

ACCESSORY BUILDINGS/PREFABRICATED STORAGE ENCLOSURES

GENERAL GUIDELINES

City of Franklin-Inspection Services
9229 W. Loomis Road
Franklin, WI 53132
www.franklinwi.gov

Inspection Services	414-425-0084	Generalinspection@franklinwi.gov
Engineering	414-425-7510	EngineeringDept@franklinwi.gov
Planning	414-425-4024	GeneralPlanning@franklinwi.gov

1. DEFINITIONS:

(a.) **A Prefabricated storage enclosure** means an accessory storage enclosure manufactured primarily of plastic, vinyl or resin, or stamped metal panels and is designed to be assembled on site. Excluded from this definition shall be shipping containers or other containers used for moving and/or storage of personal belongings, membrane structures, and any enclosure five (5) feet or less in height and twenty-four (24) sq. ft. in area.

(b.) **Accessory building** A structure which is subordinate to and serves a principal structure or use located on the same lot, is subordinate in area, extent, and purpose to the principal structure or use served, and contributes to the comfort, convenience, or necessity of occupants of the principal structure or use served.

2. PREFABRICATED STORAGE ENCLOSURES AND ACCESSORY BUILDINGS 120 SQ. FT. AND LESS.

(a.) A prefabricated storage enclosure and Accessory Buildings 120 sq. ft. and less is reviewed and inspected only for compliance with the municipality's zoning setbacks and other Zoning Code provisions, including separation from the dwelling and other buildings located on the property. A Prefabricated storage enclosure, accessory buildings 120 sq. ft. and less shall not be required to comply with the minimum construction requirements of the Uniform Building Code, including but not limited to snow and wind loads.

(b.) A Prefabricated storage enclosure and Accessory Buildings 120 sq. ft. and less shall be installed on a concrete slab or treated wood floor, or other floor acceptable to the municipality.

(c.) A minimum of four (4) hold-down restraints shall be required. One on each corner of the "Prefabricated storage enclosure" or as approved by the municipality.

3. ACCESSORY BUILDINGS OVER (120) SQ. FT.

(a.) FOOTINGS - FOUNDATIONS

1. Footings and Foundations for accessory buildings over one hundred twenty (120) sq. ft. shall be constructed to meet this section. Except as provided in sub. (b.), engineered drawings shall be provided for foundations built on sloping sites having a depth at any portion of the foundation greater than 16".

2. Concrete floors shall be not less than four (4) inches in thickness. Accessory Buildings may be built with a continuous floating slab of reinforced concrete not less than four (4) inches in thickness. The slab shall be provided with a thickened edge all around, eight (8) inches wide and eight (8) inches below the top of the slab. The thickened edge shall have two (2) #4 horizontal reinforcement bars placed at the center. The lower reinforcement bar shall be set two (2) inches above the bottom of the thickened edge and the upper reinforcement bar shall be set six (6) inches above the bottom of the thickened edge. Slab reinforcement shall be a minimum of number ten (10) six by six (6" x 6") inch wire mesh. Exterior wall curbs shall be provided not less than six (6) inches above the finished ground grade adjacent to the garage. Anchor bolts shall meet SPS 321.18(1)(c)3. for size, embedment length, and spacing requirements.

(b.) CONSTRUCTION - FRAMING

1. Construction of accessory structures over one hundred twenty (120) square feet shall be in compliance with the construction requirements of the UDC or designed through structural analysis to comply with the UDC, Chapter SPS 321 construction standards.

FEES:

Accessory Buildings (120 sq. ft. or less)
Permit fee is \$95.00

Accessory Buildings (120 sq. ft. or more)
Plan Review \$75.00 due with application
Permit fee calculated at \$.34/sq. ft.

240 sq. ft and over.
Occupancy Fee \$65.00

**All permits are subject to the
Technology Fee of \$10.00**

APPLICATION FOR PERMIT:

(The below shall be submitted by PDF email and 2 hard copies)

1. One (1) copy of a survey showing the location of the accessory building, the proposed setbacks to the property lines and other buildings on the same property. It shall be the property owner's responsibility to have all current and correct information on the survey.

2. For accessory structures exceeding 120 sq. ft., all plans shall be drawn to a scale not less than (1/4) inch per foot and shall include footing-foundation information, framing details, wall bracing detail and all elevations views. All plans submitted for approval shall be accompanied by sufficient data, calculations and information to determine if the accessory building will meet the requirements of SPS 321. The location and construction details of wall bracing on each building side and floor level. The details may consist of the Wall Bracing Compliance Worksheet or a legend showing which wall bracing method is used and the lengths or number of braced wall panels and demarcation of the circumscribed rectangles if more than one is used

3. The manufacturer's specifications for prefabricated storage enclosures or accessory buildings 120 sq. ft. and less and or building plans if constructed.

4. Plan review fee for structures exceeding 240 sq. ft.

5. City of Franklin building permit application form.

For Accessory Building setbacks, location, height, area/lot coverage and impervious surface, see UDO Section 15-4-13 Accessory Use – Specific Standards or please contact the City of Franklin Planning Department.

For grades, drainage, driveways, easements and right-of-way information, please contact the City of Franklin Engineering Department.