

## **RESIDENTIAL ACCESSORY BUILDINGS–GAZEBOS**

### **Permit Application Guidelines**

1. Submit to Community Development Building Division the following for review:
  - a) Building permit application. **Libertyville Municipal Code (LMC) 6-86(a), (b), (c) & (d)**
  - b) Two Copies of the Plat of Survey dimensionally locating the gazebo with regards to the property lines and any buildings on the site. **LMC 6-86(f)**
  - c) Two copies of the gazebo framing plan indicating the overall size and materials to be used in construction. **LMC 6-86(e)**
  - d) Two copies of the gazebo elevation indicating the overall height from top of grade to top of roof. **LMC 6-86(e)**
  - e) Calculations indicating lot coverage.
2. The permit may be issued within 5 business days from date of submittal to Building Division if information submitted is complete. **LMC 6-87(a)**
3. Call **J.U.L.I.E.** at 1(800)892-0123 to locate any underground utility lines before start of construction.

### **Gazebo Construction Guidelines**

1. Open-sided gazebos with an area of two hundred thirty (230) square feet or less shall be supported on piers, as part of a deck structure or a freestanding structure. **2015 LMC 6-142(d)**
2. Open-sided gazebos more than two hundred thirty (230) square feet or any gazebos with enclosed sides shall be supported by an all-sided trench footing/foundation system eight (8) inches wide by forty-two (42) inches below grade. **2015 LMC 6-142(d) & 6-130**
3. Open-sided, wood frame gazebos shall be separated from the principal building and other accessory buildings by a ten-foot fire separation. **2015 LMC 6-142(d)**
4. All structural lumber, beams, wood deck flooring and other appurtenances shall be constructed of lumber that has received preservative treatment by the pressure process to prevent decay and rot. **2015 LMC 6-142(c) & (d)**
5. Wood shall bear on beams or be supported by metal stirrups, hangers or a nominal 2" wood ledger. **2015 LMC 6-142(c) & 2012 IRC R502.6**
6. Piers shall be a minimum of eight (8) inches in diameter of poured concrete, with level bottom, forty-two (42) inches below grade; however, all pier diameters shall be designed for actual loads and soil bearing properties at the bearing level. **2015 LMC 6-142(c) & (d)**
7. Simpson post anchors or equivalent (as approved by the Building Commissioner) shall be embedded in the concrete to receive the minimum 4 x 4 inch posts or larger, depending on actual loads. **2015 LMC 6-142(c) & (d)**
8. Handrails and balusters shall be provided along open-sided floors, decks, landings and stairs

9. which are more than three (3) risers or eighteen (18) inches above a floor or grade level below. Balusters to be spaced to not allow a 4" sphere to pass between. **2015 LMC 6-142(c) & (d) & 2015 IRC R312**
9. The maximum height above grade to the top of the roof shall not exceed fifteen (15) feet. **Libertyville Zoning Code (LZC) 4-2.5a, 4-3.5a, 4-4.5a, 4-5.5a, 4-6.5a, 4-7.5a, 4-8.5a & 4-9.5a**
10. The addition of a gazebo shall not exceed the maximum building and lot coverages. **LZC 4-2.5e & f, 4-3.5e & f, 4-4.5e & f, 4-5.5e & f, 4-6.5e & f, 4-7.5e & f, 4-8.5e & f & 4-9.5e & f, LMC 6-142b**

Residential District Coverage and Setback Requirements

|  | R-1 | R-2 | R-3 | R-4 | R-5 | R-6 | R-7 | R-8 |
|--|-----|-----|-----|-----|-----|-----|-----|-----|
| <b>Minimum Yards (feet)*</b>               |     |     |     |     |     |     |     |     |
| Front                                      | 50  | 50  | 40  | 30  | 30  | 30  | 30  | 30  |
| Interior Side                              | 30  | 20  | 20  | 10  | 10  | 5   | 5   | 5   |
| Interior Side Aggregate                    | 60  | 40  | 40  | 25  | 20  | 15  | 15  | 15  |
| Corner Side                                | 50  | 50  | 40  | 30  | 30  | 30  | 30  | 30  |
| Rear                                       | 75  | 60  | 50  | 40  | 40  | 35  | 25  | 20  |
| <b>Maximum Building Coverage (Percent)</b> |     |     |     |     |     |     |     |     |
| Interior Lot                               | 15  | 15  | 20  | 25  | 30  | 35  | 35  | 40  |
| Corner Lot                                 | 20  | 20  | 25  | 30  | 35  | 40  | 40  | 45  |
| <b>Maximum Lot Coverage (Percent)</b>      |     |     |     |     |     |     |     |     |
| Interior Lot                               | 30  | 30  | 35  | 40  | 45  | 45  | 50  | 60  |
| Corner Lot                                 | 25  | 25  | 30  | 35  | 40  | 40  | 45  | 55  |

