

Village of Winfield

Deck Notes and Requirements:

1. Indicate on the plans the width of the stairs to be installed.
2. Indicate on the plans the size of the risers and treads. The risers shall be equal and not exceed seven and three-quarter inches and the treads shall be not less than ten inches from nosing to nosing.
3. Indicate on the plans how the deck is to be attached to the house, the spacing of the fasteners and how it is going to be flashed at the ledger board.
4. Submit revised plans to show details for the handrails along the stairs, height above the stair nosing, diameter of the handrail, handrail returns and distance from any obstructions such as posts, guards or walls.
5. If the treads are less than eleven inches wide, indicate the nosing profile and that there is a angled portion from the riser to the front of the nosing and run at an angle not more than 30 degrees from the vertical.
6. Indicate on the plans how the bottoms of the stair stringers are to be supported and secured.
7. Decks greater than thirty inches above grade require a guardrail at least 36" high above the deck and along the stairs.
8. Submit plat of survey indicating location of proposed deck.
9. Indicate type and size of materials to be used for the deck beams, joists, stair stringers, decking, treads and risers.
10. Completed building permit application.
11. Completed owners affidavit if construction by owner.
12. Contractor's registration, fee and bond requirements on file or submit.

NOTE: Call J.U.L.I.E. before you dig.

All accessory structures, whether they require a building permit or not, are subject to the Winfield Zoning Ordinance and DuPage County Floodplain and Stormwater Management Ordinance (adopted by the Village). Please submit a plat of survey with the location of the accessory structure shown to the Community Development Department for review.

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Guardrail Requirements (section 315)

(Based on the 2006 Illinois Residential Code for 1 & 2 Family Dwellings)

The following code requirements are general in nature and under specific circumstances additional requirements may be required.

1. Open sided floors, decks or balconies greater than 30" above the floor or grade requires guardrails.
2. Guardrails shall be a minimum of 36" minimum in height above the floor or deck surface.
3. Open sides of stairs with a total rise greater than 30" shall have guardrails. These guardrails shall be a minimum of 34" above the nosing of the treads.
4. Guardrail opening dimensions in the intermediate rails or ornamental closures shall not allow a 4" sphere to pass through. Exception to this rule is the triangular area between the tread, riser and bottom rail of the guardrail shall not allow a 6" sphere to pass through.

Note: The top rail of the guardrail shall not be used as the handrail unless it complies with the handrail requirements for shape, location, continuity, clearance from surrounding materials and height above the tread nosing.

Handrail requirements (section 315)

(These requirements are based on the 2006 Illinois Residential Code for 1 & 2 Family Dwellings)

1. Top of handrail shall be 30"-38" inches above the nosing of the treads
2. Handrail diameters shall be between 1 ¼"-2"
3. Handrails shall be continuous full length of the run of stairs
4. Handrail ends shall be returned to the guardrail, wall, post of step
5. Edges of handrails shall have a minimum radius of 1/8"
6. Handrails shall be spaced away from the wall, guardrail or other feature to allow a minimum of 1 ½" of space between them and the surface.
7. Handrails are required to be on at least one side of the stair
8. Stairs with 3 or more risers require handrails

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Typical inspections for decks

Foundation or pier before pouring verifying:

- Depth below finished grade
- Spacing and size of piers or footing

Final inspection verifying:

- Size and spacing of structural members;
- Connection between piers or foundation to framing members;
- Guard design (i.e. height, spacing of balusters)
- Handrail design (i.e. height, grasping surface, returns)
- Stair design (i.e. tread and riser sizes, nosing profiles)
- Deck to house connection (i.e. ledger board, flashing and fasteners)

