



PORCH AND STOOP

GENERAL REQUIREMENTS:

1. **PERMIT FEE:** \$50.00 per thousand dollars of material costs.
2. **ZONING:** A plat of survey showing the locations, dimensions, and setbacks of all existing and proposed improved improvements is required.
3. **HISTORIC DISTRICT:** If the property is located in the Historic District, a Certificate of Appropriateness (COA) is required.

MINIMUM CONSTRUCTION REQUIREMENTS:

1. Construction plans and details are required and must include a portion of the existing building at the proposed location. If the existing building is to be altered or if new loads are to be introduced, sealed drawings prepared by an Illinois registered architect are required.
2. Continuous trench-type foundations or formed footings with foundation walls are required for porches and stoops under roof and within 4 feet of the building. The minimum depth for foundations is 42 inches below finish grade. Porches and stoops may be constructed on concrete piers if sealed drawings prepared by an Illinois registered architect or structural engineer are submitted. Stoops without roofs require concrete piers a minimum of 8 inches in diameter or trenched or formed wing walls a minimum depth of 42 inches below finish grade.
3. The maximum stair riser height is 7 3/4 inches. The minimum tread depth is 10 inches.
4. Handrails having a minimum height of 34 inches and a maximum height of 38 inches are required on all steps having 4 or more risers.
5. Guardrails, a minimum of 36 inches in height, are required for all porches or stoops 30 inches or more above finish grade. Baluster spacing must be placed so that a 4 inch sphere cannot pass through at any point.
6. Porches/Stoops over 4 feet above grade require stamped architectural plans.

INSPECTION REQUIREMENTS:

1. All footing excavations prior to pouring concrete.
2. Rough framing inspection for porches/stoops constructed out of wood.
3. Final inspection upon completion of the work.

FOR INFORMATION VISIT OUR WEBSITE AT www.cityofelgin.org OR CALL:

Community Development at (847) 931-5920 (Zoning, Building and Inspections)
Historic Preservation or COA's at (847) 931-6004

CALL BEFORE YOU DIG: JULIE (800) 892-0123 to locate utility lines