



Village of Inverness

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DECK & PATIO BUILDING GUIDELINES FOR THE ESTATES OF INVERNESS RIDGE

In addition to the general building permit requirements of the Village, the following guidelines will be useful in the design of Decks & Patios:

- Decks, Patios or combination thereof shall not exceed 600 square feet in aggregate per Village Planned Unit Development Ordinance.
- Seat walls are limited to 20" in height and maximum length cannot exceed 50% of the open perimeter.
- Drainage lines, ditches and swales shall be maintained to existing profiles. Existing drainage cannot be disturbed by proposed improvements. Any proposed improvements shall be kept away a minimum distance of seven (7') feet from the centerline of such drainage path. The preferred distance is nine (9') feet or greater.
- All electrical and lighting shall be indicated on plans. Be sure to include catalog cut sheets of the proposed lighting to be installed.
- Designs including pillars and gates are prohibited.
- Designs including outdoor kitchen areas are prohibited.
- An International Code Council National Evaluation Report shall be submitted for all deck designs utilizing engineered structural, decking and railing components.
- Safety glazing is required in windows within sixty (60") inches vertically of stair and landing walking surface, thirty-six (36") inches horizontally of stair and landing and within sixty (60") inches horizontally in any direction of the bottom of the stair.
- An original signed and stamped Plat of Survey shall be required with all permit applications. Contact Henderson & Bodwell, L.L.P. Consulting Engineers at (630) 834-9406 for availability.
- Initially, submit all plans and specifications to the Board of Directors c/o American Property Management of Illinois Inc. Contact them at 847-985-6464. When applying for a building permit, the Village will require a signed approval letter from the Creekside at the Estates of Inverness Ridge (KB/Meritus Homes) or the Estates of Inverness Ridge Architectural Control Committee (Toll Bros. Homes) plus two (2) professional quality, detailed and signed "approved" plans to be submitted.