



## Permit Procedure

All applicants must submit completed permit application, including the estimated cost of construction. The submittal must include a site plan sketch showing the size and location of all existing structures (house, sheds, pool, fencing etc) and the ramp with dimensions from the property lines. A detailed framing plan must also be included and show;

1. If attached to house show method of attaching ramp to house and how flashing will be installed.
2. Specify overall dimensions of the ramp, including post and beam locations with dimensions indicating beam spans between posts and clear span of joists.
3. Call out spacing, size and show direction of layout for floor joists, decking, ceiling joists, rafters and/or trusses. Also show the proposed slope of the ramp and dimensions of landings at top and bottom.
4. Indicate the location of basement window wells, hose bibs, electric and gas meters. Specify height from adjacent grade to the deck of the ramp.
5. Provide detail of the stair width; tread depth, and riser height. Provide handrail and guardrail details.
6. Provide Illinois roofing license number for any contractor hired to do roofing on the project.
7. Before digging call J.U.L.I.E. at 1 800 892 0123.
8. Building permit fees for ramps, decks and porches are \$25 for the first 100 sq ft and .20 cents for every additional sq ft.

## Inspection Requirements

Inspections must be scheduled for three separate intervals:

- 1) PIERS-After holes for the piers are dug and prior to pouring concrete;
- 2) ROUGH-After ramp is framed and prior to installing decking, handrail and guardrail;
- 3) FINAL-After ramp completion.

## Commercial Ramp Specifications

The 2018 Illinois Accessibility Code (IAC) requires all ramps constructed for public facilities and multi-story housing units to be designed by an Illinois Licensed Architect in compliance with the Illinois Architectural Practice Act of 1989. Drawings must be submitted to the Inspection Department for review along with an application prior to beginning work.

Below are some, NOT ALL, requirements from Section 405 of the 2018 IAC:

Any part of a required accessible route with a slope greater than 1:20 shall be considered a ramp and designed as such;

Max. slope is 1:12,

Max. rise in any run is 30 inches (i.e. a 30 foot long ramp)

Clear width of a ramp shall be 36 inches;

Landings shall be provided at top and bottom, be level, at least as wide as the ramp leading to it, and landing length shall be a minimum of 60 inches;

If ramp changes direction at landing, the min. landing size will be 60 inches by 60 inches;

If a doorway is located at a landing it must provide required maneuvering clearances at door;

If rise is greater than 6 inches a handrail is required on both sides, be continuous, extend 12 inches beyond top and bottom, between 34-38 inches in height

# RAMPS

## Minimum Specifications for Residential Ramps

The 2012 International Residential Code (IRC) provides specifications on ramps constructed for detached one-and two family dwellings and multiple single family dwellings (townhouses) not more than 3 stories in height with separate means of egress. These are minimum requirements, the allowable slope can be quite steep and the allowable landing size quite small for some ramp users. When planning your ramp, consider who will be using it to make sure what you build will meet their needs. If you choose, you can build a residential ramp according to the 2018 Illinois Accessibility Code requirements for public buildings which provides a more comfortable slope and larger landing size. Below are some, NOT ALL, requirements.

|              |                                                                                                                                                                                                                                                                                                                                       |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Slope        | Maximum slope is 1 unit vertical in 12 units horizontal. Please note that 1 unit vertical in 8 units horizontal may be allowed where it is infeasible to comply due to site constraints.                                                                                                                                              |
| Landing      | 3 foot x 3 foot minimum, required at top and bottom, where door opens onto ramp and where ramp changes direction.                                                                                                                                                                                                                     |
| Piers        | Minimum depth is 36 inches.                                                                                                                                                                                                                                                                                                           |
| Posts        | Shall be water resistant or pressure treated lumber.                                                                                                                                                                                                                                                                                  |
| Beams        | Splices in beams shall be made over a post or pier; splices mid-span are prohibited.<br>Beams must be fastened together and bear directly on a post .                                                                                                                                                                                 |
| Floor Joists | Maximum 16 inches on center joists spacing when using 5/4 nominal lumber for decking.<br>Joists shall bear on both halves of the beam when beam is attached to either side of the post.<br>Joists may hang from beam with approved galvanized framing connectors.<br>Must be rated at 40 psf live-load using pressure-treated lumber. |

| Beam Size | Beam span between posts |
|-----------|-------------------------|
| 2– 2x6    | 5'                      |
| 2– 2x8    | 7'                      |
| 2– 2x10   | 8'                      |
| 2-2x12    | 9'                      |

| Joist Size | Max. Span at 16" o.c. | Max Span at 24" o.c. |
|------------|-----------------------|----------------------|
| 2x6        | 9'4"                  | 8'1"                 |
| 2x8        | 12'3"                 | 10'3"                |
| 2x10       | 15'5"                 | 12'7"                |

|                  |                                                                                                                                                                                                                                                     |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Stairs (if used) | 7 3/4" max riser height and 10" minimum tread width .<br>The greatest riser may not exceed the smallest by more than 3/8-inch.<br>The greatest tread depth may not exceed the smallest by more than 3/8-inch.                                       |
| Handrails        | Required on one side of stairs with 4 or more risers, and one side of ramp when slope is greater than 1:12. Shall be 34-38 inches in height measured from nosing of tread & continuous.                                                             |
| Guardrails       | Maximum spacing of balusters and intermediate rails is 4 inches.<br>Guardrails, at least 36" high are required around decks/ramps 30 inches or more above grade.                                                                                    |
| Connectors       | Call out size and location of all connectors to be used for beam to beam, post to beam, floor/ceiling/truss joists, etc.<br>Joist hangers shall be installed by the use of approved joist hanger nails or 8D nails.                                 |
| Misc.            | Ramps must be designed to support a 40-pound per sq. ft. live load.<br>The location of the ramp on the property must meet all zoning requirements and setbacks.<br>Structures must be kept out of all easements (utilities, access, drainage, etc). |