11. Detached gazebos shall comply with the required setbacks of the zoning district but not be located within any easement. **2015 LMC 6-142a**
12. Gazebos located entirely within the rear fifty percent (50%) of a lot may be located not closer than five (5) feet to any side lot line or rear lot line. **LZC 4-2.5d4ii, 4-3.5d4ii, 4-4.5d4ii, 4-5.5d4ii, 4-6.5d4ii, 4-7.5d4ii, 4-8.5d4ii & 4-9.5d4ii**

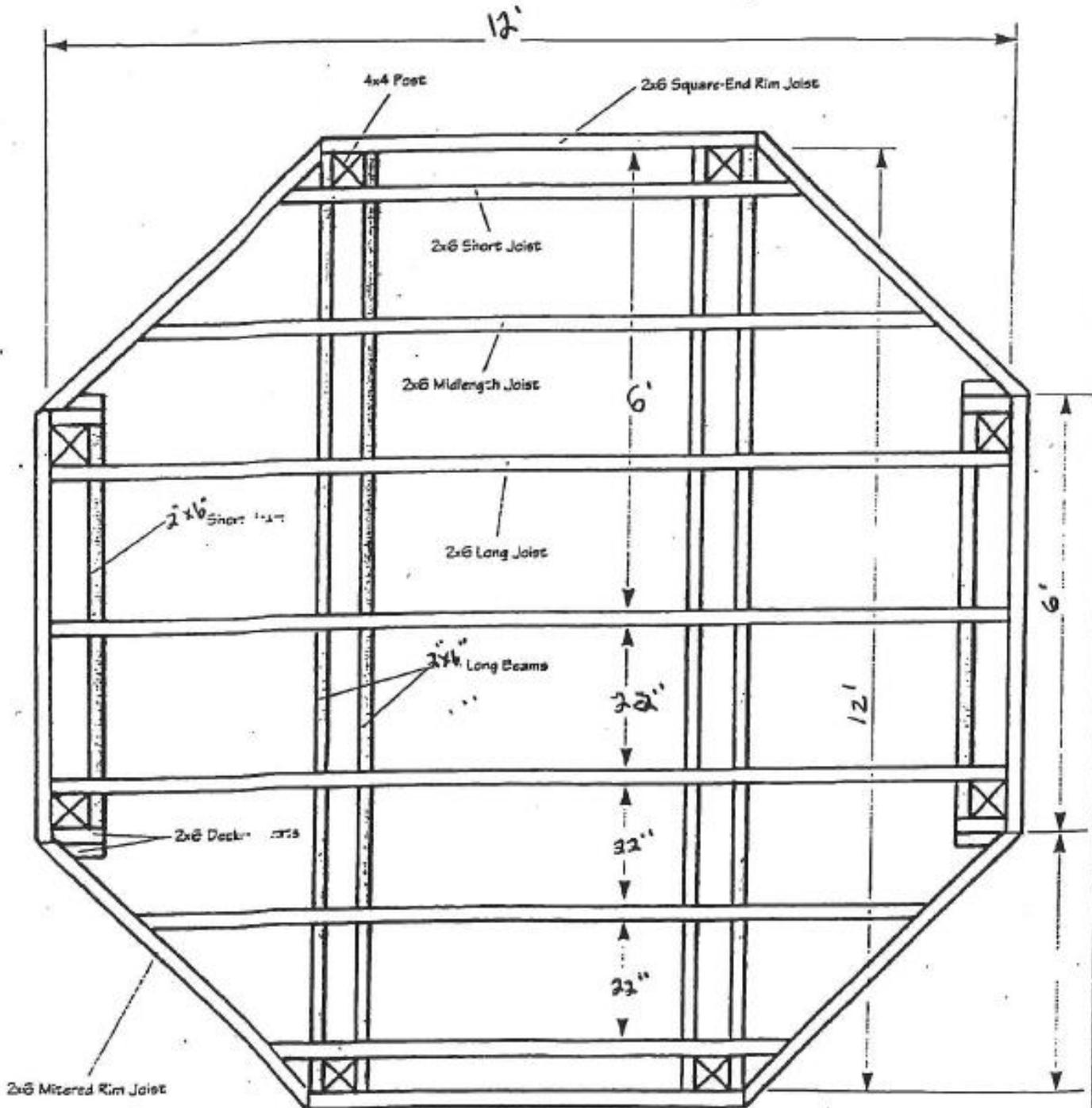
See attached sample for reference only



8"φ  
CONCRETE  
PIERS

WOOD - EITHER CEDAR OR  
PRESSURE TREATED WOOD  
4x4 POSTS 0.60 RETENTION COVER  
2x6 MAIN JOISTS 0.40 " "  
2x6 RAFTERS 0.45 " "  
APPLY WATER REPELLENT TO WOOD.

