

WOOD DECKS

SPS 321.02

Here is a helpful list of the most often asked questions and answers regarding wood decks.

ALL DECKS MUST CONFORM TO THE MINIMUM REQUIREMENTS OF THE UNIFORM DWELLING CODE.

Q. Do I need a Building Permit?

A. Yes

Q. How much will it cost?

A. \$75.00 Zoning Fee plus a \$50.00 Base fee plus \$.25 / sq ft

Q. How do I apply for a Building permit?

A. Application forms are available from the Building Services Department or you can go to the City website at www.cityofpewaukee.wi.us.

Q. Do I need Plans?

A. Yes. You will need 3 copies of your plans showing:
- A top or "plan view" looking down on your project.
- A side or "cut-a-way" or "section" view showing your proposed method of construction, size and placement of joists, depth of posts (48" min depth is required below ground) and height of guard rail (36" min height from top of decking is required) when deck is 24" or more above ground.

-You will also need 3 copies of a survey with the deck drawn to scale indicating how far it is from the lot lines.

Q. How close to my lot line can I build my deck?

A. Each Zoning District has different setback requirements. Please contact your Building Inspector to confirm Zoning District and then determine setbacks.

Q. Do I need concrete footings under my deck?

A. Yes. Concrete is required. Footings must be 48" deep of concrete and sized to distribute the loads of the deck to the soils.

Q. When do I call for Inspection?

-When 48" deep (minimum) holes are dug before concrete is poured

-When all joists are in place before decking is installed

-When you are all done

Deck Permit

A building permit is required to construct any type of deck.

The deck must be constructed per SPS 321.225

Two Types of Decks

Attached Deck – A deck that is connected to the dwelling. For cantilevered decks, the maximum cantilever allowed is 2 feet. Any cantilever greater than 2 feet must be designed through structural analysis as required by SPS 321.02.

Detached Deck – A detached deck, or "free standing" deck, is one that is not close enough to the dwelling to be used as a path of travel when exiting a dwelling. An example would be a deck around a swimming pool.

A homeowner may pull their own permit and construct their own deck. If you are having someone else construct your deck, he/she will need to have a State Contractor's License and Dwelling Contractor Qualifier License.

Requirements for Obtaining a Building Permit

Three copies of a survey showing the location of the deck in relation to the property lines and all buildings on the lot. Setback dimensions must be on survey.

Three sets of plans with each set containing one plan view and one cross section view. Plans are to be drawn to a scale not less than 1/4"

Clearly show the depth of footings supporting all posts, structural framing sizes, spans and stair details.

A completed and signed Building Permit application.