

Village of Winthrop Harbor

Helpful Information for the Construction of a Deck or Patio

1. **Deck & Patio Construction in Winthrop Harbor is administered using the 2006 International Building Code**
2. **A building permit is required before work can begin on the construction of a deck or patio in the Village of Winthrop Harbor.**
3. **A plat of survey of your property must be submitted, indicating where the deck or patio will be located. IF ON SEPTIC AND OR WELL, you will need a Lake County Property Alteration Permit prior to issuance of Building Permit. The Lake County application is available at the building department.**
4. **We will require a written proposal from your contractor, including price or a materials list with cost if you are doing the work yourself.**
5. **All Contractors must be registered with the village and must provide proof of insurance showing Village of Winthrop Harbor as additional insured.**
6. **Submit two copies of a drawing or sketch of the deck or patio with dimensional details**
7. **Guardrails are required for raised floor surfaces of more than 16 inches above grade and they shall not be less than 36 inches in height**
8. **Required guardrails on open side of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of an object 4 inches or more in diameter**
9. **Posthole depth must be a minimum of 42 inches for all posts. All post holes must be filled with concrete when installing posts.**
10. **A Certificate of Compliance and Occupancy (CO) must be obtained before your new deck or patio can be used.**
11. **Permit fee is 2% of construction value with a minimum of \$50.00, plus a Plan Review fee of \$25.00 and CO fee of \$25.00 are payable when the approved permit is issued.**
12. **Please allow a minimum of 24 hours for permit processing once all documentation is submitted to the Building Department. Incorrect or incomplete applications will result in delays**

For additional information please call the Building Department at 847-872-3846 Ext 268

This document was prepared on November 17, 2009 and reflected adopted codes and ordinance pertaining to deck and patio construction at that time