

City of Elkhorn

**Residential Building Permit
Information Packet**

Decks

City of Elkhorn

Decks

The following is required for all decks and must be included in packet returned to the building inspector:

1. Building/Zoning application
 - ✓ Application **must** be filled out completely to insure prompt service
 - ✓ Application **must** include the name, address and license number of **all** contractors
2. Site plan showing:
 - ✓ Dimensions of the lot
 - ✓ Location and dimensions of all existing structures and the proposed deck
 - ✓ Distances between the principal structure and the proposed deck
 - ✓ Location of any wells, septic systems, leech beds or electric service pedestals
 - ✓ Distances from proposed deck to side, rear and street lot lines
 - ✓ Side section showing the proposed type of materials to be used
 - ✓ Height of deck from grade to floor of deck
 - ✓ All plans shall be prepared with a recognized engineering or architectural scale, include north arrow and abutting street right-of-ways

** It is your responsibility as the applicant to place the permit card on the premises, visible from the street and protected from the weather. Construction Drive and silt fence shall be installed prior to construction**

Elkhorn Building & Zoning

Joe Mesler, Building Inspector
Monday & Wednesday, 1pm-4pm
262-741-5124 office, fax 262-741-5135
262-215-3711 cell

Bonnie Schaeffer, Zoning Administrator
Tuesday & Thursday, 9am-12pm
262-741-5124, fax 262-741-5135

Inspection requests need to be called in at 262-215-3711, with 48hrs notice preferred, although same day inspections may be handled. Please see attached sheets for a list of the required inspections and the information needed when requesting an inspection.

Deck Standards

All work shall not commence until a permit is approved and issued. All work shall be performed in accordance with these standards:

Definitions

1. Deck: any structure which serves as a raised horizontal platform on a floor constructed of wood or other materials without enclosing a wall or roof
2. Attached Deck: any deck that is physically connected to the principal building or accessory building or any deck used for exiting purposes, whether or not physically attached
3. Detached Deck: any deck, which is not physically attached to the principal building or accessory structure and located in the accessory yard

Soil & Excavation Requirements for Deck Piers or Foundation

1. No pier shall be placed on soil with a bearing capacity of less than 2,000 pounds per square foot unless the pad support is designed through structural analysis
2. All organic material (roots, etc.) shall be cut off at the sidewalls of the borings or trench. All organic and loose material must be removed from the cavity area prior to pouring concrete

Deck Piers, Pads and Foundations

1. General footings, pads, or piers shall be adequate bearing area to safely distribute all live loads to the supporting soil without exceeding the bearing capacity of the soil
2. Type and size of concrete pads, piers or foundations
 - a. Decks attached to principal buildings and detached decks used as an exit from the principal building:
 - ✓ Concrete pads: the footing shall be 48" below grade. The minimum dimensions of this pad shall be 8" in diameter
 - ✓ Piers: the minimum depth of concrete piers shall be 48" below grade. The minimum dimensions of this pier shall be 8" in diameter. The concrete pier(s) shall extend a minimum of 6" above grade unless and approved mounting bracket is secured at the tip surface of the pier(s).

Framing

1. General Requirements
 - a. Materials: All wood framing used in deck construction shall be pressure-treated against decay or shall be a species of wood that is natural decay resistant
 - b. Design Location: Decks shall be designed for a minimum of 40 pound per square foot loading
2. Column Posts
 - a. Column Spacing: Column posts shall be spaced per Comm.20.25 Standards
 - b. Column Size (measured from grade to deck joists):
 - ✓ All column posts not exceeding six feet (6') in height shall be a minimum of four inches by four inches (4"x4") nominal thickness
 - ✓ All column posts exceeding six feet (6') in height shall be a minimum of four inches by six inches (4"x6") nominal thickness

- c. Lateral Support: Decks over four feet (4') in height above grade shall be constructed in such a manner of mechanically attached to the deck foundation to resist lateral movement
3. Beams
 - a. Beam Size: All beams shall be sized per Comm.20.25 Standards
 - ✓ Beams shall be a minimum of two (2), two inch (2") member (2-2x8) or one (1), four inch (4") thick member (1-4x8)
 - ✓ Beams may be spaced on each side of the post provided that blocking is installed minimum of twenty-four inches (24") on center between the beam members

