

DECK – SINGLE FAMILY & DUPLEX ACCESSORY STRUCTURES - APPLICATION FORM

Decks and Gazebos (No Certificate of Occupancy required)

FOR OFFICIAL USE ONLY	TOTAL FEE	
PERMIT APPLICATION NO	_____	
1 _____	BLDG _____	
_____	PLRV _____	
SUBMITTED _____	CERT _____	
_____/_____/_____ NOTIFIED _____	APP FEE _____	
_____/_____/_____ ZONING _____		
POST <input type="checkbox"/> FRGH <input type="checkbox"/> RBFN <input type="checkbox"/>	WEB www.aurora-il.org	DIVISION OF BUILDING & PERMITS
	FAX (630) 256-3139	65 WATER STREET
	TELEPHONE (630) 256-3130	AURORA, ILLINOIS 60505

LAND / PARCEL INFORMATION

PROPERTY ADDRESS _____

PROPERTY OWNER _____ PHONE # () _____

OWNER'S ADDRESS _____ FAX # () _____

E-Mail _____

ZONING DEMOGRAPHICS

Dwelling Type Detached Two Family Townhouse

Number of Dwelling Units in Building _____

Under Grade Improvements Slab Crawlspace Basement

CONTRACTOR REGISTRATION INFORMATION

GENERAL CONTRACTOR

CITY OF AURORA
G.C. REGISTRATION # _____ - _____

BUSINESS NAME _____

CONTACT NAME _____
ADDRESS _____

CITY, STATE ZIP _____

N/A PHONE () _____ - _____

FAX () _____ - _____

E-MAIL _____

CERTIFICATION

This is an application only. Completion of this application does not entitle the commencement of construction. I, (the applicant) agree to conform to all applicable laws of the City of Aurora. I also agree that all work performed will be in accordance with the plans and specifications as set forth in the approved permit. I understand that the approval of this application and issuance of a permit does not obviate the need to comply with all applicable laws and ordinances. I agree to hold harmless and indemnify the City of Aurora for any claim against the City as the result of any act of commission or omission by or on behalf of the undersigned, his/her agent, principle, contractor, subcontractor or supplier. I the undersigned am the Owner of a duly contracted representative of the owner of said property.

CONTRACTOR _____ (PRINT)

CONTRACTOR _____ (SIGNATURE)
OR

OWNER _____ (PRINT)

OWNER _____ (SIGNATURE)

Address _____

Application # - _____

STRUCTURE INFORMATION

Approximate height of deck above grade _____ FT.
Deck Skirting or enclosed below? NO YES
Electric included? NO YES

REQUIRED SUBMITTAL ITEMS

TWO SETS OF CONSTRUCTION DOCUMENTS
COPY OF EXISTING PLAT OF SURVEY WITH PROPOSED
SETBACK INFORMATION NOTED

BUILDING AREA

BUILDING COST

[Permit Fees are a function of the square footage for additions and construction cost for remodeling areas, provide all information]

SF DECK OR GAZEBO _____ SF
COST OF ELECTRIC WORK (IF APPLICABLE) \$ _____

DECK, GAZEBO \$ _____
TOTAL \$ _____

DESCRIPTION OF CONSTRUCTION WORK

DESCRIPTION OF ELECTRICAL INFORMATION

(if applicable)

APPLICATION REQUIREMENTS - SINGLE FAMILY ACCESSORY STRUCTURES

Applicable Building codes are as follows (City of Aurora – Building Code Amendments also apply):
2015 INTERNATIONAL RESIDENTIAL CODE
STATE OF ILLINOIS PLUMBING CODE
2014 NATIONAL ELECTRIC CODE (with City of Aurora Electrical Ordinance)

Upon submittal acceptance, a permit application number shall be issued to the applicant, all future contact with the building and permits division will require this number. One project contact shall be identified by the applicant. All correspondence between City of Aurora Division of Building and Permits and the applicant will be directed to this individual.

COMPLETE BUILDING PERMIT SUBMITTAL

- A) Provide two (2) sets of construction documents.
 - 1) Building Code Information on the cover sheet must contain the following
 - a) Design live and dead loads
 - b) Square footage.
 - 2) Floor plans indicating the following: Layout of the entire floor plan, indicate all construction materials and all rated assemblies
 - 3) Building sections and wall sections as required to describe the construction and all rated assemblies.
 - 4) Building Elevations, including all exterior openings, roof heights and footing depths.
 - 5) Structural plans and sections.
 - 6) Indicate Electrical work (if applicable).
- B) Provide two (2) loose copies and of proposed structures on scaled and dimensioned proposed plat of survey, indicating all setbacks and easements. Also indicate proposed top of foundation elevation and elevations at all corners in foundation. If the addition is in a flood zone or any drainage-way, two Topographical surveys shall also be submitted.

