



COUNTY OF WINNEBAGO

REGIONAL PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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BUILDING
PLANNING & ZONING
MAPPING

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DECKS

SPECIFICATIONS:

Ledger Board Anchoring:

(Ref: IRC 2003 Section R611.8)

- (If deck is attached to existing structure).
Continuous ledger, lag bolted to existing building with double ½" lag bolts spaced 16" apart on center. Locate bolts a minimum 2" from top and bottom edges and penetrate a minimum of 1-1/2" into framing.

Flashing:

(Ref: IRC 2003 Section R703.8.5)

- (If deck is attached to existing structure).
Approved corrosion-resistive flashing required at the exterior wall envelope and the ledger board.

Piers:

(Ref: IRC 2003 Section R403)

- (If deck is attached to frost-protected structure).
Minimum 12" diameter.
Minimum 42" depth.

Posts:

(Ref: IRC 2003 Section R319.1.1 & Section R319.1.3)

- (If deck posts are anchored to piers).
Approved galvanized post anchors with minimum 1" clearance from Pier.
- (If posts are embedded into concrete or soil).
Minimum 4X4 .40 psf pressure treated lumber (CCA) or water-resistant.

Beams:

(Ref: IRC 2003 Section 606.13)

- Splices in beams to be made over post or pier.
- All beams must be fastened together and bare directly on a post or installed to either side of the post and open space between beam shall be blocked with a 2X every 2-ft.
- All post to beam connectors shall be galvanized metal or other Underwriter Laboratory (UL) approved product.

Connectors:

(Ref: IRC 2003 Section R502.6.2-R502.7-R502.9)

- Joist hangers shall be an approved type joist hanger proportionate to joists used and attached with 16 penny nails or an approved type anchoring system (i.e. Ticos).

Floor Joists:

(Ref: IRC 2003 Section R502.3)

- Maximum 16" O.C. when using 5/4 decking.
- Shall bear on both halves of beam when beam is attached to either side of post beam with approved galvanized joist hanger.
- When beams are fastened together, joists may bear directly on beam or hang from beam with approved galvanized joist hanger.
- Decks are required to be rated at 40 psf live loads.
- Balconies are required to be rated at 60 psf live loads.

• **Guardrails:**

(Ref: IRC 2003 Section R312)

- Guardrails required on all decks 30" or more above grade.
- Guardrails shall not be less than 36" in height.
- Open sides of stairs with a total rise of more the 30" above the floor or grade shall have guardrails not less than 34" in height measured vertically from the nosing of the treads.
- Spacing between guardrail balusters shall not exceed 4" (allow for shrinkage of C.C.A. wood products)

Stairs:

(Ref: IRC 2003 Section R311.5)

- 36" tread width.
- All treads must be same tread depth.
- Riser's heights may not vary more then 3/8" per run.
- Landings of stairs in contact with ground required to rest on minimum .40 psf C.C.A. pressure treated lumber or concrete pads and/or blocks not to exceed riser height requirements.

Stairway Illumination:

(Ref: IRC 2003 Section R303.6)

- All exterior stairways shall be provided with a means to illuminate the stairs, including the landings and treads.
- Exterior stairways shall be provided with an artificial light source located in the immediate vicinity of the top landing of the stairway.
- Exterior stairways providing access to a basement from the outside grade level shall be provided with an artificial light source located in the immediate vicinity of the bottom landing of the stairway.
- (Exception): An artificial light source is not required at the top and bottom landing, provided an artificial light source is located directly over each stairway section.

Handrails:

(Ref: IRC 2003 Section R311.5.6)

- Handrails shall be provided on at least one side of each continuous run of treads or flight with 4 or more risers.

Other Items:

- Location of deck on property must meet all zoning requirements.
- **ALWAYS CALL J.U.L.I.E. BEFORE DIGGING!!!**
Toll Free – 24 Hours a day – 7 days week. Call 48 Hours before digging.

1-800-892-0123

Inspection Requirements:

(Ref: IRC 2003 Section R109)

- Inspections must be scheduled for three separate intervals:
 1. Piers: After holes are dug and prior to pouring concrete.
 2. Rough: After deck is framed and prior to installing decking.
 3. Final: After deck is completed.

Rev: Sept. 01, 2006 (JM)