Electrical

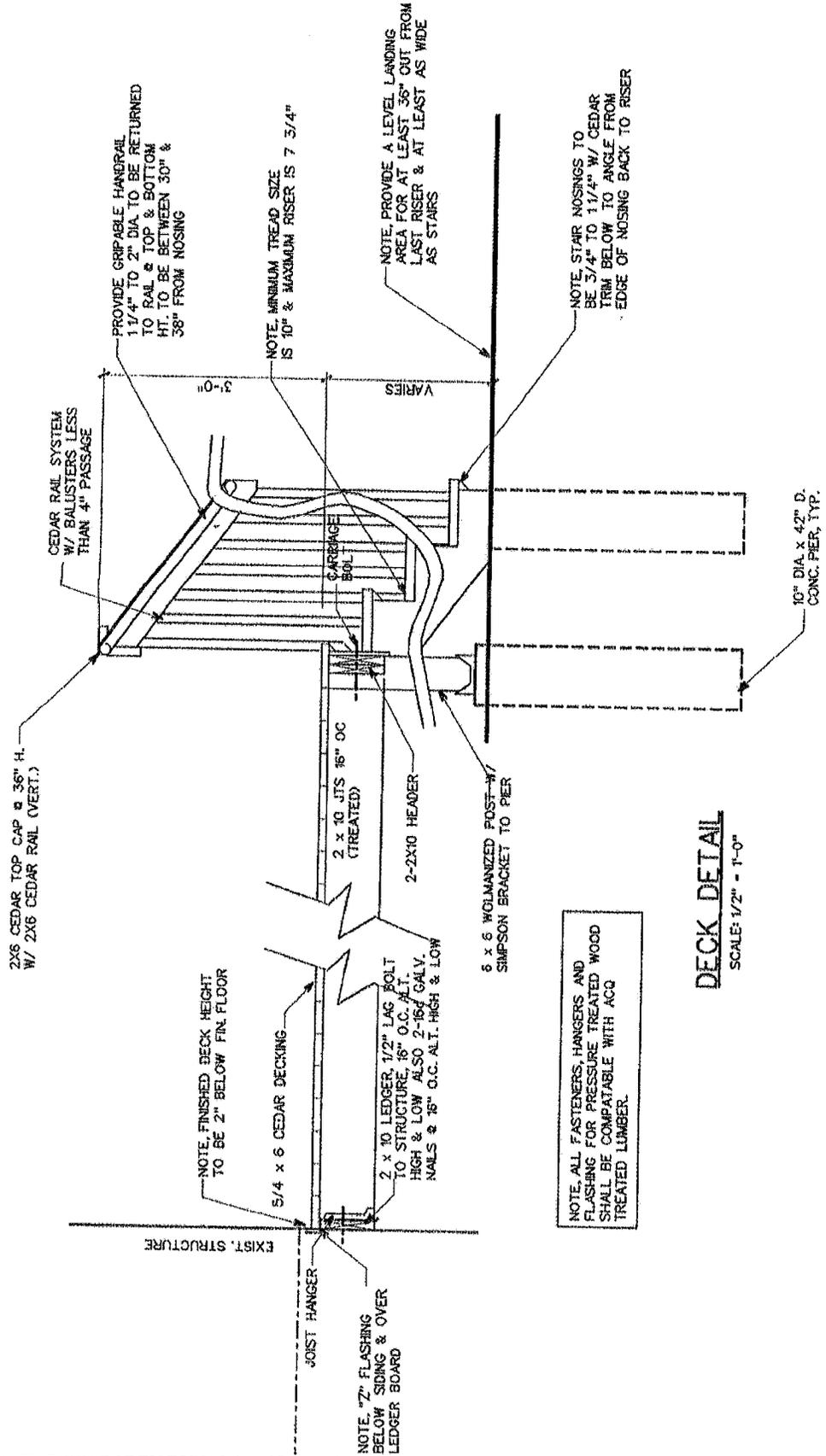
- Rough electric (if applicable)
- Final electric (if applicable)

Mechanical

- Gas piping for any appliances (rough and final if applicable)

Recommendations:

- Any fall from a raised surface can result in an injury. Therefore, we recommend properly constructed guards be installed even if the building code does not require guards be installed (deck less than 30" above grade). As a minimum follow the building code requirements for guard construction.
- 80% of all accidents happen on stairs. Any stairs should have handrails installed even if the building code does not require them (stairs less than 4 risers).



NOTE: ALL FASTENERS, HANGERS AND FLASHING FOR PRESSURE TREATED WOOD SHALL BE COMPATIBLE WITH ACQ TREATED LUMBER.

DECK DETAIL
SCALE: 1/2" = 1'-0"