Guardrails and Handrails

1. Guardrails: All decks, which are more than twenty-four inches (24") above grade, shall be protected with guardrails
2. Handrails: Every stairway of more than three (3) risers or twenty-four inches (24") shall be provided with at least one handrail. Handrails or guardrails shall be provided on all open sides of stairways
3. Guardrails and Handrail details:
 - a. Height: Handrails shall be located at least thirty inches (30"), but not more than thirty-eight inches (38"), above the nosing treads. Guardrails shall be located at least thirty-six inches (36") above the surface of the deck
 - b. Open Railings: Open guardrails or handrails shall be provided with intermediate rails or an ornamental pattern to prevent the passage of sphere with a diameter greater than four inches
 - c. Railing Loads: Handrails and guardrails shall be designed and constructed to withstand a 200-Pound load applied in any direction

Stairway-Treads and Risers

1. Risers: shall not exceed eight inches (8") in height measured from tread to tread
2. Treads: shall be at least nine inches (9") wide, measured horizontally from nose to nose
3. Variation: there shall be no variation in uniformity exceeding 3/16 inch in the width of a tread or in the height of risers
4. Stair stringers shall be supported in accordance in the same manor as used for the deck

Alternative Provisions and Methods

Comm.21.225 Decks

Decks attached to dwellings and detached decks which serve an exit shall comply with the applicable provisions of this chapter, including but not limited to:

1. Excavation requirements of s. Comm.21.14
2. Footing requirements of s. Comm.21.15
3. Frost penetration requirements of s. Comm.21.16
4. Load requirements of s. Comm.21.02
5. Stair, handrail and guardrail requirements of s. Comm.21.04
6. Decay protection of requirements of s. Comm.21.10

Inspections Needed Checklist

1. **Sanitary sewer, storm sewer and water lateral:** **BEFORE** backfilling of trench. System should be on test at time of inspection.
2. **Footing forms:** **BEFORE** any concrete is poured, bleeders must be installed eight feet on center.
3. **Foundation wall drain tiles:** **AFTER** 12” of stone is in place on top of tiles and 12” beyond edge of footing.
4. **Building sanitary drain:** **BEFORE** basement floor is poured.
5. **Basement floor:** **BEFORE** basement is poured and **AFTER** vapor barrier is in place. Clean out bleeder ends!!!
6. **Electrical Service:** **BEFORE** electric utility connection, underground pedestal or overhead service. Mark service location on survey.
7. **All roughs (carpentry, electrical, plumbing, HVAC):** **BEFORE** insulating.
 - ✓ These should be called in together whenever possible
 - ✓ At this time, all penetrations should be sealed for inspection
 - ✓ Copy of Truss specs shall be supplied for the inspector at Rough Inspection
8. **Insulation:** **BEFORE** applying any finished materials.
9. **Final Inspection:** **ALL** carpentry, electrical, plumbing HVAC and other mechanical installations **BEFORE** any occupancy will be issued. (Working kitchen, one complete full bathroom, final grade, address sidewalk and driveway if applicable).
10. **Water Meter:** **MUST** be installed prior to occupancy.

Failure to request an inspection is in violation of Local and State Building Code and will be subject to a fine, which will be levied against the property owner.

Certificate of Occupancy: will be issued after a final inspection has been done and the building inspector deems the property suitable for occupancy. The building may not be occupied until a certificate has been issued.

Inspection Requests Information

To place an inspection, call Joe at:

262-741-5124

or

262-215-3711

Please be ready to provide the following information. Your inspection **CANNOT** be scheduled without this information

- Municipality
- Inspection Address
- Permit Number
- Owner's Name
- Contractor
- Contact Phone Number
- Inspection Type
- Date & Time Ready for Inspection

Access for the inspector is required (ex: ladder, lock box, key location, etc.)

Thank You for your Cooperation!

