

VILLAGE OF FRANKFORT

PERMIT GUIDELINES FOR DECK INSTALLATION

1. Submit a building permit application.
2. Submit a plat of survey identifying the location of the proposed deck
 - Identify side yard set backs
 - Identify rear yard setbacks
3. Various subdivisions require Homeowners Association approval – submit approval letter if applicable.
4. All contractors are required to be registered in the Village of Frankfort.
5. Provide a detailed sketch of the proposed deck. The plans should clearly identify the following areas:
 - a) Provide information on the concrete piers, depth and diameter.
 - b) Provide information on the post size and connection to the concrete pier.
 - c) Provide information on sway bracing for elevated decks over 4 foot.
 - d) Provide information on the size, spans and spacing of the floor joists. Also include the species of lumber. Elevated deck/balconies must be designed at 60-pound live load and decks 4 foot or lower, 40-pound live load.
 - e) Provide information on the size, span and spacing of the beams. Also, indicate the species of lumber.
 - f) Provide a detailed diagram of the ledger board connection to the dwelling. If attaching to masonry the bolts must pass through into the rimmer board for a positive connection. Additionally, provide information on joist hanger where applicable.

- g) Provide information on the guard rail system for decks elevated over 30 inches from finished grade. The guard must be capable of withstanding 200-pound load directly applied to the rail. Additionally, provide information on the spacing of spindles. Code does not allow for a sphere 4 inches or greater to pass through guards and horizontal guards that may create a ladder effect.
- h) Provide detailed information on the stairs. The riser height shall not exceed 7 ³/₄ and the tread shall not less than 10 inch nosing to nosing. A guardrail system must also be provided for on elevated decks. Additionally, a separate and continuous handrail must be installed at least on one side for residential decks. See attachment on handrail detail.
- i) If you plan to construct a P V C deck, provide complete details from the manufacturer for installation requirements.
- j) A complete submittal will help expedite our plan review process. If you should have any questions, please contact the Building Department 815-469-2177.