

**CITY OF CHICAGO
DEPARTMENT OF BUILDINGS
Porch & Deck Supplemental Check Sheet**

Instructions: This Check Sheet must be completed at the time of inspection for any porch or deck which has not been previously inspected using this or previous versions of the Check Sheet. Check sheets must be filed with the Supervisor and retained for record of the inspection.

Building Address: _____ Inspection Date: _____

Building Owner/Manager: _____ Tel: _____ - _____ - _____

DOB Inspector: _____

Porch/Deck Location: Front Rear Side

Porch/Deck Materials: Wood Steel

Porch/Deck Accessible: Yes No Partial

Number of Levels: _____

Source of Inspection: Annual 311 AH Permit

Court Other: _____

Annual Building: Yes No

Foundations- Foundations support columns and must be designed to support the porch or deck live loads and dead loads. Columns cannot be supported on concrete blocks, sidewalks or driveways. Columns must have a positive attachment to the foundation.

___ Sufficient (Foundation is visible and column is centered on base.)

___ Unknown: _____

___ Deficient:

- 069024** No foundation; Improper foundation; On sidewalk; Cracked or settled

Ledgers- Ledger beams are used to support joists and are connected to the building face. Joists always frame into a ledger usually at right angles. Ledgers must be tight to the face of the building.

___ Sufficient or N/A (See Connections and Joist Span Tables)

___ Unknown: _____

___ Deficient:

- 070024** Undersized ledger: 2x4 or smaller than the deck joists (See Joist Span Table)
- 070024** Inadequate size, number, spacing or placement of bolted connections (See Connections Table)
- 070024** Substantial lumber damage or rot
- 070024** Excessive gap between ledger and wall

LEDGER BEAM CONNECTIONS TABLE			
BOLT SIZE & SPG.	SUFFICIENT FOR SPAN OF:	Unknown- Structural Report Req'd.	DEFICIENT FOR SPAN OF:
1/2" dia. @ 16" ctrs.	4'-0" or less	Between 4'-0" and 10'-0"	Over 10'-0"
1/2" dia. @ 32" ctrs.	2'-0" or less	Between 2'-0" and 5'-0"	Over 5'-0"
5/8" dia. @ 16" ctrs.	5'-0" or less	Between 5'-0" and 14'-0"	Over 14'-0"
5/8" dia. @ 32" ctrs.	2'-6" or less	Between 2'-6" and 7'-0"	Over 7'-0"
3/4" dia. @ 16" ctrs.	5'-4" or less	Between 5'-4" and 15'-0"	Over 15'-0"
3/4" dia. @ 32" ctrs.	2'-8" or less	Between 2'-8" and 7'-6"	Over 7'-6"

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Joists- Joists span from support beam to support beam and are spaced relatively close to one another. They can either frame into edge beams with joist hangers or can be supported atop of beams (lookouts).

___ Sufficient (See Joist Span Table)
 ___ Unknown: _____
 ___ Deficient:

- 070024** Joists undersized (See Joist Span Table)
- 070024** Inadequate connections – no joist hangers, toe nailed, roofing nails used for joist hanger connections
- 070024** Joists substantially damaged or rotted

JOIST SPAN TABLE			
JOIST SIZE	SUFFICIENT	Unknown- Engineers Report. Req'd.	DEFICIENT
2 x 4	2'-0" or less	Between 2'-0" and 4'-0"	4'-0" or more
2 x 6	4'-0" or less	Between 4'-0" and 8'-0"	8'-0" or more
2 x 8	8'-0" or less	Between 8'-0" and 12'-0"	12'-0" or more
2 x 10	10'-0" or less	Between 10'-0" and 16'-0"	16'-0" or more
2 x 12	12'-0" or less	Between 12'-0" and 20'-0"	20'-0" or more
ANY	16" ctrs. or less	---	24" ctrs. or more

Beams- Beams are horizontal members that are used to transfer or carry loads from one member to another. Beams typically are framed into columns or building walls and they support joists. Beams, commonly known as “lookouts”, must be tied back to the wall that supports the beam using metal straps or anchors. Where beams frame into columns, they require steel support angles or steel faceplates to hold the column to beam connection in place. Sheet metal type connectors are not allowed.

