

LAKE BARRINGTON COMMUNITY HOMEOWNERS ASSOCIATION

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DECK AND BALCONY REQUIREMENTS

Construction of decks and balconies anywhere in LBS must comply with all current state and local building codes, as well as with all design standards specific to Lake Barrington Shores. You will need to complete an Application for Architectural Review, together with all the necessary documents it calls for, and submit it to the Management Office. After your project has been reviewed by the LBS Architectural Commission and has received approval from your own Condo Board, you must apply to the Village of Lake Barrington for a Building Permit. This will be issued after their final review of the project drawings. Construction cannot begin until all these steps are complete.

The Village Building Inspector has the authority to inspect projects done without a Building Permit and force the owner to tear the work out and redo it to conform to the Building Code.

IMPORTANT: If you are planning to change the size or existing footprint of your deck, be sure that expansions are allowed in your condo association. It is strongly suggested that you do this before having plans drawn up, to avoid needless expense. Consult your board for details.

You are responsible for providing your architect or structural engineer with a copy of this entire document before the drawings are produced, as these specifications must be adhered to in the drawings. It is also your responsibility to make sure that your contractor is following the Required LBS Standards and Specifications for Materials and Installation in Section III.

Your Condo Association's representative to the LBS Architectural Commission and your Community Manager in the Management Office will be happy to guide you through this process.

The Village of Lake Barrington may waive the need for drawings and a Building Permit if a deck or balcony requires only minor repairs such replacing a limited number of deck boards, a railing, some spindles or trim. Call the Permit Coordinator at the Village at 847-381-6010 for details. All LBS standards for construction and materials in Section III must be followed exactly. Before you begin, you will need to inform your condo board that you are making repairs so they can arrange for an inspection by an authorized person before they approve what you propose to do. If structural problems are discovered, you will need to go through the full application process as described in this document.

SECTION I:

UNIT OWNER'S CHECKLIST

1. _____ Select an architect or structural engineer who holds a current license from the State of Illinois, and provide that person with a complete copy of these Deck and Balcony Requirements before the drawings are started.
2. _____ Obtain signed and dated construction drawings. (You will need at least 6 hand-signed and dated original drawings on paper no larger than 11X17".)
3. _____ Give each contractor that you are asking to bid on your project one copy of your drawings, along with a complete copy of these Deck and Balcony Requirements. Adherence to both the drawings and the standards requirements must be stated in the contractor's bid. All contractors working in LBS must be bonded, insured, and registered with the Village of Lake Barrington.
4. _____ Obtain a signed proposal from the contractor you have chosen to do the work, and make a copy of that proposal.
5. _____ Obtain neighbors' signatures of approval for your project on the page provided in the Application Form. (Neighbors' Signature Form)
6. _____ Complete the Application Form and all its required documents listed below and hand it in to the Management Office. They will take care of distributing your application to the Landscape Director (if applicable), the Architectural Commission, and to your Condo Board. If documents are missing, your application may be returned to you or delayed.

Your application must include the following documents:

- First page of Application for Architectural Review
 - Completed Neighbors' Signature Form
 - Completed Contractor Information Form
 - A copy of the signed contractor's proposal
 - One signed and dated architectural drawing no larger than 11x17" (an original, not a copy)
7. _____ Wait to be notified that the project has been approved by your Condo Board. The Management Office will send you a letter confirming that approval.
 8. _____ Make a copy of the LBS approval letter to give to the Village of Lake Barrington.
 9. _____ Take two original signed and dated architectural drawings, along with the copy of your approval letter, to the Village of Lake Barrington office and request a review by their Building Inspector.
 10. _____ After the Village notifies you that your drawing has been approved, obtain a Building Permit from them.
 11. _____ Display the Building Permit and the Village-approved drawing (enclosed in a plastic bag) prominently at the front entrance of your unit.
 12. _____ Give your contractor a copy of the drawing approved by the Village, which will include any changes they have specified, and give the go-ahead to begin construction.

When a deck is being replaced, the Office will also forward this application to the Landscape Manager, who will determine if any drainage work needs to be done while the ground is uncovered. If so, he/she will consult with you to obtain a separate quote to do the specified work. The Lake Barrington Community Homeowners Association (LBCHA) will pay for the drainage work portion of your contract. The Landscape Manager will supervise that work, which cannot be done without his/her written approval.

