

Decks, Patio/Deck Roofs, Season Rooms

Frequently Asked Questions:

Do I need a permit?

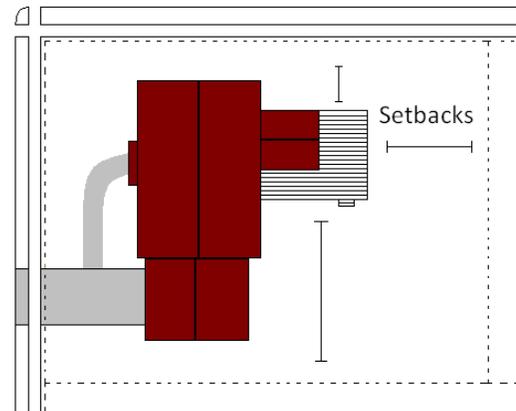
Yes, you need a permit to build or replace a deck, add a roof over a deck or patio, or build a season room (no heating or air conditioning) onto an existing deck.

Can I erect my deck anywhere?

Yes, however, if it is not attached to the principal structure then it is considered an accessory structure.

- Accessory structures have separate, specific setback regulations that must be followed. Please see the Building and Zoning Dept. for more information.
- Attached structures must meet principle structure setbacks. Setbacks for newer R-1 zoning districts are:
 - Front yard = 30 feet*
 - Rear yard = 25 feet*
 - Side yard abutting a lot = 12 feet*
 - Side yard abutting a street = 30 feet*

* **Note:** Setback distances can vary depending on the location of the proposed structure in the City of Troy. Intrusions into these setbacks are permitted but must be approved by the Building & Zoning Administrator.



Is there anything else I should know?

Yes, there are specific construction guidelines for decks, deck or patio roof coverings, and season rooms. Some of these can be found under the Requirements/Guidelines section below. If hiring outside help, roofers must be licensed by the state of Illinois and provide a valid license number that will be verified by the Building and Zoning Dept.

What is the next step?

Next, you need to:

- Complete and submit your building permit application;
- Submit a basic site plan showing any existing and proposed structures and include setback distances.
- Submit a sketch or drawing of the deck platform with a list of materials that include truss size, spacing and spans for review and approval.
- Pay the permit fee.

Requirements/Guidelines:

These requirements/guidelines are intended to provide the homeowner/contractor with basic information needed to construct a deck, deck or patio cover, or season room.

General deck construction guidelines:

1. All decks shall be built to be self-standing and lag bolted to the home.
2. Decks higher than 30 inches off the ground:
 - a. Shall be built with 6 inch by 6 inch posts;
 - b. Shall have the rim, band or header board notched into the post if the floor trusses are not cantilevered;
 - c. Shall provide a guardrail not less than 36 inches tall around the perimeter of the deck with spindles no more than 4 inches apart; and
 - d. Where stairways are located, shall provide securely attached handrails between 34 inches and 38 inches tall with spindles no more than 4 inches apart. Open sides of stairways are not permitted.
3. Stair treads must be 10 inches wide from nose to nose.
4. All decks attached to the home must be provided with footings or piers at a minimum of 30 inches deep. An inspection of the piers must be made before they are poured.
5. Pool decks connected to a home or having access from ground level must be provided with self-closing and latching gates.

Roof coverings over a deck or patio:

- Roof truss drawings must be provided for all manufactured trusses.
- Posts or other supporting members must have proper frost protection.
- Shingles are allowed on roofs with a slope greater than 2:12. Double underlayment is required for slopes between 2:12 and 4:12.
- A sketch must be submitted showing the roof covering in relation to the home and property lines along with all structural and frame supporting members.

Season rooms:

- Rooms (without heating or air conditioning) built on existing decks may require engineering to ensure proper load support; rooms built on existing patio slabs must have proper frost protection.
- A sketch must be submitted showing the roof covering in relation to the home and property lines along with all structural and frame supporting members.

PLEASE NOTE: *These requirements are not a comprehensive presentation of all ordinances involved in placing or constructing a deck, deck or patio cover, or season room. Sometimes unusual circumstances dictate the need for additional information on a particular project. It should also be noted that roofers must be licensed by the state of Illinois and provide a valid license number that will be verified by the Building and Zoning Dept. Contact the Building and Zoning Dept. with any questions or concerns.*

Deck Specifications:

