



CITY OF MANITOWOC FIRE RESCUE DEPARTMENT

Division of Life Safety & Neighborhood Services
900 Quay Street, Manitowoc, WI 54220 | (920) 686-6940 | www.manitowoc.org

DECKS, STEPS, PORCHES TERRACES & PLATFORMS.

Plan Review.

Construction plans shall be submitted before a building permit can be issued. The plans will be examined by a Certified Building Inspector to ensure they conform to State of Wisconsin Building Codes and City of Manitowoc building and zoning codes.

Setbacks - Municipal Ordinance 15.390(d).

Decks, steps, porches, terraces and platforms:

- 1) Unenclosed, without roof construction & 24 inches or less above grade, may project into one-half (1/2) of any required yard.
- 2) Unenclosed, without roof construction & more than 24 inches above grade may not project into the required yard more than 3 feet.
- 3) Enclosed or unenclosed with roof construction may not occupy any front, side or rear yard setback areas.

Submitting plans.

Please bring the following materials:

1) A survey or a plot plan.

- Drawn to scale indicating the following:
- Property lines & lot dimensions.
- Location of all buildings & structures on the property.
- Location & names of all abutting streets and alleys.
- Location of any easements.
- Distance of your house from the property lines.
- Distance of the proposed project from the front, side & rear property lines, & from any other buildings on your property.

2) A construction plan. All structural elements must be detailed & included on a set of plans.

- Size & height above grade.
- Framing. Size of all posts, joists, & beams.
- Foundation. Concrete or wood piers, depth of piers, location, size, & spacing. Minimum footing depth is 48 inches.
- Guardrail if more than 24 inches above grade.

- Handrail on stairs of more than 3 risers.
- Stair details.
- Roof construction detail if applicable.
- Location of existing or proposed door accessing deck.
- For a purchased kit please provide copies of any information you receive.

SPS 321.225 Decks. (1) Decks attached to dwellings and any detached decks that serve an exit shall comply with the applicable provisions of subchs. II to X of ch. SPS 321, including all of the following: (a) Excavation requirements under s. SPS 321.14; (b) Footing requirements under s. SPS 321.15 (2) (f); (c) Frost penetration requirements under s. SPS 321.16; (d) Load requirements under s. SPS 321.02; (e) Stair, handrail and guard requirements of s. SPS 321.04. (f) Decay protection requirements of s. SPS 321.10. (2) A deck that complies with the standards in ch. SPS 325 Appendix B, and ch. SPS 325 Appendix C, if applicable, shall be considered as complying with sub. (1).

3) **Estimated value of the project.** Include the value of labor even if you are doing constructing the project yourself.

Construction Codes. This handout is intended to provide a simplified view of code provisions for this project. For code provisions please visit our website at www.manitowoc.org

Electrical panel / pedestal meter base.

Working space.

NEC 110.26(A)(1) requires a minimum of 36 inches perpendicular to the front edge of the electrical panel & a minimum width of 30 inches or the width of the equipment whichever is greater. A removable access shall be provided.

Inspections.

Please contact the office at 686-6940 to schedule a FRAMING INSPECTION. Please give 24 hours notice.

**It's the Law! Wisconsin Statute 182.0175
Call Diggers Hotline at 800-242-8511
before excavating.**



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