REVIEW TIME FOR COMPLETE APPLICATION WITH IDENTIFIED CITY OF AURORA LICENSED AND BONDED CONTRACTORS AND COMPLETE CONSTRUCTION DOCUMENTS IS APPROXIMATELY ONE WEEK. FOR ANY QUESTIONS PLEASE FEEL FREE TO CONTACT THE CITY OF AURORA BUILDING AND PERMITS DIVISION. (630) 256-3130.

I. INSPECTIONS

Required inspections; A footing or posthole inspection before concrete is poured, a rough framing inspection (depending upon access to under-side of deck), and a final inspection upon completion. To schedule an inspection, call 24 hours prior to the date of the desired inspection the Building & Permits Division @630-256-3130 or log on to <http://coagov.aurora-il.org/Click2GovBP/Index.jsp> . Utilities must be located before digging by J.U.L.I.E service (1-800-892-0123) allowing 48 hours for service.

If the building official arrives at the site for a scheduled inspection and the work is not ready or there is no visible address number at the site, a re-inspection fee may be assessed.

Upon approval and before construction begins, display the orange permit card in the window nearest the front door.

Construction is to be done in accordance with the approved plans.

II. MATERIALS

All lumber shall conform to applicable standards or grading rules and be capable of properly supporting the design loads.

All structural members of any deck, porch, stairs or any other building accessory which is not covered or otherwise protected from the weather must be of decay-resistant wood or be pressure preservative treated lumber.

Metal fasteners to be rust resistant (see attached information sheet).

III. CONSTRUCTION

All construction methods must meet current codes and standard construction practices.

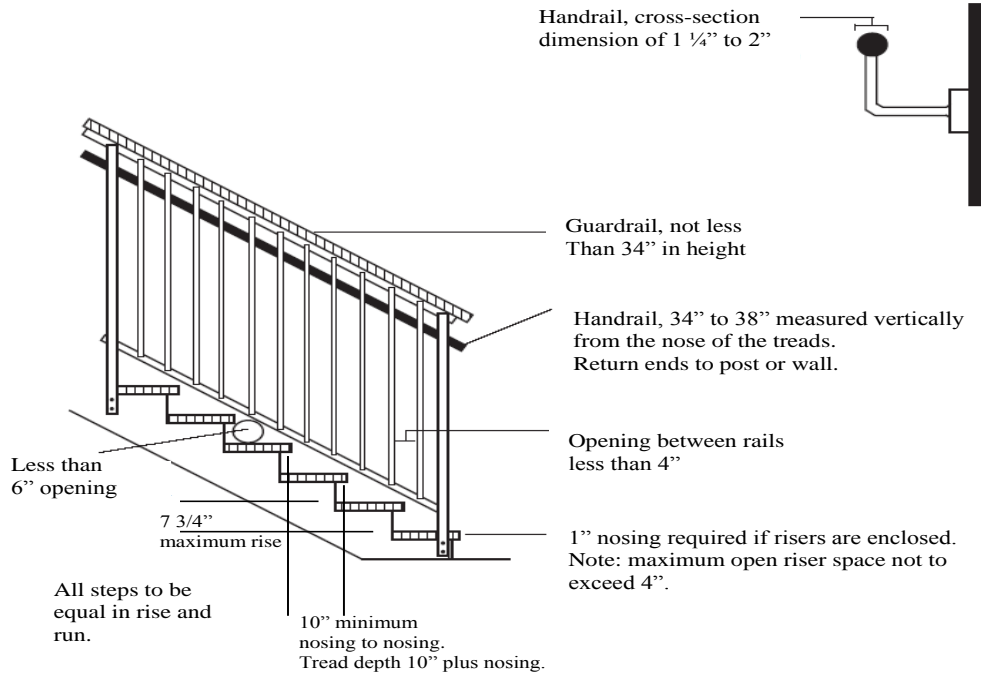
Frost footings 42" below grade are required for any attached structure. 42" deep postholes are required for decks. Footing and posthole size are dependent on soil bearing and load, but in no case may be less than 8" in diameter

Deck structures must be properly attached and flashed to principal structure. Ledger board to be properly attached with lag bolts and also horizontal tension hold down hardware per sections R504.2.1 and R507.2.4. Use of proper flashing, connector and hanger material is required (see Corrosion resistant recommendation information). **DO NOT USE SCREWS WHEN FASTENING JOIST HANGERS. USE COATED HANGER NAILS.**

