

DECKS GENERAL GUIDELINES

City of Franklin-Inspection Services
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1. DEFINITION

(a.) **DECK.** A structure attached to or detached to any dwelling unit that is: Designed and intended for the support of persons; Has no permanent or temporary cover or canopy; Is constructed on piers and without continuous foundation or footings; Is a minimum of eight (8) inches above grade; Is greater than fifty (50) square feet in area.

2. LOCATION

(a.) Uncovered decks, and ornamental features which do not extend more than three (3) feet above or below the adjacent grade may project a maximum of ten (10) feet into any required yard setback, however any such structure shall be setback at least five (5) feet from any property line.

(b.) Decks and ornamental features which extend more than three (3) feet above or below the adjacent grade may be completely within the required rear yard setback and five (5) feet from rear yard lot line and completely within the buildable area of the lot and to the interior side or rear of the principal building.

3. GENERAL REQUIREMENTS

(a.) All lumber, including for decking, must be pressure-preservative-treated unless a naturally durable species such as a western red cedar. Lumber in contact with the ground must be rated as "ground-contact." The lumber must be identified by the grade mark of, or certificate of inspection issued by, a professional lumber-grading or inspection bureau or agency and be of grade #2 or better lumber. Manufactured products must be installed per manufacturer's specifications.

(c.) Hardware, including joist hangers or post anchors, must be galvanized steel with 1.85 ounces of zinc per square foot (G-185 coating), or stainless steel. All fasteners that are used with any hardware must be the same material as the hardware. All hardware must be installed in accordance with any instructions from the manufacturer.

(d.) A deck constructed to exceed 40 pounds per square foot (psf) design per SPS 325 Appendix B such as privacy screens, planters, built-in seating, walls, roofs, hot tubs, stairs for multiple-level decks, or from snow-drift loads or sliding-snow loads. Engineering analysis is needed for these loads.

(e.) All decks shall be constructed per SPS 325 Appendix B & C unless designed through engineering analysis.

4. FOOTINGS, AND POST CONNECTIONS

(a.) Concrete must be used and must have a minimum compressive strength of 3,000 pounds per square inch. Alternative footings must be approved by DSPS.

(b.) Footing size and thickness must be in accordance with SPS 325 Appendix B, Table 1.

(c.) Post attachments must be in accordance with SPS 325 Appendix B, Figure 1. Expansion anchors are also permitted - and any instructions from the manufacturer of the anchor must be followed. Post anchors must include a 1-inch-minimum base plate. Steel plates are not required.

(d.) Footings must bear on solid ground with a bearing capacity of the soil to be at least 2000 pounds per square foot.

(e.) Decks attached to the dwelling or used as an exit from the dwelling must have frost protected footings 48 inches below finished grade. If the edge of a deck footing is closer than 5 feet to an existing house wall, the footing must bear at the same elevation as the existing footing for that wall.

5. CONSTRUCTION

(a.) All deck framing practices shall be constructed per SPS 325 Appendix B, SECTIONS 3 – 14 unless designed through engineering analysis. A Copy of this code is available at State of Wisconsin, Department of Safety and Professional Services website; <https://dsps.wi.gov/Pages/RulesStatutes/TradesProgram.aspx>.

Fees:

Plan Review: \$55.00 must be submitted with application

**Less than 100 Sq. Ft. - \$85.00
100 Sq. Ft. or more - \$170.00**

All permits subject to Technology Fee of \$7.00

6. APPLICATION FOR PERMIT

(a.) A plat of survey (actual scale, not enlarged or reduced) showing the exact location of the deck with measurements of 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.

(b.) Construction plans (Two (2) copies required) drawn to 1/4" per foot scale, overhead & side elevations views with the following required information: Footing design and size; Post size and spacing; Beam species and grade of lumber, number of plies, size, spans, and post to beam connection detail; Joist species and grade of lumber, size, spacing, spans and detail on connection to beams and ledger boards; Ledger board size and connection design. Include size and spacing of fasteners with the existing structure rim board material; Tension connection details; Deck board size/detail; Diagonal/lateral bracing detail; Stair location and detail (include on survey); City of Franklin Building Permit Application; Plan Review of \$55.00.

NOTE: 3 dimensional plans (3D Drawings) or a lumber supply list will not be accepted. All information listed above must be provided on the construction plans. See SPS 325 Appendix B, SECTION 15. Figure 35 for an example of an overhead plan view.

NOTE: If the deck is attached to an apartment, condominium or other commercial building containing 50,000 cubic ft. of volume or greater, the plans shall be signed/sealed by a Wisconsin registered architect or Engineer.

For Deck setback questions, location, and area/lot coverage, please contact the City of Franklin Planning Department.

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