SECTION II:

REQUIRED LAKE BARRINGTON SHORES STANDARDS AND SPECIFICATIONS FOR ARCHITECTURAL DRAWINGS

Give your architect or structural engineer a copy of this entire document prior to producing drawings. The Lake Barrington Shores Deck and Balcony Standards in Section III regarding design structure and materials must be followed when the drawings are prepared.

INSTRUCTIONS FOR ARCHITECT OR ENGINEER PREPARING DRAWINGS

- Each copy of every drawing must clearly bear your unexpired license-stamp and signature.
- **Drawings must contain specific information addressing all items listed in the following Lake Barrington Shores Deck and Balcony Standards, Section III.**
- The unit owner's name and complete address where the work is to be performed must be included. In the case of an absentee owner, include their name, complete residential address and daytime telephone numbers on all copies of the drawings.
- Cantilevered balconies may be replaced by alternate reconstruction and fastening methods other than cantilevering. However, if the new design encroaches on the space of the unit below, express written permission of the other unit owner and the written approval of the involved Condo Board are required. Copies of both must be attached to each copy of the architectural drawings submitted for approval.
- All railings and stair handrails must be reconfigured to meet current Building Codes and LBS Standards requirements when repair is undertaken to any structural component of the deck or balcony *regardless of how minor the repair may be*. (See attached railing drawing for design and attachment details).

THE FOLLOWING ITEMS MUST BE INCLUDED ON THE DRAWINGS:

- Existing area drawing(s) of a deck or balcony that is to be replaced with no changes other than to meet current building code and Lake Barrington Shores Standards should include all necessary fully dimensioned views of the proposed deck or balcony complete with building elevations and details of fences, railings and stairs.
- Proposed area drawing(s) of a deck or balcony that is to be replaced with any changes in size or configuration should include all necessary fully dimensioned views of the proposed deck or balcony complete with building elevations and details of fences, railings and stairs. Drawing(s) should also include outline dimensions and configuration of the original deck or balcony.
- On drawings, show direction of "NORTH" with an arrow.
- Drawings are to be fully dimensioned for all components.
- Show location and dimension of support posts and their spacing. Support posts may not rest on retaining walls.
- Show location and dimension of concrete piers. Piers must be no higher than 6" above grade.
- Indicate that you are using treated wood for support posts and other structural wood members.
- Indicate what type of material will be used for deck or balcony flooring. If synthetic, identify type, brand name and specifications.
- Indicate dimensions of structural members, posts, joists, decking & railings (i.e., 2 x 4, 2 x 8, etc.).
- Indicate how deck / balcony will be attached to building, if applicable.
- Show location and spacing of support joists.
- Railings must be a minimum of 42" high.
- Railing spindle spacing must be 4" or less between spindles.
- Spindle, post and railing details must conform to the attached drawing.
- If there are stairs, include riser height, tread dimensions, supports and handrails.
- Indicate what color stain will be used on wood.
- Include a reminder to call J.U.L.I.E at 811 before digging takes place.
- Refer to Section III to ensure that drawings conform to the Lake Barrington Shores standards for materials and installation.

SECTION III:

REQUIRED LAKE BARRINGTON SHORES STANDARDS AND SPECIFICATIONS FOR MATERIALS AND INSTALLATION

The following standards apply for all materials used in balcony and deck replacement and/or repair:

Note: Each of the condos typically has custom stain colors for their buildings. In some condos, the stain color for deck floors is not the same as the stain color for siding. Obtain a chip from the existing deck floor and use this to have a matching stain color mixed.

Wood or Synthetic Materials

- Structural wood members must be pressure treated pine or equivalent. Decking may be cedar wood, pressure treated pine or synthetic.
- When synthetic decking is specified, the type and brand name must be identified and the specifications for same listed on the drawings.

Decking

- Decking made of cedar or synthetic, maintenance free material must be of a color compatible with existing building color or capable of accepting deck stain of a matching color.
- Deck flooring will be prime stained using only *Decking Stain* on six sides prior to placement. Siding stain should not be used. Cut surfaces on deck boards must be prime stained before installation. Cedar deck surfaces must be stained again after installation. Staining of treated wood should be delayed for six months until weathered or aged. Staining should not be delayed beyond 12 months.
- Wood flooring on deck must be nominal 2x6' boards spaced 1/4" apart. If synthetic decking is to be used, supply specifications and sample piece for approval. The color must match the building. All decking must be continuous the full length or width of the deck or balcony; seams are to be avoided.
- Deck surfaces may not abut or touch siding. Decking must extend under siding and siding must be a minimum of 1/2" above top deck surface.