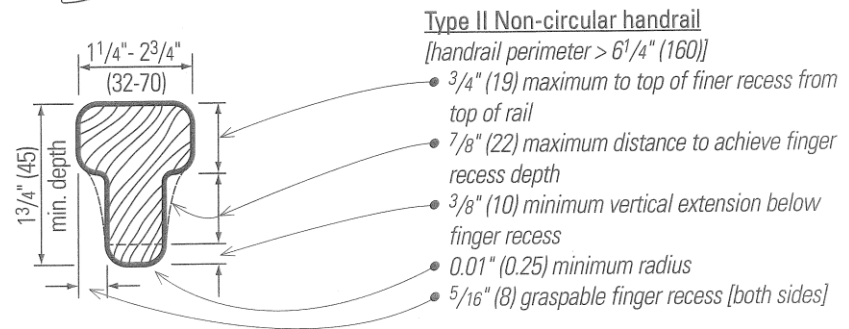
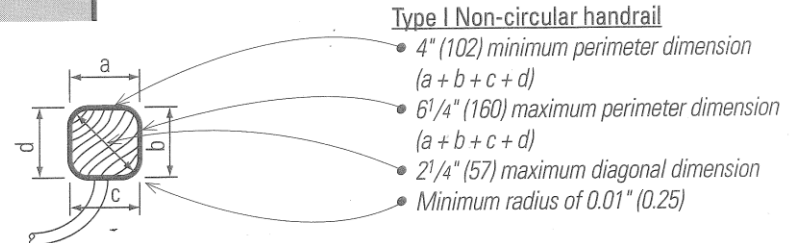
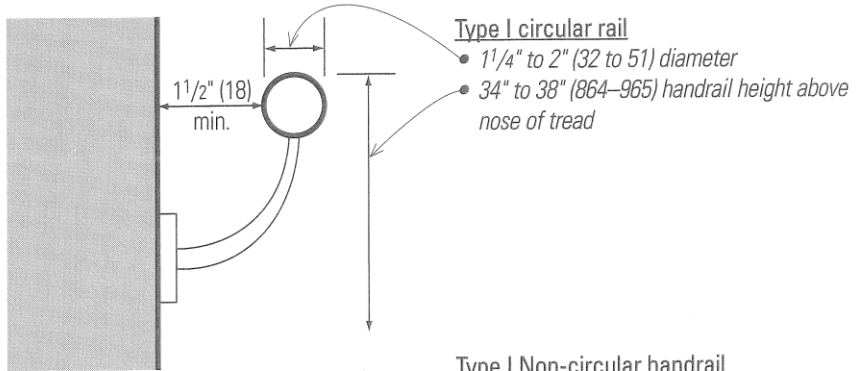
Stairs must be properly built with a minimum tread of 10", a maximum riser height of 7 ¾" and of equal uniformity, nosing of 1" and minimum stairway width of 36". Use either closed risers or reduce space between each tread to maximum of 4" space.

HANDRAILS & GUARDS

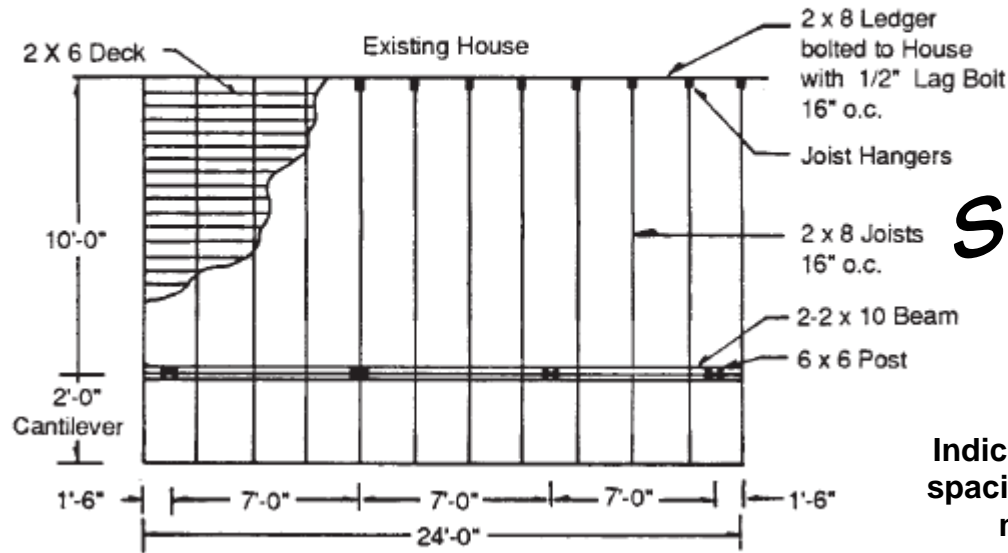
Guardrails are required on all open sides of decks, landings, stairs, platforms, etc., which are over 30" above grade or floor. Guardrails must be a minimum of 36" high with members spaced no more than 4" apart. Secure spindles with minimum two fasteners top and bottom. Guardrail 4X4 posts are to be spaced no further than 6ft apart and attached to deck framing with two ½" thru-bolts with the upper bolt attaching to framing with the use of Simpson's DTT2Z or USP's DTBTZ hardware. 4X4 posts are NOT to be notched. Handrails are required on at least one side of stairs that have four or more risers. Handrail is to be set 34"-38" above stair nosings and return to posts top and bottom.



