

(1.) DEFINITIONS:

(a.) Deck: Any structure which serves as a raised horizontal platform on floor constructed of wood or other materials, without enclosing walls or roofs.

(b.) Attached Deck: Any deck which is physically connected to the principal building or accessory structure.

(c.) Detached Deck: Any deck which is not physically attached to the principal building or accessory structure.

(2.) SPAS/OTHER STRUCTURES SUPPORTED ON DECKS: Spas and/or other concentrated loads (roofs, structures) to be installed or located on decks shall be submitted with engineering to demonstrate that the load of the spa/structure on the deck does not exceed the bearing capacity of the deck structure or footings. This shall include either:

(a.) The structure shall be supported on its own supports, independent of the deck structure and the support structure is correctly designed to carry the loads

(b.) The weight of a fully filled spa and the area of the bearing surface of the spa, that indicates the additional load of the spa does not exceed 40 pounds per square foot for the portion of the deck supporting the spa.

(c.) Engineering calculations and design for the deck structure necessary to support the load of the spa/structure on the deck (**separate spa permit required – see swimming pool handout**).

(3.) SWIMMING POOL DECKS: Access to the deck shall comply with all the requirements of “**Item 2. ACCESS**” found on the Swimming Pool handout.

(4.) LOCATION:

(a.) Decks shall be located a minimum of ten (10) feet from interior side and rear lot lines and seventy-five (75) feet from all navigable waters and floodplains, and thirty (30) feet from wetlands.

(b.) Decks installed where a side yard adjoins street (second street side(s) shall comply with the corner side yard setback applicable to the property as required by the Franklin Unified Development Ordinance.

(c.) DOUBLE FRONTAGE LOTS – Decks may be located in the rear yard area however it must comply with the required front and side yard setbacks of the zoning district. Decks may not be placed in the rear or exterior corner side yard on lots with three street frontages.

METHOD OF DESIGN FOR THE CONSTRUCTION OF DECKS SHALL FOLLOW:

**SPS 321.225/SPS 320-325
APPENDIX B & C**

or

**DCA6 PRESCRIPTIVE RESIDENTIAL
WOOD DECK
CONSTRUCTION GUIDE
(©AMERICAN WOOD COUNCIL)**

(link to codes can be found at)

www.franklinwi.gov

departments/inspectionsservices
permit types/decks

Fees:

**Plan Review Fee \$50.00
(must be submitted with application)**

Permit Fee:

**Less than 100 Sq. Ft. - \$75.00 + \$4.00 Tech Fee
100 Sq. Ft. or more - 150.00 + \$7.00 Tech Fee**

(5.) APPLICATION FOR PERMIT:

(a.) A Plat Of Survey: (actual scale, not enlarged or reduced) showing the exact location of the deck in relation to the existing building, underground utilities (if applicable), location of electric meter and lot lines.

(b.) Detailed Plans: Three (3) copies required, (drawn to scale), overhead & side elevations view (no 3D drawings) with the following required information:

1. Footing design and size;
2. Post size and spacing;
3. Beam species and grade of lumber, number of plys, size, spans, and post to beam connection detail;
4. Joist species and grade of lumber, size, spacing, spans and detail on connection to beams and ledger boards;
5. Ledger board size and connection design. Include size and spacing of fasteners with the existing structure rim board material;
6. Tension connection details;
7. Deck board size/detail;
8. Diagonal/lateral bracing detail;
9. Stair location and detail (include on survey);
10. City of Franklin Building Permit Application;
11. Plan Review of \$50.00.

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.*

(6.) INSPECTIONS:

(a.) Post Hole - Location - when post holes are dug, prior to setting posts or pouring concrete. Locate and clearly identify all corner lot markers that are relevant to the location of the structure. Lot lines must be marked.

(b.) Rough Framing - prior to installing decking.

(c.) Final - when all construction is complete including stairs & guardrail.