Sample of Scale Plot Plan – Directions

1. List the direction of north on the plot
2. List what the scale is (e.g. 1'=30')
3. Draw all structures existing and proposed on the plan to scale
4. Show location of well and septic
5. Be sure that the setbacks listed on the application are the same as on the plot plan
6. Label all structures
7. Setbacks are the distances from the closest point of a structure to a lot line
8. Show all streets that border the property
9. Setback requirements with a scaled plot plan are one and one half times the normal requirement that would be accepted with a plat of survey. EX: If the zoning requirement setback from the rear yard to the structure is 50 feet, it would be 75 feet if you are using a scaled plot plan. (A plat of survey is a survey done by a Wisconsin licensed surveyor).
10. Show the location of the driveway. This locates the front of the structure for zoning purposes

This is the minimum of information that is required

**WITHOUT THIS INFORMATION YOUR APPLICATION WILL BE DENIED AND
LENTHEN THE TIME IT TAKES TO ISSUE YOUR PERMIT**

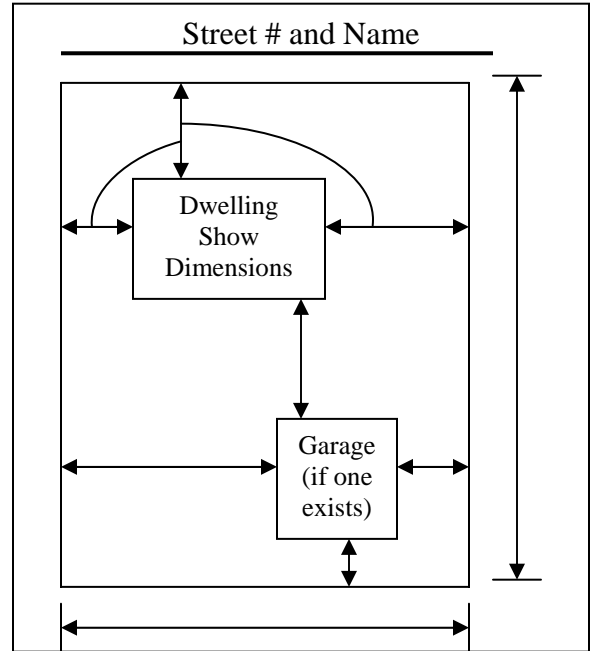
Building Permit – Plot Plan

EXAMPLE:

Date: ____ / ____ / ____
Name of Applicant: _____
Address: _____
Phone Number: _____
Project Description: _____
Present Zoning: _____

Important Required Data:

- A – Lot Stakes Must Be Accessible
- B – Show All Present Existing Buildings or Structures on your Lot
- C – Lot Size and Building Location
- D – Indicate North Direction
- * Dimensions as Per Zoning Ordinance

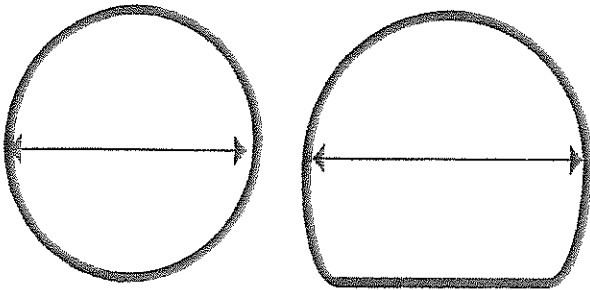


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Sketch Your Plot Plan Below – Supply Complete Information – Locate Buildings On Lot & Show All Dimensions To Lot Lines – See Sketch Above For Example

Date: ____ / ____ / ____ Signature: _____

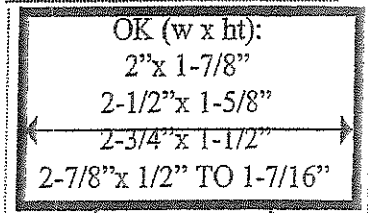
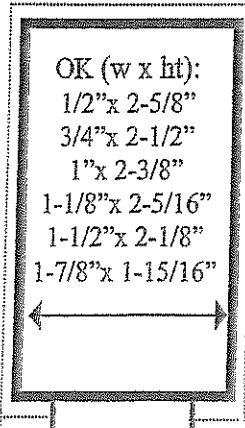
21.04(2)(a)5. HANDRAIL SHAPES

