

Patios



*This handout is for informational purposes only it should not be viewed as comprehensive.
The provisions of the City's adopted codes prevail.*

Document Submittal List

- Permit Application
- One copy of a recent Plat of Survey (to scale) showing the location and dimensions of all existing structures and improvements on the property, and markings indicating the location of the proposed patio. Include proposed material, e.g. concrete, asphalt, etc.
- Copy of signed contract. (Not required if homeowner is performing all work)
- Detailed scope of work

Failure to provide any of the above documents may result in processing delays.

General Information and Fees

- A permit is required for the construction, alteration, or replacement of all patios.
- The application review period averages three weeks. The applicant will be contacted via email when the permit is ready for payment and issuance.
- If work commences prior to permit issuance, the permit fee shall be doubled.
- Approved construction documents shall be available on site.
- Any changes to the approved plans must be resubmitted to the Building Department in writing for review and approval prior to construction.
- A list of required inspections is provided on the reverse side of the permit. Inspections must be scheduled at least one day prior to the desired inspection date by calling the Warrenville Community Development Department (630-393-9050) or online [here](#).
- A permit may become invalid if work does not begin within 180 days of issuance, or if construction has been halted and not resumed for a period of 180 consecutive days.
- Homeowners Association (HOA) approval may be required before commencing work. The issuance of a permit does not exempt HOA rules and regulations.
- It is the homeowner/contractor's responsibility to have underground utilities located no less than 48 hours prior to digging by calling J.U.L.I.E (811).
- Fees: Building permit \$100.00

Engineering Requirements

The City of Warrentville adopted the [DuPage County Stormwater and Floodplain Ordinance](#) and administers its requirements in the review of permits. The requirements below may apply to your permit and a [Stormwater Management Certification Application](#) may be required.

- If 2,500 square feet or more of net new impervious area has been constructed on your property since 2013, a Post Construction Best Management Practice for stormwater (examples include dry wells, rain gardens, bioswales) will most likely need to be installed as part of your project.
 - A licensed professional engineer/land surveyor or other design professional may be required to create a site plan and BMP design.
 - An as-built plan/final survey may also be required as part of the project.
- If you are proposing to install a permeable paver patio, the specifications of the patio must meet at a minimum the attached DuPage County detail.
- If your property contains **floodway, floodplain, wetlands or buffers**, contact engineering staff for requirements at The Community Development Department 630-393-3050.

Zoning Ordinance Requirements

- Location is regulated based on whether or not they are “open” or “enclosed” (with a roof) and if they are attached to the principal structure (home) or not. See [Table 10B: Permitted Obstructions of Required Yards](#) and [Table 4A: Residential District Requirements](#) for encroachment and setback regulations. Patios are not permitted in any type of easement.
- Size is regulated through lot coverage and yard coverage requirements. Lot coverage requirements may be found in [Table 4A: Residential District Requirements](#). Yard coverage requirements are found in [Table 10A: Standards for Accessory Structures](#). Lot and yard coverage requirements are specific to each property. Do not hesitate to contact Community Development with questions regarding lot or yard coverage.
- See lot coverage regulations below:

Lot size	Maximum Lot coverage, whichever is greater
>= 30,000 sf.	28% or 9,599 sq. ft.
>= 14,000 sf. and < 30,000 sf.	32% or 5,039 sq. ft.
>= 10,000 sf. and < 14,000 sf.	36% or 3,999 sq. ft.
>= 7,000 sf. and < 10,000 sf.	40% or 3,080 sq. ft.
< 7,000 sf.	44% without limitation on the number of sq. ft.

Lot coverage measures the cumulative ground coverage of all non-permeable surfaces on a lot (driveways, house, shed, patio, deck, etc.). Planned Unit Developments and subdivisions may have specific lot coverage requirements.

Patio Specifications and Requirements

If constructing a **concrete patio**, the following are required:

- Minimum base of 4 inches of compacted gravel
- Minimum concrete thickness of 4 inches
- 6"x 6" 10/10 woven wire mesh
- Expansion joint where the concrete slab abuts the building
- #4 rebar drilled into the primary foundation 3 ft. on center, placed at the base of the patio
- Patios that are 8 inches or more above grade require steps with risers no taller than 7¾ inches and treads a minimum of 10 inches deep.
- Guardrails and handrails are required when patios are 30 inches or more above grade.
- Cutting of brick, stone, and/or concrete must be done using the "wet-saw" method, or under the protection of an enclosed tent that completely contains the air-borne particulates produced by cutting.
- A patio with a solid roof will require a foundation to the 42 inch frost line and will be considered an addition to the building. This addition must meet the required building setbacks for the zoning lot.

If constructing a **brick paver patio**, the following are required:

- Minimum base of 6 inches of compacted gravel plus 1 inch of sand
- Minimum brick paver thickness of 4 inches
- Joint polymeric sand must be applied and paver edge restraints installed.
- Patios that are 8 inches or more above grade require steps with risers no taller than 7¾ inches and treads a minimum of 10 inches deep.
- Guardrails, stairs, and handrails are required when patios are 30 inches or more above grade.
- Cutting of brick, stone, and/or concrete must be done using the "wet-saw" method, or under the protection of an enclosed tent that completely contains the air-borne particulates produced by cutting.

*Note: Some subdivisions may have varied or additional requirements for setbacks, maximum front yard coverage, and/or acceptable materials.

Where conflicts between this guide and the code arise, the provisions of the code shall prevail.