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COMMUNITY DEVELOPMENT DEPARTMENT

DECK

Permit Submittal:

- Permit Application. Include cost of the work and contact information for all contractors.
- Plat of survey. Draw in the deck to scale. Include dimensions showing size of deck and its location to the closest corner of the house and closest property line.
- Two sets of plans. Draw plans to scale (1/4" = 1'-0"). Indicate framing sizes, joist spacing, pier sizes and spacing, height of deck above grade, pier detail, stair design and guardrail detail
- Contractor's Proposal/Scope of Work.
- Lot Coverage Calculation. Form is available at Village Hall or on the Village website.

Permit Process:

- Once the full submittal is received, the documents are reviewed for compliance with Zoning and Building codes. Review times are typically 2 weeks.
- Village staff will contact you with any review questions, or when the permit is ready for pickup.
- All fees are paid at permit pickup.
- The Village accepts cash or check only for payment.

Construction Requirements:

- See span charts in this handout.
- See Deck Construction Guide by the American Wood Council. Available on the American Wood Council's website or at Village Hall.
- Deck cannot be located in the required Building Setbacks from the property lines based on the Zoning District. See Table from Unified Development on last page of handout.
- Deck cannot be located in any easements (utility, drainage, etc.).
- Lot coverage cannot exceed 45% for properties in R2/R2A Zoning Districts. See Table from Unified Development on last page of handout for lot coverage of other Zoning Districts).

Inspections:

- **2-business day notice required** when scheduling inspections:
 - Pier holes
 - Rough Framing (prior to installation of deck boards)
 - Final

Reminder:

- State Law requires the actual person doing the digging to contact J.U.L.I.E. for location of underground utilities 48 hours before starting to dig. Call 800-892-0123 or 811.

If you have questions on your project, please contact
the Community Development Department at 847-639-1100.

Southern Pine Maximum **Joist** Spans (L_j)¹

Joist Spacing (O.C.)						
Size	Allowable Span (L_j)			Allowable Overhang (L_o) ²		
	12"	16"	24"	12"	16"	24"
2x8	13' - 1"	11' - 10"	9' - 8"	2' - 4"	2' - 0"	1' - 10"
2x10	16' - 2"	14' - 0"	11' - 5"	3' - 1"	3' - 5"	2' - 10"
2x12	18' - 0" ³	16' - 6"	13' - 6"	4' - 6"	4' - 2"	3' - 4"

1. Assumes 40 psf live load, 10 psf dead load, L/360 deflection, No. 2 grade, and wet service conditions
2. Maximum allowable overhang cannot exceed L/4 or ¼ of actual main span. Assumes cantilever length/180 deflection with 220 lb point load.
3. Joist length prescriptively limited to 18' - 0" for footing design.

Southern Pine Deck **Beam** Spans (L_B)¹

Size ²	Joist Spans (L_j) Less Than or Equal to:						
	6'	8'	10'	12'	14'	16'	18'
(2) 2x6	6' - 8"	5' - 8"	5' - 1"	4' - 7"	4' - 3"	4' - 0"	3' - 9"
(2) 2x8	8' - 6"	7' - 4"	6' - 6"	5' - 11"	5' - 6"	5' - 1"	4' - 9"
(2) 2x10	10' - 1"	8' - 9"	7' - 9"	7' - 1"	6' - 6"	6' - 1"	5' - 9"
(2) 2x12	11' - 11"	10' - 4"	9' - 2"	8' - 4"	7' - 9"	7' - 3"	6' - 9"
(3) 2x6	7' - 11"	7' - 2"	6' - 5"	5' - 10"	5' - 5"	5' - 0"	4' - 9"
(3) 2x8	10' - 7"	9' - 3"	8' - 3"	7' - 6"	6' - 11"	6' - 5"	6' - 1"
(3) 2x10	12' - 9"	11' - 0"	9' - 9"	8' - 9"	8' - 3"	7' - 8"	7' - 3"
(3) 2x12	15' - 0"	13' - 0"	11' - 7"	10' - 6"	9' - 9"	9' - 1"	8' - 7"

1. Assumes 40 psf live load, 10 psf dead load, L/360 simple span beam deflection limit, L/180 cantilever deflection limit, No. 2 stress grade, and wet service conditions. Deck beam spans (L_B) can extend past the post centerline up to $L_B/4$
2. Beam depth must be equal to or greater than the joist depth if joist hangers are used.

TABLE OF DIMENSIONAL STANDARDS

Zoning District	Lot Area (SF)	Lot Width (ft)	Lot Depth (ft)	Front Setback (ft)	Exterior Side Setback (ft)	Interior Side Setback (ft)	Rear Setback (ft)	Residential Density (units/acre)	Maximum Lot Coverage	Height (ft)
AI	1,089,000 (25 acres)	0	0	40	40(a)	15 (b)	30 (c)	-	20%	50 (e)
E1	43,560	150	270	50	50	25	50	1.0	20% (i)(k)	30 (j)
R1	18,000	90	160	40	30	8	40	2.42	25% (i)(k)	30 (j)
R2	8,500	60	125	30	20	8	40	5.12	45% (i)(k)	30 (j)
R2A	6,250	50	125	30	15	6	40	7.0	45% (i)(k)	30 (j)
R3	25,000	125	200	30	30	15	40	-(c)	50% (k)	30 (d)
B1	0	0	0	0	0 (a)	0 (b)	25 (b)	-(c)	85%	50
B2	0	0	0	0	0 (a)	0 (b)	0 (b)	-(c)	75%	50 (d)
B3	0	0	0	15 (f)	0 (a)	0 (b)	0 (b)	-	75%	30
B3R	7,920	50	100	15 (f)	0 (a)	0 (b)	0 (b)	-	75%	40
M	0	0	0	30	30 (a)	15 (b)	25 (b)	-	85%	50 (d)
PO	0	0	0	20 (b)	20 (b)	10 (g)	20 (b)		35% (h)	50 (d)

- a) If all other lots on same side of street in block are in a residential district, or if lot is across from a residential district, then same as residential district.
- b) If the lot is adjacent to a residential district, then same as residential district if residential district requirement is more restrictive
- c) See Chapter 4 Section 9.
- d) Structures above 30 feet in height shall be set back an additional two feet for every foot above that height. The maximum height for properties in the PO District which are less than 40 acres shall be 30 feet.
- e) A lot in the R3 district may be subdivided for attached single-family residential uses consistent with Chapter 4.
- f) The setback may be increased to up to 30 feet if necessary to make it consistent with existing setbacks of other principal structures on the block.
- g) Playgrounds and associated structures and trails are exempt from the setback requirements.
- h) Porous paving materials are exempt from lot coverage requirements in the Park and Open Space District.
- i) In all residential zoning districts areas devoted to porous paving material, permeable brick paving systems, or similar construction material, as determined by the Director of Community Development, shall be reduced in area by 20 percent when calculating the overall lot coverage.
- j) Elementary Schools, Junior/Middle Schools and High Schools may be allowed to increase the maximum building height of the principal building from 30 feet to 50 feet for building space not intended for occupancy. The portion of the structure above 30 feet in height shall be set back an additional two feet from the required yard setback for every one foot above 30 feet.
- k) Lot coverage of up to 75 percent allowed for permitted and conditional non-residential uses.