The rail is to have a handgrip clearance of 1 1/2" (38) between adjacent walls and the handrail. Stair handrails are a safety feature for stairs, allowing occupants to maintain stability in using them. Therefore the handrails are to be graspable. Various configurations are allowed, divided into regular-shaped Type I rails, and irregular-shaped Type II rails.



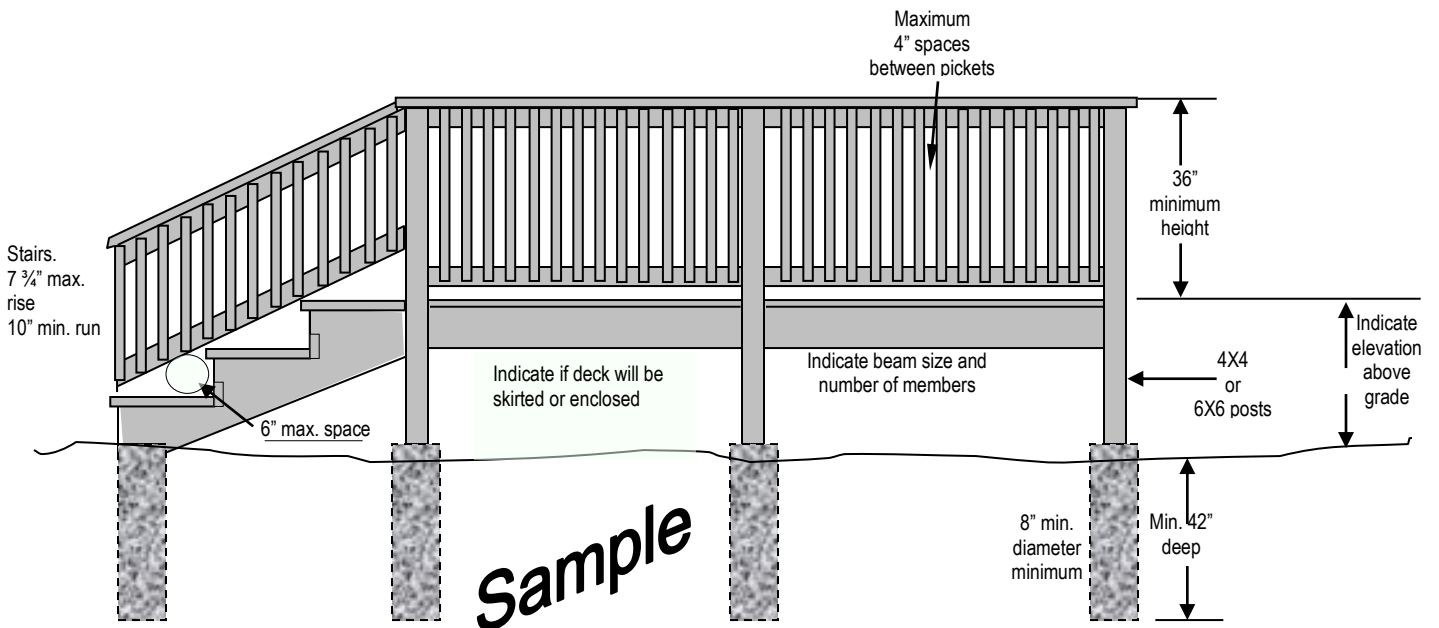
PLAN VIEW
Sample



Sample

Indicate sizes and spacing of framing members

ELEVATION VIEW
Sample



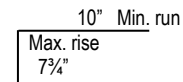
SUBMISSION CHECKLIST FOR DECK PERMIT

The complete application should include the following:

