

Residential Deck Requirements

For One and Two Family Dwellings

BINS 8/2019

Basic Code Requirements

All new deck construction, materials and elements must meet the requirements of the Wisconsin Uniform Dwelling Code (UDC), Section SPS 320 to 325 Appendix B. The UDC may be purchased by calling Wisconsin Department of Administration Document Sales & Distribution at (608) 266-3358.

The UDC may also be viewed online at the following link:

https://docs.legis.wisconsin.gov/code/admin_code/sps/safety_and_buildings_and_environment/320_325/325_b.pdf

Every deck, porch or balcony that is accessible from within the dwelling must have an electrical outlet within the perimeter of the deck and within 6.5 feet of the floor. A separate electrical permit is required for new installations. SPS 324; SPS 316; NEC section 210.52(E)(3)

Zoning, Size and Location

- The total area of all roofed structures, including decks and porches, may not exceed 40% of the lot area of an interior lot or 45% of a corner lot.
- All decks must comply with the set-back requirements for required front, side and rear yards.
- A minimum of 10 feet is required between a deck which is 24 inches or more above grade, and a detached garage or accessory building on the same property.

Application for Permit

Application for permit must be accompanied by the following plans, drawings and documents. Additional information may also be requested as deemed necessary.

- A current, accurate plat of survey showing property lines, existing building location(s) and the size and location of the proposed deck.
- In lieu of a plat of survey, a site plan may be allowed if the proposed deck 1) has no roof covering 2) is located entirely behind the dwelling.

- Two sets of dimensioned and scaled construction drawings which include the following:
 - Size, location and spacing of the posts
 - Footing detail (diameter, depth, etc.)
 - Size, spacing and span of the joists
 - Size, spacing and span of the beams/girders
 - Method of attachment of the joist/beam/girders to the posts and/or ledger to the dwelling
 - Type and size of decking material
 - Stair details (if applicable)
 - Guard details (if applicable)
 - Location and size of new or existing doors which lead onto the deck. New openings require construction details – size of openings, header size, etc.
- Fill out and submit the attached back page of this handout.

Required Inspections

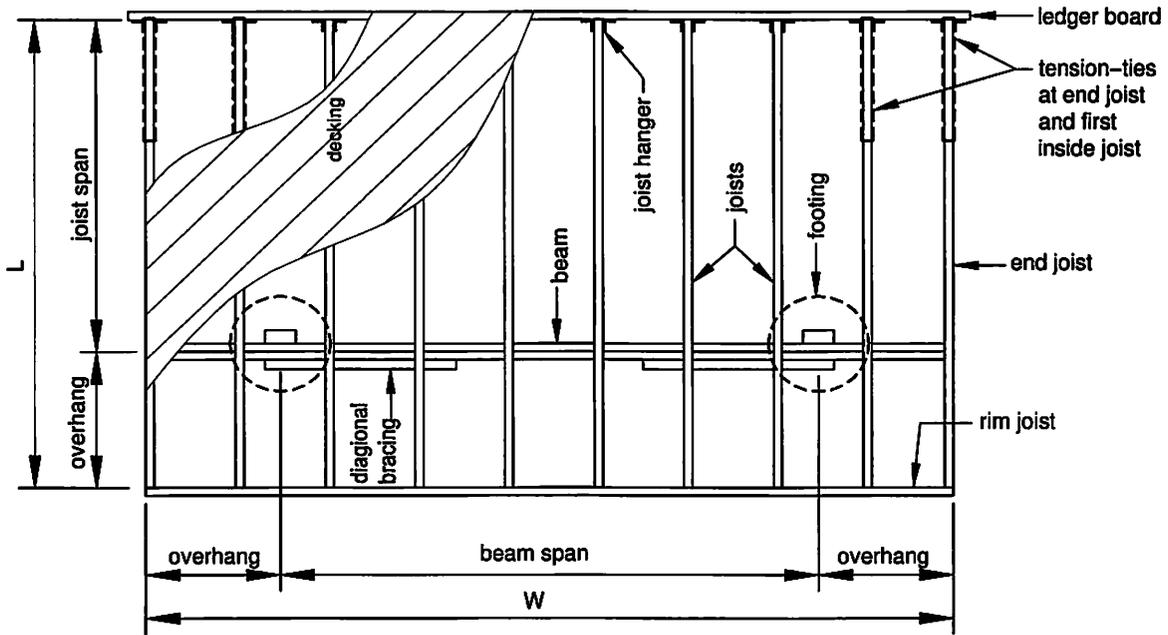
The Department will issue an Inspection Record Card that must be posted and available for the inspector's signature at each of the following inspections:

- **Footing/post** holes before concrete is poured to check minimum size and depth.
- **Framing** before the deck frame and stair stringers are covered.
- **Final** to include fully installed steps, guards and hand rails.
- **Electrical Rough and Final** inspection for newly installed electrical work.

Information provided in this handout is not intended to answer all questions concerning deck construction. Proper construction is the responsibility of the owner or designated agent. If you have any additional questions, please contact the Department of Building Inspection at (414)302-8400. Permit issuance may take up to ten (10) business days from the time of full and complete submittal. Please plan accordingly.



**Figure 35
TYPICAL DECK FRAMING PLAN**



Decking: 2x4 2x6 five-quarter board wood-plastic composite (per ASTM D 7032)
 Other decking, evaluation report number: _____

Joists: size: 2x6 2x8 2x10 2x12 spacing: 12 in. 16 in. 24 in.
 joist span dimension: _____ ft. - _____ in.
 overhang: Yes No overhang dimension: _____ ft. - _____ in.
 rim joist: 2x6 2x8 2x10 2x12

Beam(s): number of plies: 2 3 size: 2x6 2x8 2x10 2x12
 overhang: Yes No overhang dimension: _____ ft. - _____ in.

Posts: size: 4x4 4x6 6x6 height: _____ ft. - _____ in.

Footings: size: _____ in. square round thickness: _____ in.

Ledger: ledger board size: 2x8 2x10 2x12 Not applicable (free-standing deck)
 fastener: Through bolt Lag screw Wood screw
 Expansion anchor Adhesive anchor

Lateral support: Tension-tie Diagonal bracing, size: 2x
 (not permitted for free-standing deck)

Deck size: L=_____ ft. - _____ in. W=_____ ft. - _____ in.