

CONCRETE/PAVER PATIOS

EXCESS FILL OR SPOIL FROM EXCAVATING PATIOS MUST BE REMOVED FROM PROPERTY. IF USED MUST ACCOMPANY FILL PERMIT.

PERMITS ARE REQUIRED FOR ALL CONCRETE AND BRICK PAVER PATIOS.

CONCRETE SPECIFICATIONS

The concrete slab shall be constructed as follows: Concrete shall be a minimum of four (4) inches thick (minimum six (6) bag mix) with a five inch slump (or eight (8) inch slump if using flowing concrete), with six (6) by six (6) 10/10 woven wire or fiber mesh, on a minimum four (4) inches of crushed stone, gravel, or sand compacted. All vegetation shall be removed prior to placing the gravel base.

PAVERS

Gravel base shall be installed with sufficient voids to allow water to drain into the sub-grade. A minimum of four inches (4") to six inches (6") of compacted stone shall be provided. A minimum of one inch (1") of screeded bed of sand shall be provided. Pavers installed shall be compacted with joint polymetric and sand applied. Paver edge restraints shall be installed.

EXPANSION JOINT AND FLASHING

- A. Install an expansion joint where concrete slab abuts the building or other concrete.
- B. Install flashing behind any wood and down face of foundation where concrete is poured against it.
- C. The concrete shall be poured not less than two (2) inches below sill of door at patio.
- D. When poured against the house, rebar needs to be drilled into the primary structure three (3) feet on center.

STAIRS

Any patio that is eight (8) inches or more above finished grade requires proper size treads and risers for steps (seven and three-quarters (7 ¾) inches maximum risers; and the minimum tread depth shall be ten (10) inches.)

GUARDRAILS

Guardrails, stairs and handrails shall be provided where a patio is elevated thirty inches (30") above grade.

ROOF OR SUN SHIELD

Any patio covered with a solid roof shall have a continuous foundation to the forty-two inch (42") frost line. Where a solid roof is constructed over the patio, this will be considered an addition to the structure. The structure would then be required to comply with all associated village building and zoning codes.

BUILDING PERMIT REQUIRED

Permits are required for all concrete and brick paver patios. BBC 9-14-1

Building permits expire one year from the date of the permit. However, if work has not started within six months of the date of the permit, the building permit is void.

BUILDING PERMIT APPLICATION

To apply for the building permit, the following items shall be submitted to the Building Department.

1. Completed permit application
2. Plat of survey showing the proposed location and size of patio
3. Bill of materials list
4. Copy of signed contract
5. Tax index number

BUILDING PERMIT FEE

The permit fee for a patio shall be based on the estimated cost of the project. Refer to B.B.C. 9-3-4.

INSPECTIONS REQUIRED

The Building Inspector shall inspect all buildings and structures that are being erected, constructed, built, enlarged, repaired, altered, or moved. Inspections shall be requested in writing or by telephone to the Building Department at least twenty-four (24) hours in advance. You must call before 3:30 for the following day's inspection. A base inspection shall be performed prior to pouring or installing any concrete or brick paver patio or service walk.

CONTRACTOR LICENSE REQUIRED

It shall be unlawful to engage in business in the Village of Bartlett as a building contractor without first having obtained a building contractor license.

A homeowner is not required to be licensed as a subcontractor or general contractor to demolish, rehabilitate, alter, or repair his or her own home.

LICENSED CONTRACTOR

All names of licensed subcontractors and general contractors are on file, listed alphabetically, in the Main Office and in the Building Department.

SOURCE: The Bartlett Building Code, Ordinance 2014-46

PATIO SLAB DETAIL FLASHING AT EXTERIOR DOOR

Terrace or Porch Slabs

Suspended (reinforced) type or bearing on the ground, which abut wood construction at exterior wall.

1. Flashing Material: Sheet Metal.
2. Extend flashing at finish floors of terrace or porch from one-fourth (1/4) inch outside exterior face of finish, turn up four (4) inches behind exterior finish, then turn down and extend four (4) inches below top of outside foundation.

