

**WHEN APPLYING  
FOR A DECK BE  
SURE TO BRING:**

- Application
- Plat of Survey
- Site Plan
- Construction Plans
- Septic layout or Health Department Approval.

Visit our website for application and more detailed information.



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**RESIDENTIAL  
DECKS**

# GENERAL INFORMATION FOR DECKS

In unincorporated McHenry County a permit is required to construct wood decks/guardrails/stairs. This includes, but is not limited to, free-standing decks, decks attached to structures, decks around pools, piers, wood walkways and replacing stairs or guard rails.

Rebuilding an existing deck also requires a permit since codes and material loading capabilities change over time.

Any work started without the proper permits may cost the property owner a penalty fee in addition to the normal permit fee.



## Basic Design Criteria

General code requirements include but are not limited to:

- Frost depth for piers is 42" minimum.
- A floor live load of 40 pounds per square foot (psf) is required.
- Lumber must be decay resistant/pressure treated.
- Ledger boards fastened to other structures must be done with a minimum of 1/2" lag bolts 16" on-center & staggered top and bottom..
- Spacing between spindles or other closures on guardrails & open side of stairs must not exceed 4".
- Guardrails are required on surfaces located more than 30" above other surfaces or grade below. Handrails are required on stairs of 4 risers or more.
- Minimum height of guard rails is 36" and hand rail heights must be between 34" and 38".
- Minimum stair run (tread) 10" and maximum stair rise is 7 3/4".



## General Information

The cost of a deck is a flat fee no matter the size. Adding electric will be an extra fee.

Typical inspections will include a footing inspection, rough framing inspection and final inspection. Inspections may change depending upon how your project is designed.

Beam sizes are determined by a combination of elements including lumber sizes, post spacing and amount of load attributed to the beam which is referred to as the tributary load.

Setbacks from property lines will be determined by the Unified Development Ordinance.

A roof covering, screen room and sunroom attached to the residence requires continuous footings, unless approval from an Illinois Registered Architect or Structural Engineer is submitted.

### Required plans:

- Code Compliance Plan/Legend
- Foundation/Pier Plan
- Floor Plan
- Elevations
- Detailed Section/Stair Section