Flashing

- All flashing is to be 16 oz. copper or anodized aluminum.
- Prior to decking, all cantilevered joists extending into building to be Saw-kerf flashed to building. Caulking is not acceptable as a substitute for flashing or seam welding.
- Ledger Boards must be flashed to building prior to placement of decking, and flashing must run under siding and wind barrier.
- Decks abutting buildings must be flashed up the wall a minimum of 5" behind horizontal siding and 5" up the wall behind vertical siding and wind barrier.

Caulking

- Urethane caulk is the only caulk acceptable. The use of acrylic or silicone caulks is not permitted.

Ledger Boards

- Ledger Boards must be lag screwed or bolted directly to building structure and may not be placed over siding.

Support Posts

- Support posts must be installed on top of a concrete pier extending below the frost line as required by the Village of Lake Barrington building code.
- Support posts cannot not be supported by retaining walls.
- The hole for the concrete pier must be hand dug if it is located within 4 feet behind a retaining wall to avoid damage to the geo grid fabric reinforcing the slope behind the wall.

Waterproofing

- Waterproof membrane must flash a minimum of 8" up adjacent walls, under siding and wind barrier and must be folded into corners.
- Balconies that are located above a patio, balcony or deck of another unit may be equipped with a waterproof covering, at the discretion of the individual condominium association, over exterior grade 3/4" plywood decking. Membrane should be of a seamed type material such as *Ice Shield* or equivalent with sealed or welded seams. Underside of balcony can be covered with 3/8" treated plywood at the discretion of each condo association.
- Wood decking surfaces placed on waterproofed decks, must be of the floating type with no fasteners protruding to penetrate or damage waterproof membrane. Decking must be constructed with sleepers perpendicular to balcony entry door for proper water drainage. A pitch of 1/2" from building wall to outer rim joist away from the building is recommended.

Courtyard Fencing

- Fences or fence posts should not be fastened to or used to support any portion of any deck or patio deck. Fence posts should not be classified as structural support elements for supporting any structure other than the fence.

Railings

- Railings must be constructed ***per the attached drawing*** for uniformity and appearance.
- Railings and posts must be rough sawn cedar and stained the color of the building.

Fasteners

- All framing and decking shall be fastened with hot dip galvanized, black phosphorus coated or stainless steel screws, nails, etc.
- Decking must be fastened with exterior flat headed screws with enamelized coating.

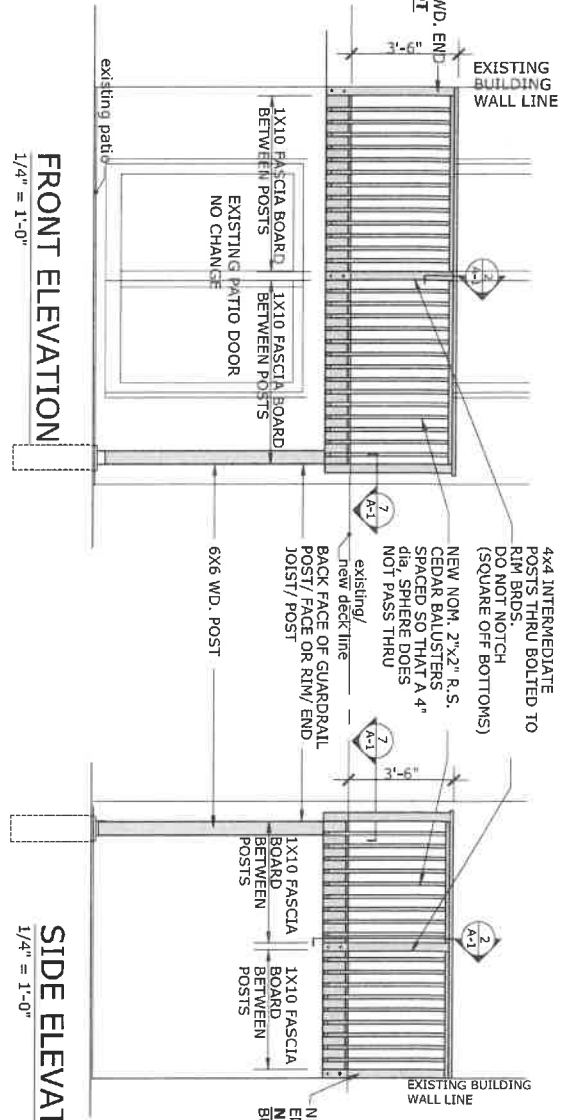
Insulation

- On cantilevered balconies, spaces between joists inside the building at the wall line must be insulated at the wall line with minimum of 8" thick fiberglass insulation and spaces between joists blocked to the exterior of the insulation at wall line.

