan Review form, which is attached to your permit and the Field Copy of drawings. To schedule an inspection, please have the address & permit number.
- ✓ Inspections shall be called a minimum of 24 hours before they become due.
- ✓ Call J.U.L.I.E. (Joint Underground Location for Inspectors and Engineers) at least 48-hours prior to any digging 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

**Dig number** \_\_\_\_\_

**Date notified** \_\_\_\_\_

01.2019

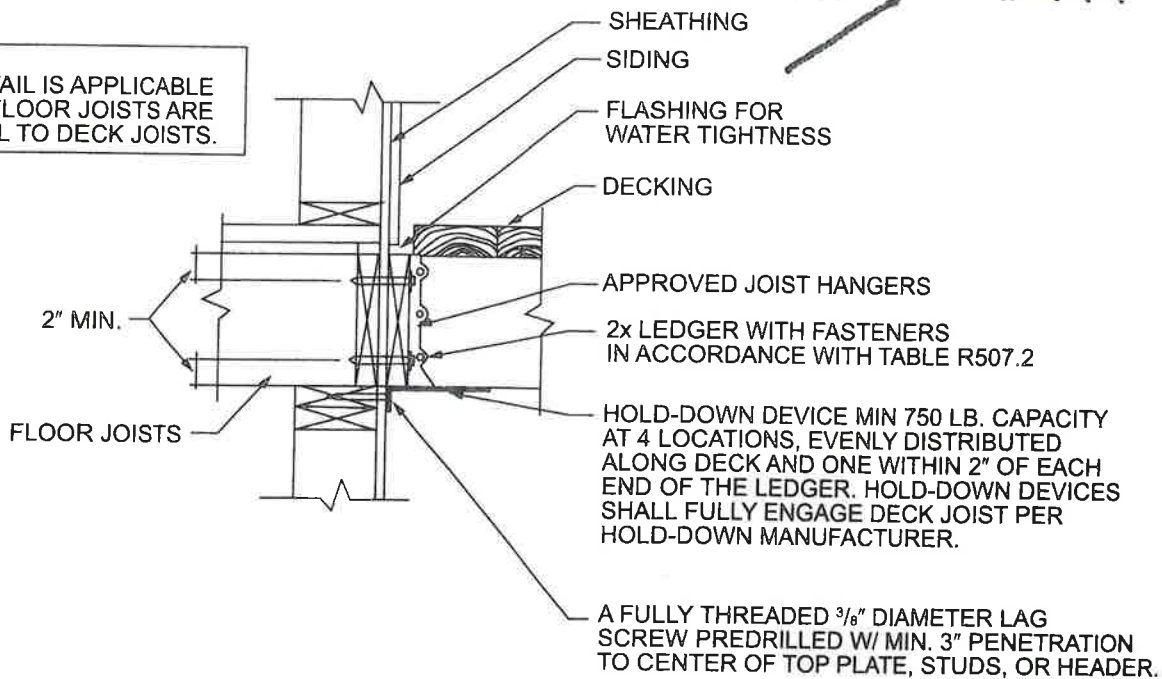


For SI: 1 inch = 25.4 mm.

**FIGURE 507.2.3(1)**  
DECK ATTACHMENT FOR LATERAL LOADS

**R507.2.4 Deck lateral load connection.** The lateral load connection required by Section R507.1 shall be permitted to be in accordance with Figure R507.2.3(1) or R507.2.3(2). Where the lateral load connection is provided in accordance with Figure R507.2.3(1), hold-down tension devices shall be installed in not less than two locations per deck, within 24 inches of each end of the deck. Each device shall have an allowable stress design capacity of not less than 1,500 pounds (6672 N). Where the lateral load connections are provided in accordance with Figure R507.2.3(2), the hold-down tension devices shall be installed in not less than four locations per deck, and each device shall have an allowable stress design capacity of not less than 750 pounds (3336 N).

