



Typical Construction Notes for Decks

Codes (as applicable)

- 2006 International Residential Code & Northbrook Amendments
- 2005 National Electrical Code & Northbrook Amendments
- 2004 Illinois State Plumbing Code & Northbrook Amendments to 2006 International Plumbing Code
- 2006 International Mechanical Code Amended
- 2006 International Fuel Gas Code
- Northbrook Zoning Code

In an effort call your attention to some frequently overlooked code/construction requirements here in Northbrook, below are some code comments that may apply to your project and may not have been included on the attached permit drawings.

Number	Code Section	Comment
G 1	<i>Northbrook Municipal Code, Sec. 19-88 - Arabic numerals, at least three (3) inches in height, shall be placed on the building in a conspicuous place and shall be of a color which can be clearly seen against the background from the street.</i>	The permit address is required to be displayed as indicated.
G 2	<i>Excavation Caution</i>	To help locate underground utilities before any excavation, contact J.U.L.I.E @ 800 892-0123
A 1	<i>2006 IRC Table R301.2(1), IRC Table R301.5 & Table R301.6 amended – Design Loads</i>	Deck structure to meet the minimum live load design capacity of 40 lbs/sf. Guardrails to withstand a 200 lbs. load applied at any point along the top rail.
A 2	<i>2006 IRC R 310 - Emergency Escape and Rescue Openings</i>	The proposed deck shall not obstruct any existing escape routes from a basement.
A 3	<i>2006 IRC Chapter 4 - Foundations</i>	Concrete foundation or piers are required to be 42" (min.) below grade if the structure is attached to the house.
A 4	<p><i>2006 IRC R 311.5 - Stairways</i></p> <p>Width - Stairways shall not be less than 36" in clear width at all points above the permitted handrail height and below the required headroom height. For exceptions see code.</p> <p>Headroom - The minimum headroom in all parts of the stairway shall not be less than 6'-8" measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.</p> <p>Riser Height - The maximum riser height shall be 7 ¾".</p> <p>Tread Depth - The minimum tread depth shall be 10".</p> <p>Winder Treads - Winder treads shall have a minimum tread depth of 10" measured at a point 12" from the side where the treads are narrower. Treads shall have a minimum tread depth of 6" at any point.</p> <p>Landing - There shall be a floor or landing at the top and bottom of each stairway.</p> <p>EXCEPTION: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs. A flight of stairs shall not have a vertical rise larger than 12' between floor levels or landings. The width of each landing shall not be less than the width of the stairway served. Every landing shall have a minimum dimension of 36" measured in the direction of travel.</p>	Any stair must comply with code requirements.

A5	<p>2006 IRC R 311.5.6 - Handrails - Handrails shall be provided on at least one side of each continuous run of treads of flight with 4 or more risers</p> <p>Height - Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall not be less than 34" and not more than 38".</p>	Any required handrail must comply with code requirements.
A6	<p>2006 IRC R 312 - Guards - Porches, balconies, ramps or raised floor surfaces located more than 30" above the floor or grade below shall have guards not less than 36" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards not less than 34" in height measured from the nosing of the treads. Porches and decks which are enclosed with insect screening shall be equipped with guards where the walking surface is located more than 30" above the floor or grade below. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow the passage of a sphere 4" or more in diameter. EXCEPTION: The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6" cannot pass through. Openings for required guards on the sides of stair treads shall not allow a sphere 4 3/8" to pass through.</p>	Any required guard must comply with code requirements.
A7	2006 IRC Chapter 5 - Floors	<p>Deck structure to be of preservative treated lumber or a water resistant lumber species.</p> <p>Provide preservative treated ledger board, minimum 2 x joist size, attached to the structure of the house (not brick veneer or siding/sheathing).</p> <p>Provide flashing under siding and over ledger board.</p> <p>Stair stringers to bear on concrete piers (42" below grade) if deck structure is attached to the house.</p> <p>Provide floor joist bridging 8 feet maximum on center.</p> <p>Decking material to be appropriately sized to span between floor joists.</p>
A8	2006 IRC Chapter 5 - Fasteners	<p>Provide mechanical attachment of beams to posts, and posts to concrete foundation to resist vertical uplift.</p> <p>Nails, screws and metal hangers must be of a type compatible with the preservative treatment of the lumber used. Roofing nails are not acceptable.</p> <p><i>Note: Many of the newest preservative treated lumbers require stainless steel or hot dipped galvanized steel hangers. Use of the wrong hangers could result in premature connection FAILURE.</i></p>
CE1	Village of Northbrook Engineering Standards – Site Notes	<p>Remove any excess excavation material or spoil from the site.</p> <p>Do not alter the grade or change the drainage pattern of this site or surrounding properties.</p> <p>To locate underground utilities, contact J.U.L.I.E. at 800 892-0123 before excavation begins.</p>