

COUNTY OF KANE

DEVELOPMENT DEPARTMENT
Building and Community Services Division
Mark D. VanKerkhoff, AIA Director



County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Phone: (630) 232-3485
Fax: (630) 232-3411
Website: www.co.kane.il.us

POLICY FOR DECKS AND STOOPS

Decks and Stoops that are proposed and/or required as part of a permit for a new home or addition must be constructed per the Approved Permit Plans prior to the final inspection.

The Kane County Building & Community Services Division does understand that during the construction process an owner may desire to change the size or design of decks and stoops, or may wish to build the deck after the house or addition has been completed. If so, the following approvals must be obtained well in advance of the final inspection:

CHANGES IN SIZE OR DESIGN – to be constructed prior to Final Inspection

- Bring Permit Copy of Approved Plans to the Building Division along with two copies of proposed changes to deck or stoop for review and approval. If the Permit Copy was sealed by an architect, the plans must be signed and sealed by the original architect.
- Pay \$50 Plan Re-examination fee (per hour of plan review time \$50.00 minimum fee), payable to Kane County, plus \$75 per 100 S.F. for increased size.

REMOVING DECKS OR STOOPS FROM PLANS– to be constructed under a separate permit to allow the house or addition permit to pass a final inspection

- Bring Permit Copy of Approved Plans to the Building Division to have the deck or stoop removed from the original permit. Indicate what will be in place of the deck or stoop if it is at a required exit. If not at a required exit, indicate how any existing doors will be made inoperable.
- Complete application for a new permit, including PIN and legal description
- Submit three site plans meeting the Site Plan Requirements
- Submit two copies of the deck or stoop plans
- Pay fee at time of application. Fee will include \$50 Plan Re-examination Fee for changing the original permit, \$75 per 100 S.F. Building Fee for the area of the deck or stoop to be constructed under the new permit, and a 25% Plan Review Fee

NOTE: The above information must be provided by the applicant - application information and plans will not be copied from the existing permit file for the new permit application.