

Patios

*This handout is for informational purposes only.
The provisions of the City's adopted codes prevail.*



Document Submittal List

- [Permit Application for Construction or Use.](#)
- One copy of 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 (concrete, asphalt, etc.) and thicknesses

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 patios.
- The application review period averages two weeks. The applicant will be contacted when the permit is ready for payment and issuance.
- If work commences prior to permit issuance, the permit fee shall be doubled.
- 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).
- 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 \$60.00
- Bond: \$100.00 building bond may be required at the time of building permit issuance, and will be refunded upon completion and approval of the project in accordance with all applicable City Ordinances in the manner in which it was initially submitted.
- The fees listed in this document are for general guidance and not necessarily comprehensive. Required utility upgrades, changes made to the approved permit, or items not mentioned will be assessed accordingly.
- Approved construction documents shall be available on site at all times.
- Alterations to the approved plans must be resubmitted to the Building Department in writing for review and approval prior to construction.

General Patio Specifications and Requirements

- 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. Risers to be equal height.
- Guardrails and handrails are required when patios are a minimum of 30 inches above adjacent grade.
- Patios must be a minimum of 5 feet from any property line except in the SR-4 Zoning District where patios may be setback 3 feet.
- Patios cannot be located within easements. (Refer to your Plat of Survey for easement locations.)
- 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 as well as the applicable building codes.

Concrete Patio Specifications and Requirements

- Minimum base of 6 inches of compacted gravel
- Minimum concrete thickness of 4 inches
- 6”x 6” 10/10 woven wire or fiber mesh reinforcement
- Expansion joint where the concrete slab abuts the building or existing patio
- #4 rebar drilled into the primary foundation 3 ft. on center, placed at the base of the patio

Brick Paver Patio Specifications and Requirements

- Minimum base of 6 inches of compacted gravel plus 1 inch of sand
- Minimum brick paver thickness of 2-3/8 inches

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