

## DECKS

### Permit Information

- Completed permit application including the estimated cost of construction and all contractors and their contact information. All contractors/subcontractors must have a copy of their license, surety bond and liability insurance on file for each job done in the Village of Lakemoor.
- **One (1) copy of the plat of survey** for your property with the location and dimensions of the new deck and any other structures marked clearly on the plat.
- **Two (2) sets of plans drawn to scale**, showing framing sizes, joist spacing, pier size and spacing, height of deck above grade, pier detail, stair design and guardrail detail.
- HOA approval letter (if applicable).
- Once submitted, Village staff reviews all documents for compliance with Village Code. You will be contacted when the permit is ready for pickup.

### Construction/Zoning Guidelines: (not all inclusive)

- Open decks are allowed in side and rear yards
- Open decks must be at least 10 feet from rear property line and 5 feet from the side property line.
- Covered decks and porches that are attached to the house shall maintain the same setbacks as the home.
- All decks that are 30" or higher, require a continuous guard, 36" high. Baluster spacing shall be such that a 4" sphere cannot pass through any opening.
- All vegetation shall be removed from beneath the deck, and the ground covered with a weed blocking fabric or plastic sheeting; which should be then covered with gravel.
- See attached information sheets for further detail.

### Inspections

- Allow for 24 hours advance notice when requesting an inspection. (Inspections are M-W-F, except holidays).
  - Pier holes
  - 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 at least 48 hours before starting to dig. Call 1-800-892-0123 or 811.
- Homeowner's Associations (HOA) may have covenants, conditions and restrictions that are more restrictive than the Village of Lakemoor's Zoning Ordinances. Therefore, it is the responsibility of the homeowner to acquire approval from their Homeowner's Association for any construction proposed under this building permit.
- If you have questions on your project, you are encouraged to contact the Village of Lakemoor Building Department at (815) 385-1117.

Southern Pine Maximum **Joist** Spans ( $L_j$ )<sup>1</sup>

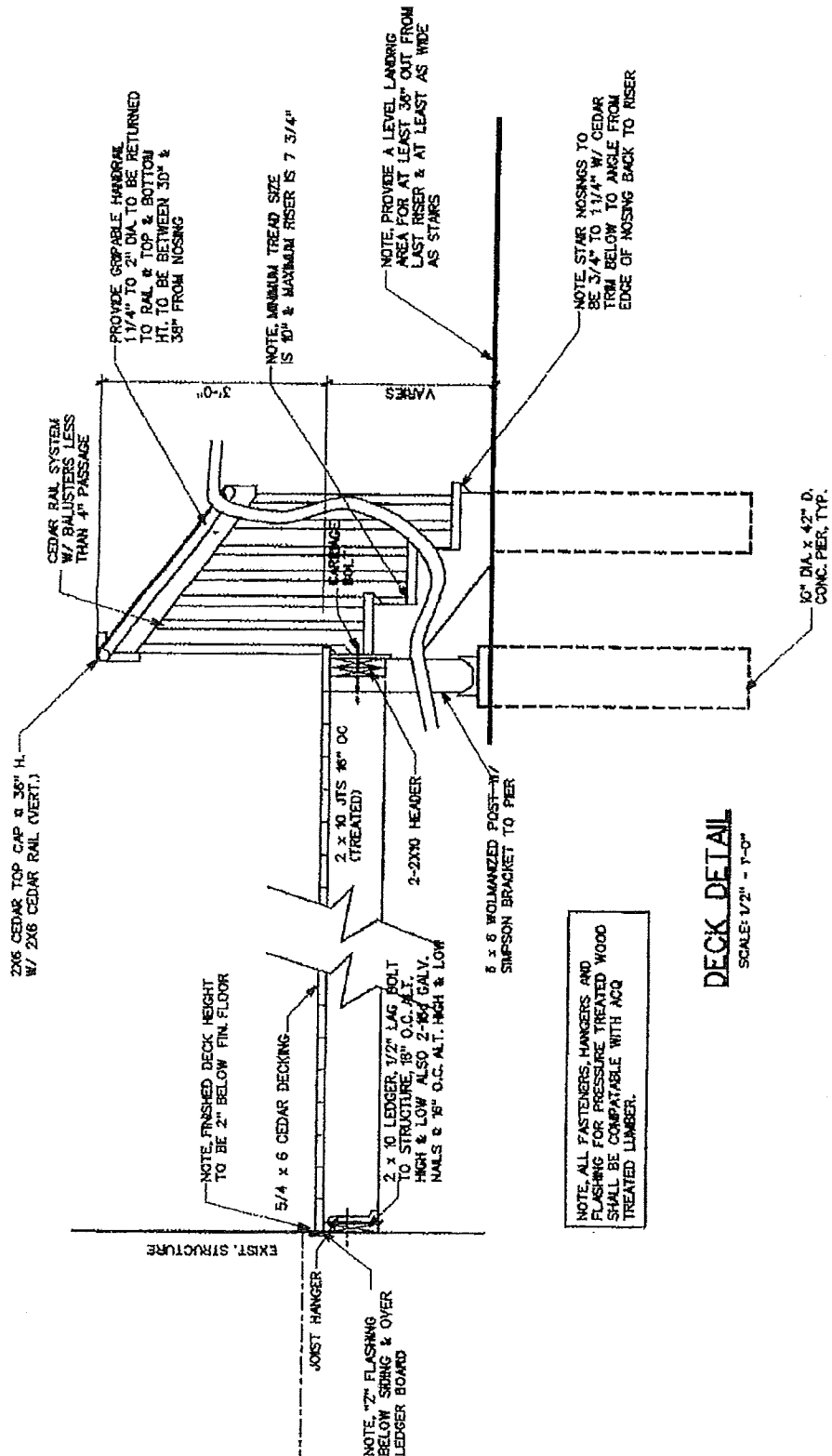
Joist Spacing (O.C.)						
Size	Allowable Span ( $L_j$ )			Allowable Overhang ( $L_o$ ) <sup>2</sup>		
	12"	16"	24"	12"	16"	24"
2x8	13' - 1"	11' - 10"	9' - 8"	1' - 10"	2' - 0"	2' - 4"
2x10	16' - 2"	14' - 0"	11' - 5"	3' - 1"	3' - 5"	2' - 10"
2x12	18' - 0" <sup>3</sup>	16' - 6"	13' - 6"	4' - 6"	4' - 2"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

Size <sup>2</sup>	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.



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