



## CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY PRESERVATION AND DEVELOPMENT  
BUILDING SAFETY DIVISION

# Slabs/stoop/stairs/patios Guidelines

### **Submittal requirements (in triplicate):**

- Provide the most current plat of survey.
- Provide a detail of the stair footing/wing-wall (irc 311.5.1)(if applicable)
- Provide all length and width measurements of the proposed flatwork/impervious surface(s).
- Provide the proposed elevations. Submit a benched marked elevation. (assign an elevation number to the neighbors' highest elevation, then sporadically provide proposed elevation numbers +/- based off of the benched marked number submitted.
- Provide proposed drainage pattern, along all lot lines, on both sides of the lot line(s), in a 5' pattern (include elevations 5' onto the neighbors' property). Indicate the drainage pattern by arrows indicating the existing neighborhood drainage pattern and the proposed direction of storm water drainage.
- Provide a detail of the drainage system/basin; include size, type, and pitch of piping, if applicable.
- Provide detail of the proposed slab
- Provide depth of the proposed base
- Thickness of the proposed slab.

**Please review the four scenarios that best fit your proposed project, and review the submittal requirements and specs:**

- **Alteration of grade, addition of impervious surface** of less than 5% of lot size, installation of landscape walls or berms of less dimension than set forth in (2) below; and re-sodding. (may be reviewed by the city engineer and does not require stamped engineering drawings.) ***Although grading plans are still required and may be in the sole discretion of staff, require stamped engineering drawings for certain projects (15-8-1(4))***
- **Construction of landscape wall or berm.** (requires stamped engineering drawings that are to be reviewed by city engineer.) **This shall include, but not be limited to the installation of any landscape wall or berm that is either: (1) 25 feet or more in length; or (2) raises the grade by 30 inches at any point.** The requirements found in (3) below shall be applicable to the installation of any landscape wall or berm, except that the review of the plans shall be accomplished by the city engineer.
- **Increase in the amount of impervious surface.** (requires engineering drawings and review by outside engineer.) A. Engineering plan. **Any new single-family home or any installation or construction that results in an increase of impervious surface that is greater than 5% of the overall lot size shall require an engineering plan, stamped by an Illinois licensed professional engineer. The engineering plan must certify by written statement, that the proposed construction will not increase the amount or rate of storm water runoff onto any neighboring properties. The engineering plan shall be reviewed by an engineer, retained by the city. The cost of the retained engineer shall be borne by the applicant.**

“as-built” drawings. Each permit shall contain language informing the applicant that “as-built”

drawings, at least as detailed as the approved permit plans, shall be required at the sole expense of the applicant. The "as-built" drawings must be stamped by an Illinois licensed professional engineer and must contain a statement certifying that the project as built conforms in all respects to the drawings that were submitted as part of the permitting process. If there is any deviation from the approved drawings, no certificate of occupancy will be issued and/or daily fines will be assessed until the project is brought into conformity with such drawings.

#### **Other projects.**

- The city engineer or building official may, in the sole discretion of either, require stamped engineering drawings for projects that affect the flow of storm water other than those circumstances set forth in (2) and (3) above.

#### **15-8-2 Grading plan submittal requirements for >5% impervious increase**

- *Each applicant for a permit as set forth in 15-8-1 shall submit a proposed drainage plan. The information shall be submitted for both existing and proposed property conditions and shall conform to the following:*
  - a. *Form of submittal*
- *Sheet size - 8-1/2" x 11" minimum, must be legibly drawn to the same scale throughout the plan, subdivision name, lot number and street address, dimensions for all property lines, all easements, building lines, north arrow (up), include the benchmark used (preferably from list of benchmarks in engineering department), all elevations shall be to 1/10<sup>th</sup> of one foot accuracy to benchmark.*
- *Existing and proposed elevations to be shown:*
- *All lot corners and midpoints.*
- *Side yard lot line and low points.*
- *The public sidewalk adjacent to the lot.*
- *Curb and flow line on both sides of the lot.*
- *Adjacent buildings and garage foundations and midpoint grades.*
- *Centerline of roadway at center of property frontage.*
- *Existing one (1) foot contours within lot and extended a minimum of 10' from perimeter to adjacent property.*
- *Proposed elevations to be shown (in bold or indicate with a "box"):*
- *Top of the proposed foundations for house (show all multilevel elevations) and detached garage.*
- *Side yard as well as midpoint grade elevations.*
- *Existing and proposed grade elevations, along all lot lines, on both sides of the lot line(s), in a 5' pattern.*
- *Arrows indicating the proposed direction of storm water drainage (existing and proposed)*
- *Side yard summits.*
- *Certify that all clearing, grading, drainage and construction shall be accomplished in strict conformance with the drainage plan. Location of the area drain, if any.*

#### **General requirements:**

##### **International residential code: slab elevations/heights:**

- A minimum of 4" of the foundation must be exposed on a structure or a separation to allow the weep holes to drain for brick structures. Wood structures 6" must be exposed.
- Slabs are encouraged to be designed not be higher than neighboring grades and not slope toward the structure nor any neighbor's property.
- **Zoning:** patios (slabs). Can encroach > 5' into the required front, corner-side, interior side, or rear yard. Steps & stoops can encroach 10' into the required front yard, 3' into the interior, but not higher than 2' and may encroach into the rear yard.