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



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

**FIGURE R507.2.3(2)**  
DECK ATTACHMENT FOR LATERAL LOADS

**DO NOT WRITE OR MARK ABOVE THE LINE  
Use Black Ink Only**

**Release and Indemnity Agreement  
For Fence and Patios Located in Utility and Drainage Easements in the City of St. Charles**

Name of Record Owner (s) \_\_\_\_\_

Fence Building Permit (s) \_\_\_\_\_

Address of Property \_\_\_\_\_

Legal description of the property:

**RETURN TO:  
CITY OF ST CHARLES – B&CE  
2 E MAIN STREET  
ST CHARLES IL 60174**

**Use Black Ink Only!**

**Release and Indemnity Agreement  
For Fence and Patios Located in Utility and Drainage Easements in the City of St. Charles**

I (We), the undersigned, certify that I (we) am (are) the owner(s) of record of the real estate described herein, that I (we) have read Section 17.22.030 of the St. Charles Municipal Code and agree to comply with its requirements regarding fence and patios located in utility or drainage easement areas. I (We) hereby release and agree to hold harmless the City of St. Charles, its officers, agents and employees from any liability or loss, including reasonable attorneys' fees, arising out of or in connection with the moving or removal of any fence, patio, or any other structure of form or landscaping within the easement area. I (We) further agree that the City of St. Charles, its officers, agents, and employees shall not be required to replace any such fence, patio, structure or landscaping. This release and indemnity agreement shall be binding upon and inure to the benefit of my (our) heirs, successors, and assigns.

\_\_\_\_\_  
\_\_\_\_\_  
Signature(s) of Owners  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
Date

This instrument prepared by:  
Robert J. Vann, Building & Code Enforcement Division Manager  
City of St. Charles, 2 East Main Street, St. Charles, IL 60174-1984

State of Illinois)  
                                  ) SS  
County of Kane)

I, the undersigned, a Notary Public, in and for said County and State, DO HEREBY CERTIFY  
that \_\_\_\_\_ personally known  
to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day  
in person and acknowledged that \_\_\_\_\_ signed, sealed and delivered  
the said instrument as \_\_\_\_\_ free and voluntary act, for the uses and purposes therein set forth.

Given under my hand notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_



**CITY OF ST CHARLES**  
**Application for Building Permit for Decks Gazebos or Patio**



**DEPARTMENT: BUILDING & CODE ENFORCEMENT      PHONE: (630) 377-4406 FAX (630) 443-4638**

Application Date: \_\_\_\_\_ Parcel No. \_\_\_\_\_ Permit No. \_\_\_\_\_  
**PLEASE PRINT ALL INFORMATION**

I, \_\_\_\_\_, do hereby apply for a permit for the following described work  
 located at \_\_\_\_\_ Estimated Cost: \_\_\_\_\_

Description of proposed work: \_\_\_\_\_ Square feet of construction: \_\_\_\_\_

- Check List for Submittal of Application:**
- Is your property located in the Historic Preservation District? Yes/No If yes, your application and plans will need to be reviewed by the Historic Preservation Committee.
  - Building Permit Application – Completely Filled Out.
  - Two-2 Copies of Plat of Survey showing yard setbacks to all of your lot lines.
  - On both copies of the plat of survey show the location of the electric meter on the house and the route of the electric service line running to the house.**
  - Two-2 sets of drawings that show all construction details.
  - Submittal fee of **\$110.00**, only in cash or check payable to the City of St. Charles to be submitted with the application.
  - If patio is located in any easement, a Release and Indemnity Agreement is to be completed and submitted with the application along with a payment of the current Kane/DuPage County Recorders of Deeds Recording Fee only in cash or check payable to the City of St. Charles to be submitted with the application.

**Owner of the Property:**

**Applicant:**

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/State/Zip Code: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Telephone NO. \_\_\_\_\_

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/State/Zip Code: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Telephone NO. \_\_\_\_\_

**General Contractor:**

**Contractor:** \_\_\_\_\_

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/State/Zip Code: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Telephone NO. \_\_\_\_\_

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/State/Zip Code: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Telephone NO. \_\_\_\_\_

I, the undersigned, certify that if a permit is issued to me, I will comply with all provisions of the building, plumbing, electric and other applicable ordinances of the City of St. Charles and shall perform all work, or cause all work to be performed according to the provisions of said ordinances. I, or my agent, shall personally supervise the work and shall do, or cause to have done, said work according to plans, specifications and other written information supplied as a part of this application. I am familiar with the applicable ordinances and the provision thereof and in signing this application do willingly become responsible for all work accomplished under the permit by all contractors, tradesmen and workmen, and shall call for inspections as required at a minimum of 24-hours before they become due.

**PRINT NAME:** \_\_\_\_\_ **SIGNATURE:** \_\_\_\_\_

**REPORT OF THE BUILDING OFFICIAL**

Remarks: \_\_\_\_\_

Accepted: \_\_\_\_\_ Rejected: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_

<b>For Office Use</b>	
Received	_____
Fee Paid \$	_____
Receipt #	_____
Check #	_____