- Completed application form *Single Family & Duplex Accessory Structures* (DECK)
- A copy of your site plat of survey indicating location of new deck. INDICATE LOCATION OF ALL BASEMENT EGRESS WINDOWS.
- Plan drawings (two sets)

Legible, min. 1/4" /per foot scaled plans are to include:

- Overall deck size and layout
- Carrying Beam sizes and location
- Support Post size, locations and spacing
- Depth and diameter of support piers (min. 42")
- Indicate approximate height of deck above grade (over 30" requires minimum 36" guardrail)
- Indicate if deck will be skirted or enclosed
- Joist size and spacing
- Joist connection to ledger and beam
- Ledger attachment to house
- Stair detail (max. step riser is 7 3/4" min. cut of tread is 10" plus nosing)
- Nail, hanger and bolt information (must be high zinc coated galvanized or stainless steel)
- Size and spacing of guardrail pickets (max. spaces between balusters is 4")
- Type of wood (eg., pressure treated, Cedar or other approved exterior grade material)



Notes: Although Homeowners' Association or Condo. Association approval is not a city requirement, you may need to obtain their approval.

All deck material to be of a pressure treated or cedar or plastic composite materials. All fasteners and connectors to be approved for exterior and direct contact with treated wood. DO NOT USE SCREWS IN HANGERS.

For additional help on deck design and building, check out <http://www.doityourself.com/diy/deckbuilding.htm>

Corrosion resistance recommendations for fasteners and connectors in use with pressure treated wood.

CHEMICAL CHANGES IN PRESSURE-TREATED WOODS.

Pressure-treated wood is a building material most commonly used in decks, fences and homes to protect against insects and fungal decay. For a number of years ***Chromated Copper Arsenate (CCA-C)*** has been the primary chemical treatment used in pressure-treated wood. Recently, the treated wood industry voluntarily decided to phase out CCA-C pressure-treated wood for residential and general consumer use due to the negative publicity focused on the use of arsenic in CCA-C. As of December 31, 2003, CCA-C will no longer be produced for residential or general consumer use.

NEW PRESSURE-TREATED WOOD CHEMICALS ARE MORE CORROSIVE TO STEEL

Several new pressure-treated wood alternatives have been created to replace CCA-C. Some of these are known as ***Natural Select Wood(CA-B)*** , ***Nature Wood (ACQ)*** , ***Preserve and Preserve Plus (ACQ)*** and ***Envirosafe Plus (SBX)***. Although most of the new treatments no longer contain arsenic, many of the new preservatives are generally more corrosive to steel connectors, anchors and fasteners. Therefore;

1. **Fasteners are to be hot-dipped galvanized (meeting ASTM A 153)**
 - a. *New products continue to be introduced which are specifically designed to work with the new wood treatments such as Bostitch brand “**Thickcoat**”tm and Pasload’s “**TLN**”[®] (treated lumber nails). Please consult with the individual fastener or hardware manufacturer for recommendations for use of their products with these new pressure treated woods.*
 - b. *For optimum performance or in Permanent Wood Foundations, use 304 or 316 stainless steel fasteners.*
 - c. *Do not use screws when securing hangers.*
2. **Connectors meeting ASTM A 653 Class G185 galvanizing requirements.**
 - a. Recommended Simpson connectors: Zmax series (G185) indicated by a “Z” after the product number. Hot-Dip Galvanized series indicated by “HDG” after the product number.
 - b. Recommended USP connectors: Triple Zinc series (G185) indicated by “TZ” after the product number. Hot-Dip Galvanized series indicated by “HDG” after the product number.
 - c. Stainless Steel series indicated by “SS” after the product number.

NOTE: OTHER TYPES OF CONNECTORS COATED WITH PROPRIETARY ANTI-CORROSION TECHNOLOGIES ARE ALSO AVAILABLE FOR USE WITH TREATED WOOD. PLEASE CONSULT INDIVIDUAL MANUFACTURER’S RECOMMENDATIONS FOR USE WITH THESE NEW WOOD TREATMENTS.

3. **Flashing.** Should be galvanized, copper or flexible membrane material. Aluminum should not be used in direct contact with this wood as it will corrode very quickly in when in direct contact with treated wood.

For further information in regard to corrosion issues, please visit these websites:

www.naturalselect.com	www.preservedwood.com
www.osmose.com	www.strongtie.com
www.uspconnectors.com	www.treatedwood.com
www.eswoodtreatment.com	www.paslode.com
www.senco.com	www.bostitch.com