Drainage and Erosion Control (under the deck)

- Grading under the deck must prohibit the accumulation of water at the foundation wall. All necessary drains for downspouts, sump pumps, etc., must be installed in an approved manner.
- Some decks may require erosion and/or weed control underneath. In this case, homeowners should use landscape fabric and river rock.

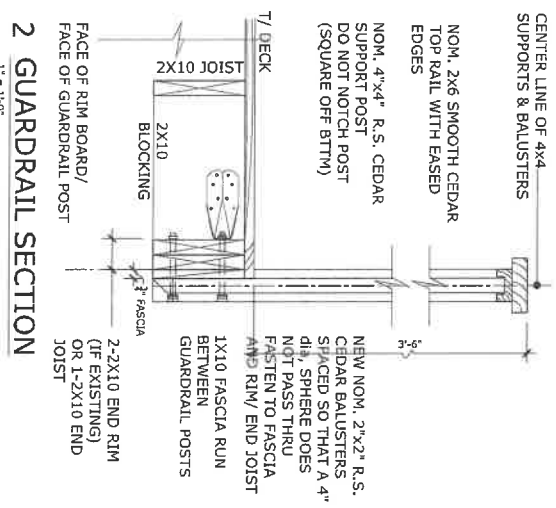
NEW 4" SQ. WD. END POST **DO NOT** ATTACH TO BUILDING



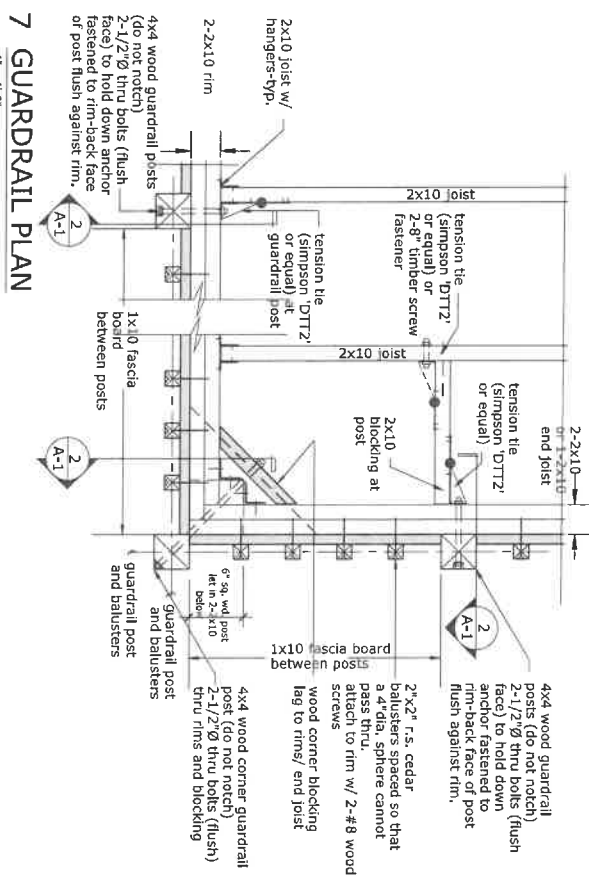
FRONT ELEVATION
1/4" = 1'-0"

SIDE ELEVATION
1/4" = 1'-0"

GUARDRAIL LOAD:
GUARDS SHALL BE ABLE TO RESIST CONCENTRATED LOAD OF 200 LB. APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP. GUARDS SHALL BE DESIGNED TO RESIST A LOAD OF 50 LB. PER LINEAR FOOT.
GUARDRAIL INFILL COMPONENTS SHALL WITHSTAND A HORIZONTAL LOAD OF 50 LB. OVER AN AREA OF ONE SQUARE FOOT.



2 GUARDRAIL SECTION
1" = 1'-0"



7 GUARDRAIL PLAN
1" = 1'-0"