ROUND



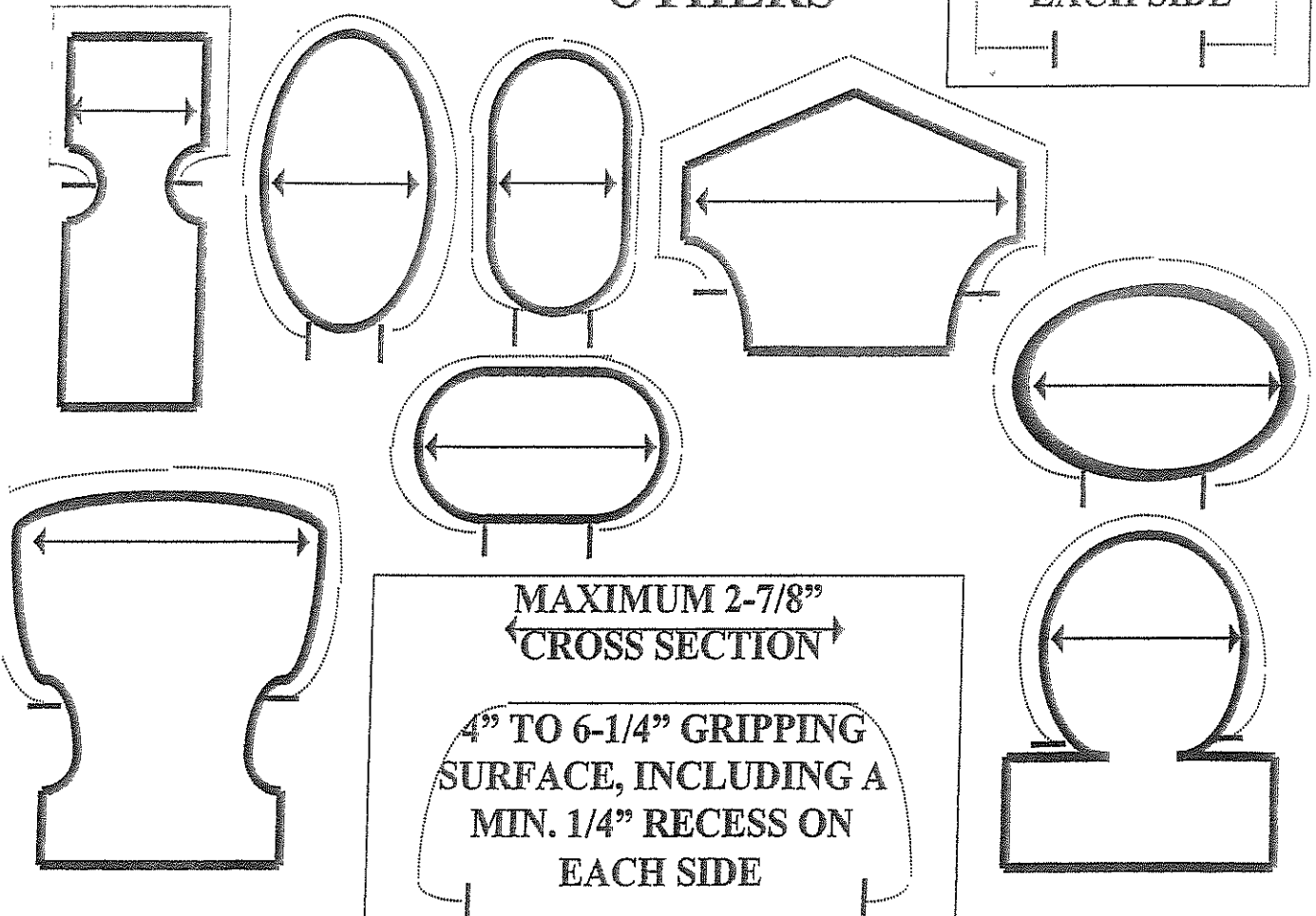
MAXIMUM 2"
DIAMETER

RECTANGULAR



MAXIMUM 2-7/8"
CROSS SECTION
MAX. 6-1/4"
GRIPPING
SURFACE INCL.
MIN. 1/4"
RECESS ON
EACH SIDE

OTHERS



INSTRUCTIONS

The owner, builder or agents shall complete the application form down through the Signature of Applicant block and submit it and building plans and specifications to the enforcing municipality. Permit application data is used for statewide statistical gathering on new one- and two-family dwellings, as well as for local code administration. **Please type or use ink and press firmly with multi-ply form.**

