



REQUIREMENTS

- If constructing a **concrete** patio, the following are required:
 - a minimum of 3000 psi air entrant concrete
 - 6"x 6" 10/10 woven wire or fiber mesh
 - Expansion joint where the concrete slab abuts the building
 - Flashing between the concrete and wood or down face of the foundation
 - #4 rebar drilled into the primary structure 3' on center placed at the base of the ground
 - A minimum of 2" between the concrete and door sill
- If constructing a **paver** patio, joint polymeric sand must be applied and paver edge restraints installed.
- Patios that are 8" or more above grade require steps with risers no taller than 7¾" and treads a minimum of 10" deep.
- Guardrails, stairs and handrails are required when patios are at least 30" above 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.)
- Construction standards:

Project	Minimum Base (compacted gravel)	Minimum Material Thickness
Concrete	6"	4" concrete
Brick Paver	6" or manufacture's specifications (plus 1" of sand)	4" paver

- The total impervious surface on each single-family/duplex lot will be calculated as part of the patio permit application review. The maximum impervious surface (driveways, walks, buildings, patio, etc.) shall not exceed:

Lot Size	Max. Impervious Surface
20,000 sq.ft. or larger	30%
10,800 sq.ft. – 19,999 sq.ft.	35%
Less than 10,800 sq.ft.	40%
Duplex lot	45%

- Excess fill or spoils from excavating patios must be removed from the property. If the fill/spoils are being used on-site, a separate "Fill Permit" is required.
- A patio with a solid roof will require a foundation to the 42" frost line and will be considered an addition to the building. This addition must meet the required building setbacks for the zoning lot.



WHAT YOU NEED TO APPLY

- A completed signed permit **application**
- A copy of the signed **contract** describing the cost of the project and the patio specifications
- Plat of Survey** (to scale) showing the proposed patio with dimensions
- Permit fee** (see chart below)

Estimated Cost of the Project	Permit Fee
Less than \$500.00	\$40.00
\$500.00 but less than \$1,000.00	45.00
\$1,000.00 but less than \$2,500.00	50.00
\$2,500.00 but less than \$5,000.00	60.00
\$5,000.00 but less than \$10,000.00	90.00
\$10,000.00 or more	12.00 per thousand

ADDITIONAL INFORMATION

- No work can begin until a building permit has been issued.**
- If a **contractor** is performing the work, they **must be registered with the Village of Bartlett** as a licensed contractor.
- The homeowner or contractor must call JULIE at 811 or 1-800-892-0123 before you dig.
- A pre-pour inspection is required** upon completion of the base.
- A final inspection is required** upon completion of work to close out the permit.
- Contact the Building Division at 630-540-5920 at least 48 hours in advance to schedule an inspection.**