



Information Sheet

Administrative Department

1 Park Drive • Shiloh, Illinois 62269 • (618) 632-1022

kwilliams@shilohil.org • www.shilohil.org

Decks

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Frequently asked questions:

Do I need a permit?

Yes, a permit is required to place or construct a deck.

Where can I erect my deck?

If it is not attached to the principle structure then it is considered an accessory structure.

- Accessory structures have separate, specific, setback regulations that must be followed. Depending on Zoning District the distance from the primary structure can vary 10' to 20'. Decks may not be installed in easements or over private sanitary systems.
- Attached decks must meet principal structure setbacks.
 - Front yard = These vary by Zoning District from 25' to 50'.
 - Rear yard = These vary by Zoning District from 5' to 50'.
 - Side yard setbacks range from 5' to 25' depending on your residential zone district.

Is there anything else I should know?

Yes, there are specific construction guidelines for decks. Some of these are listed below:

1. The maximum distance allowed between the guardrails is less than 4 inches.
2. The handrail grip size must be between 1 ¼ and 2 inches.
3. If there are three or more risers on the stairs, a handrail on both sides of the

stairs is required. The handrails must measure between 34 and 38 inches vertically from the nosing of the stair tread.

4. The maximum height for a stair tread is 7 ¾ inches.
5. The minimum distance for a landing tread is 10 inches
6. If the height of the deck is above 15 inches from the ground level, a guardrail must be installed. The minimum height of the guardrail is 36 inches.
7. Floor joists that do not rest on at least 1 ½ inch hanger ledger should be fastened with a joist hanger and approved joist hanger nails. Manufacturers usually have an informational flyer to help you.
8. The minimum distance from the top of the finished grade to the bottom of the pier hole is 30 inches.
9. If the deck is to be connected to the house, the band board or ledger should be lag bolted to studs.
10. Prepare a site plan indicating the distance from lot lines, easements locations, location of private sanitary system if applicable, and distance from home if not attached.

These guidelines are to help create your plan and are especially useful if you are building your own deck.

What is the next step?

Check with your Homeowner's Association to determine if their sign off is required. Complete and submit the permit application with site plan. This can be obtained at the Village Hall.

Check with your material supplier for help with the following:

1. The size and type of material that will be used for the support columns.
2. The size, grade, and spacing of floor joists.
3. The size grade and application of the deck planking.
4. The footing or pier hole width which is determined by the load imposed.
5. Number of pier holes.

Special considerations:

- If a hot tub is planned to be installed on the deck, additional structure framing will be required. Check with the material supplier for additional information.
- If a roof is planned for over the deck, additional structure framing will be required.

PLEASE NOTE: These guidelines are not a comprehensive presentation of all the ordinances and building codes involved in placing, erecting, or constructing a deck.

If you have any questions or concerns please contact the Village Administrative Department at (618) 632-1022 or kwilliams@shilohil.org.