Framing Plan



5/24/00

EXTERIOR WOOD PLANKS IN  
Scaffolding or tongue  
and-groove decking

Shingles

Roofing felt

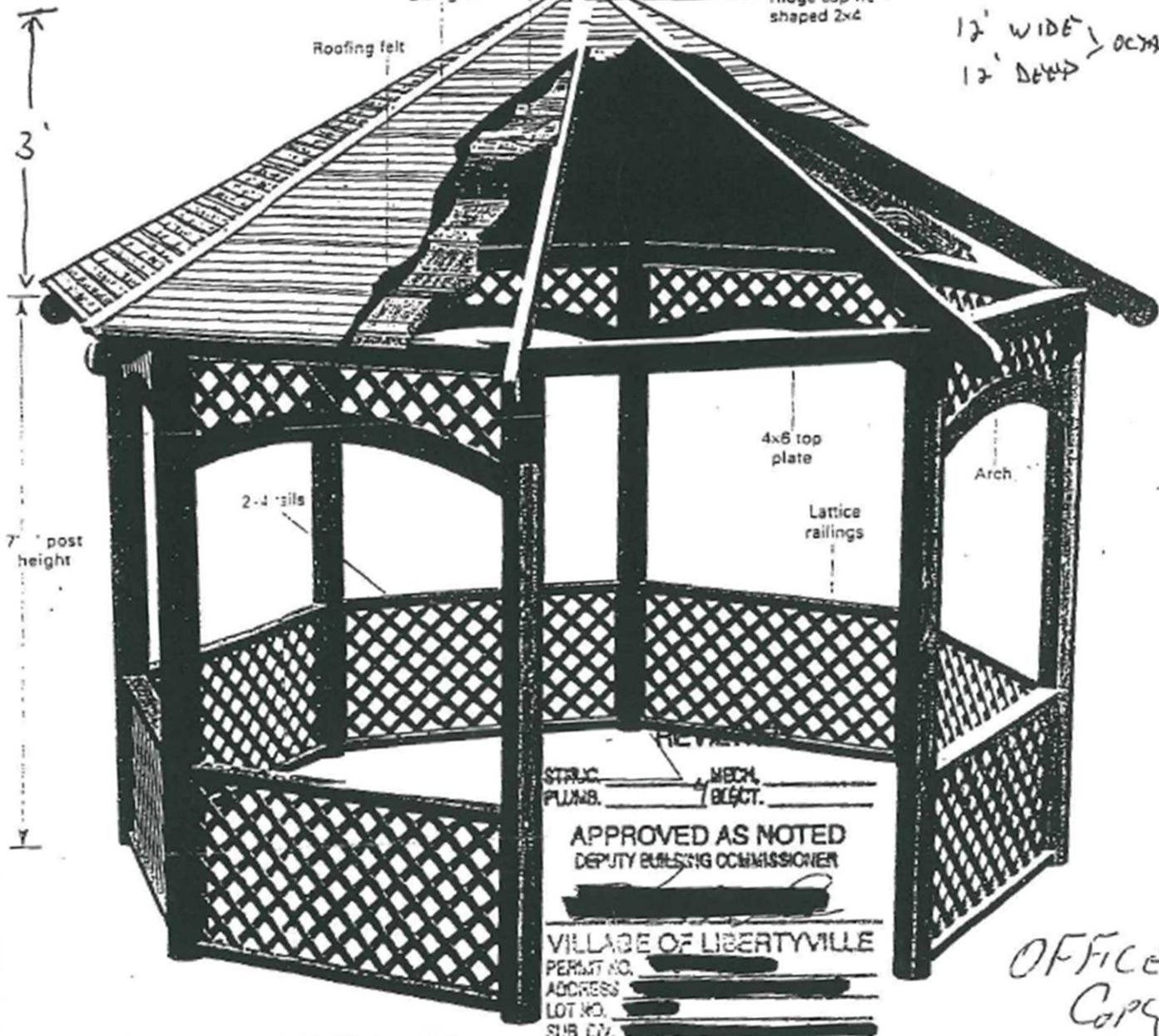
Ridge cap from  
shaped 2x4

10' HEIGHT

12' WIDE

12' DEEP

OCTAGON



### SHAPING AND SETTING POSTS

While the concrete is curing (three days to a week), make octagons of 4x6 posts. Snap a chalk line along the length of the posts, 1 1/2 inch from each corner. Cut your circular saw at a 45-degree angle and rip the posts from end to end, using a new blade and a new blade. If you bog down, make two shallow passes. Smooth away the splinters with a plane or belt sander (be careful with the belt sander; it whisks away wood quickly).

### WHICH WOOD?

Because gazebos are traditionally painted white, you can build this project with less expensive grades of wood, and the paint will cover any imperfections. If you want a gazebo with a stained or a weathered surface, use better grades of wood. Choose a suitable species, such as redwood, cedar, or cypress, which—though more expensive—will stand up to the elements better than untreated pine or fir.

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