



DEVELOPMENT SERVICES DEPARTMENT
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DECK Installation Rules & Requirements

Please read and answer all questions below. Check mark indicates your understanding of each Village of Orland Park permit requirement listed below. This form must be completed before permit can be submitted and issued.

Plans must include/show all construction to be performed on the site. Construction not shown on plans is not permitted unless regulated by a separate building permit application.

- A recent legible copy of your legal Plat of Survey is required showing the existing building and setbacks to lot lines.
- Indicate on the survey exactly where the deck will be located. Show distance from the side and rear lot lines. Also indicate measurements of the deck.
- Decks must be a minimum of 5 feet from side and rear lot lines.
- No decks are allowed in easements.
- Is this property governed by an association? YES__ NO__ If yes, a letter of approval is required from your association.
- If electric is being installed, an electrical permit is required. Electric permit fee is \$90.00.
- Deck drawing required, must show: deck size, location of posts, size & type joists, decking and beams, and materials to be used. Elevation of deck heights above grade must also be shown. Joists must include solid blocking or bridging at 8 feet on center for joist spans over 8 feet.
- Concrete pier holes must be at least 42 inches below grade. Post hole inspection required; 24 hour notice is required.
- Guard rail is required for decks more than 30 inches above the grade level below.
- The maximum clear spacing between guardrails/balusters is 4 inches.
- A handrail is required for deck stairs having four (4) or more risers. Handrail must be grippable and not greater than 2 inches in diameter.
- Open stair risers are not permitted if open space is greater than 4 inches.
- Contractors constructing decks must be licensed and bonded with the Village.
- A rough framing inspection is required if deck is less than or equal to 24" above grade. _____ above grade.
- A final inspection is required when work is completed.
- Decks over 9 feet in height, decks over 500 sq ft in size, or decks not adhering to the prescriptive design requirements of 2015 IRC, Section R507 must be designed by a licensed architect/engineer and stamped plans must be submitted for permit review.
- Please be aware that you are responsible for any covenants your subdivision may have regarding decks.

PRINT NAME _____ SIGNATURE _____ DATE _____