___ Sufficient
 ___ Unknown: _____
 ___ Deficient:

- 070024** Deficient or inadequate beam pocket connection; no visible tie strap; pocket open; beam pocketed over window/door frame with no visible lintel
- 070024** Deficient beam to column connection; light gage metal banding or strap
- 070024** Substantially damaged, rotted or over-notched
- 070024** Beam undersized for span

BEAM SPAN TABLE			
BEAM SIZE	SUFFICIENT	Unknown- Engineers Report. Req'd.	DEFICIENT
4 x 4	3'-6" or less	Between 3'-6" and 6'-0"	Over 6'-0"
6 x 6	5'-0" or less	Between 5'-0" and 10'-0"	Over 10'-0"
2 x 12	5'-0" or less	Between 5'-0" and 10'-0"	Over 10'-0"

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Columns- Columns are vertical members that support the porch or deck structure. Columns are supported on foundations. Columns can be spliced to achieve the required length. Splices must be lapped with adequate bolts for the connection.

___ Sufficient
 ___ Unknown: _____
 ___ Deficient:

- 070024** Deficient splice connection; improper design
- 070024** Undersized column (See Column Table)
- 070024** Substantially damaged, bowed, rotted or over-notched (more than 1/3^d width of column)

COLUMN HEIGHT TABLE		
COLUMN SIZE	SUFFICIENT	DEFICIENT
4 x 4	12'-0" or less	Over 12'-0"
6 x 6	23'-0" or less	Over 23'-0"

Railings- Railings, also known as guards, are required whenever the deck is two feet or more above grade. Guards are distinct from handrails, which run along stairways. A guard must be 42 inches high while a handrail should be 32 inches high. The clear spacing between balusters should be no more than 4-1/2 inches. When a horizontal or vertical load is applied to the guard or railing, it should not noticeably move or deflect.

___ Sufficient
 ___ Unknown: _____
 ___ Deficient:

- 070024** Improper height or design
- 070024** Loose or damaged members
- 070024** Excessive spacing between balusters
- 070024** Guard or railing noticeably deflects under load

Stairs- Stairs should be adequately supported at the top and bottom of the stairway and properly framed into supporting members. Stair treads must be at least 10-1/2 inches in width (a 2x10 is not a proper width tread). However, an existing porch system with 9-1/4 inch treads and no other problems can be allowed to remain. Treads and risers should not vary in width or height. The overall rise of a stair should not exceed 12 feet without an intermediate landing. Overcutting of the stair stringer should be avoided.

___ Sufficient or N/A
 ___ Unknown: _____
 ___ Deficient:

- 070024** Improper stringer design or connections
- 070024** Severe rot or damage
- 070024** Inadequate stair width
- 070024** Excessive staircase length
- 070024** Overcutting of stair stringers

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Decking- Deck boards are supported by joists. The decking must be tightly affixed to the joists with nails or deck screws. Decking can be either tongue and groove or individually spaced boards.

- ___ Sufficient
___ Unknown: _____
___ Deficient:
 070024 Missing, rotted or severely damaged
 070024 Improper material
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New Construction- Unless permitted by zoning, all new porches must be constructed at least six feet away from an interior lot line.

- ___ Sufficient or N/A
___ Unknown: _____
___ Deficient:
 070044 Rebuild or replace porch at least 6 feet from interior lot line
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Other Violations-

- 070034** Replace dilapidated and dangerous porch. (Use where porch or deck is in bad condition throughout and has an excessive number of violations.)
 002021 Obtain permit before performing work.
 061024 Submit 2 copies of structural engineering report prepared, signed and sealed by licensed architect or registered structural engineer.
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Additional Action- Porches that are in bad condition and can only be used for emergency exiting, must be posted with a sign stating "This Porch is in a Dangerous and Hazardous Condition". Signs must be placed at or near exit doors, such that all units that have access to the porch are made aware.

- ___ **Posted** (Dangerous & Hazardous)
___ **DOB Checklist** (Must be Attached)