



## Decks, Porches and Pergolas

*Permit required for new decks, porches, and pergolas or for their replacement*

### Application Requirements

Submit the following for review: *please review all requirements prior to submittal*

- Completed [building permit application](#)
- Completed [contractor registration](#) form and all required paperwork
- Permit fee – Deck, porches and pergolas 1.75% of construction cost, minimum \$100
- Three copies of a current, legal plat of survey with size, location and distance from property lines clearly marked
- Three copies of a detailed construction plan showing cross section and framing plan
- Copy of contract or proposal

Do not submit originals. Submitted plat copy should not be reduced or enlarged. Village is able to make copies of any original documents for application purposes.

### Code Requirements

- Shall be supported on piers with a minimum depth of forty two inches (42”) and shall extend a minimum of three inches (3”) above grade. Any deck attached to a structure that contains a roof or balcony above shall be required to have full footings. In this case three copies of signed and sealed plans from a licensed State of Illinois Architect or Engineer will be required to be submitted for review.
- All post supporting decks installed on piers shall be attached to the piers with post clips and no post shall be embedded in concrete.
- Ledger boards shall be attached using a minimum three eights inch (3/8”) lag bolt with washer
- Front Yard Setback – 35’ from front property line or block face average
- Side Yard Setback – 10% of lot width but not less than five feet (5’)
- Rear Yard Setback – not less than 15% of lot depth
- Total Lot Coverage – 30% max interior lot; 35% max corner lots (any structure over 30” in height)
- Maximum impervious surface coverage = 50%
- Footing/Pier pre-pour, rough frame, rough electric (if applicable) and final inspections required

Questions or clarification? Contact Building & Inspectional Services, (708) 354-0225 or [building@lagrangepark.org](mailto:building@lagrangepark.org)