PERMIT REQUESTED

- Check off type of Permit Requested, such as structural, HVAC, Electrical or Plumbing.
- Fill in owner's current Mailing Address and Telephone Number.
- If the project will disturb one acre or more of soil, the project is subject to the additional erosion control and stormwater provisions of ch. NR 151 of the WI Administrative Code. Checking this box will satisfy the related notification requirements of ch. NR 216.
- Fill in Contractor and Contractor Qualifier Information. Per s. 101.654 (1) WI Stats., an individual taking out an erosion control or construction permit shall enter his or her dwelling contractor certificate number, and name and certificate number of the dwelling contractor qualifier employed by the contractor, unless they reside or will reside in the dwelling. Per s. 101.63 (7) Wis. Stats., the master plumber name and license number must be entered before issuing a plumbing permit.

PROJECT LOCATION

- Fill in Building Address (number and street or sufficient information so that the building inspector can locate the site).
- Local zoning, land use and flood plain requirements must be satisfied before a building permit can be issued. County approval may be necessary.
- Fill in Zoning District, lot area and required building setbacks.

PROJECT DATA - Fill in all numbered project data blocks (1-14) with the required information. All data blocks must be filled in, including the following:

2. Area (involved in project):
 - Basements - include unfinished area only
 - Living area - include any finished area including finished areas in basements
 - Two-family dwellings - include separate and total combined areas
3. Occupancy - Check only "Single-Family" or "Two-Family" if that is what is being worked on. In other words, do not check either of these two blocks if only a new detached garage is being built, even if it serves a one or two family dwelling. Instead, check "Garage" and number of stalls. If the project is a community based residential facility serving 3 to 8 residents, it is considered a single-family dwelling.
9. HVAC Equipment - Check only the major source of heat, plus central air conditioning if present. Only check "Radiant Baseboard" if there is no central source of heat.
10. Plumbing - A building permit cannot be issued until a sanitary permit has been issued for any new or affected existing private onsite wastewater treatment system.
14. Estimated Cost - Include the total cost of construction, including materials and market rate labor, but not the cost of land or landscaping.

SIGNATURE - Sign and date this application form. If you do not possess the Dwelling Contractor certification, then you will need to check the owner-occupancy statement for any erosion control or construction permits.

CONDITIONS OF APPROVAL - The authority having jurisdiction uses this section to state any conditions that must be complied with pursuant to issuing the building permit.

ISSUING JURISDICTION: This must be completed by the authority having jurisdiction.

- Check off Jurisdiction Status, such as town, village, city, county or state and fill in Municipality Name
- Fill in State Inspection Agency number only if working under state inspection jurisdiction.
- Fill in Municipality Number of Dwelling Location
- Check off type of Permit Issued, such as construction, HVAC, electrical or plumbing.
- Fill in Wisconsin Uniform Permit Seal Number, if project is a new one- or two-family dwelling.
- Fill in Name and Inspector Certification Number of person reviewing building plans and date building permit issued.

PLEASE RETURN SECOND PLY WITHIN 30 DAYS AFTER ISSUANCE TO (You may fold along the dashed lines and insert this form into a window envelope.):

Safety & Buildings Division
P O Box 2509
Madison, WI 53701-2509

(Part of Ply 4 for Applicants)

Cautionary Statement To Owners Obtaining Building Permits

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654 (2) (a), the following consequences might occur:

(a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

(b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and two- family dwelling code or an ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

Additional Responsibilities for Owners of Projects Disturbing One or More Acre of Soil

I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and will comply with those standards.

Owner's Signature: _____ Date: _____

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(a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

(b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one and two family dwelling code or an ordinance enacted under Ss. 101.654(1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

Additionaly: Wisconsin Statute: 101.6 Compliance and penalties. (1) “Every builder, designer and owner shall use building materials, methods and equipment which are in conformance with the one and two family dwelling code.”

Consequently: If the owner signs the Permit Application, the owner is held responsible for any code violation, Orders for Correction and/or citation(s) that may be issued in association with the Permit.

If a contractor signs the Permit as agent for the owner, the contractor is held responsible for any code violations, Orders for Correction and/or citation(s) that may be issued in association with the Permit.

Owner Signature: _____ Date: ____/____/_____