

## PATIO

### 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.
- **One (1) copy of your plat of survey** with the location and dimensions of the new patio marked clearly on the plat.
- **Two (2) copies of a plan** showing all required measurements of the patio with all installation details noted, any change in grade, any stairs, number of stairs (tread/riser detail), any hand/guard rails, any electric or gas proposed and fire pit if any.
- **HOA approval letter if necessary.**
- Once submitted, The Village staff reviews all documents for compliance with Village Code. You will be contacted when the permit is ready for pickup.

### Construction Guidelines: (not all inclusive)

#### General

- An open patio is allowed in all yards. Covered patios whose roof/pergola are attached to the home, must conform to the zoning standards for the home.
- Patios shall be at least 3 feet from the side property line and 5 feet from the rear property line.
- Patio must be set at least 2" below the siding/brick on the house.
- All vegetation shall be removed before gravel base is installed. .
- Patio cannot be in any easements (utility, drainage, etc.)
- A minimum 3'-0" x 3'-0" landing is required at all exterior doors.
- Stairs: riser height to be between 7" and 7-<sup>3</sup>/<sub>4</sub>", with no more than <sup>3</sup>/<sub>8</sub> difference minimum tread depth 10".

#### Concrete

- Base must be a minimum of 4" compacted gravel or crushed stone (pea gravel is *not* allowed).
- Expansion joints must be placed in between the patio and any other structure.

#### Brick Pavers

- Base shall be a minimum of 4" compacted gravel or crushed stone (pea gravel is *not* allowed) with 1 inch sand on top as bedding material for the pavers.
- Edge restraints must be installed.

### Inspections:

- Allow for 24 hours advance notice for all inspections. (Inspections are M-W-F, except holidays).
  - Base inspection (before concrete is poured or sand is laid for pavers)
  - Final inspection

### Reminder:

- State Law requires the actual person doing the digging to contact J.U.L.I.E. at least 48 hours before you begin your project at: 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