##### **Garage floor**

- Shall slope to the main door and have a minimum of 5 inches on concrete.

# Stairs- Railings-Handrails

**Handrails:** Provide a graspable surface along stairs.

**Applicable Code:** 2015 IRC Section 311.7.8

**When Required:** Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

**Height:** 34" – 38"

**Continuity:** Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 1/2" between a wall and the handrail (See Figure 1).

**Size:**

- Circular handrails shall have a diameter of 1 1/4" – 2" (See Figure 2)

- Noncircular:

- No noncircular handrail shall have a perimeter less than 4" (See Figure 3)
- If the perimeter is 4" – 6 1/4" shall have a maximum cross section of 2 1/4" (See Figure 3)
- If the perimeter is greater than 6 1/4" shall have a graspable finger recess area on both sides as described in IRC Section 311.7.8.3 #2 (see Figure 4)

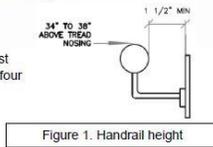


Figure 1. Handrail height

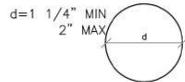


Figure 2. Circular handrail

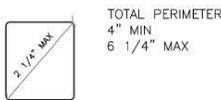


Figure 3. Noncircular handrail

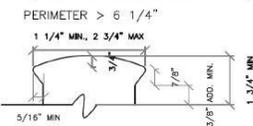


Figure 4. Noncircular handrail, with recess

**Guards:** Protect people from falling from elevated walking surfaces.

**Applicable Code:** 2015 IRC Section 312

**When Required:** Along any open-sided walking surface, including stairs, ramps and landings, that are located more than 30" vertically above grade at any point within 36" horizontally to the edge of the open side. If a stair is more than 30" above grade at any point in the stair's flight, a guard is required along the full length of the open side.

**Height:** 36" minimum above the walking surface or the line connecting the leading edge of treads

**Opening limitations:**

No openings shall be large enough to allow a 4" diameter sphere to pass through (See Figure 5), with the following exceptions:

- Triangular openings on a stair, between the tread, riser and bottom rail of a guard, shall not allow a 6" diameter sphere to pass through (See Figure 6)
- Other openings on guards located on stairs shall not allow a 4 3/8" sphere to pass through (See Figure 6)

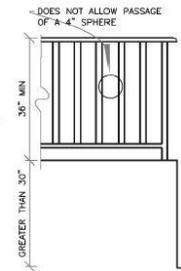


Figure 5. Guard height and opening limitations

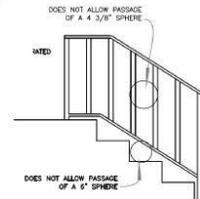


Figure 6. Guard opening limitations on stairs

*This handout is for general informational purposes only, and is not a substitute for the full code text. If discrepancies arise, the code shall govern.*

- Residential risers shall be a max. 7 3/4" height and min. Of 10" tread. They shall all be consistent of each other.
- Commercial risers shall be a max 7" and tread min. Of 11". They shall be consistent of each other.
- Shall be connected to the structure, a wing wall and/or complete foundation > 4' deep.

## Guardrails

- Single-family residential guardrails** shall be a min. Of 36" high. Required when the surface is greater than 30" off the ground. The spindles shall be spaced no greater than 4" apart and 6" at riser/tread to the bottom of guardrail/handrail. Handrails must be 1 1/2 grip size continuous from top to bottom tread. The stair shall be a min. Of 3' wide. A 3' x 3' landing is required at all exit doors. Headroom of 6'8".
- Multi-family residential/ commercial guardrails** shall be a min. Of 34"-38" high. Required when the surface is greater than 30" off the ground. The spindles shall be spaced no greater than 4" apart and 6" at riser/tread to the bottom of guardrail/handrail. Handrails must be 1 1/2 grip size continuous from top to bottom tread. The stair shall be a min. Of 44" wide. A 44" x 44" landing is required at all exit doors. Hand rails required on both sides. Headroom shall be 80".

Contact the Building Department for both a footing, rough, and final inspections at 847-318-5291.

Contact the City of Park Ridge upon completion for all rough and final inspections at 847-318-5291.

Review the City Ordinances at [www.parkridge.us](http://www.parkridge.us)

To purchase code books, contact ICC at:800-214-4321 / [www.intlcode.org](http://www.intlcode.org)

Construction Documents (approved SITE copies) shall be available at all times at the job site. Any alterations to the approved SITE copies must be submitted to the City of Park Ridge in triplicate for review and approval.

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