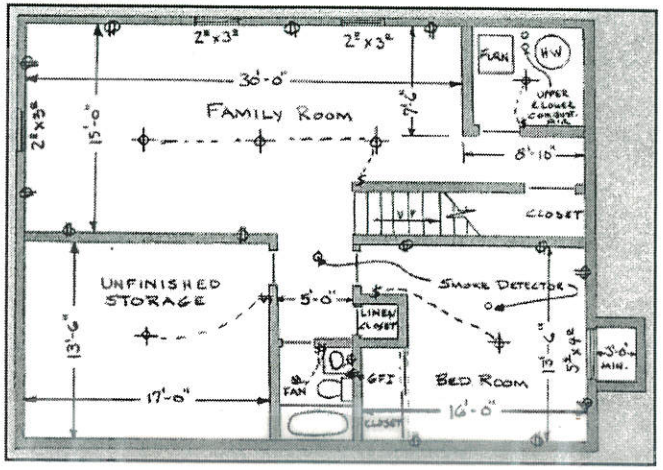
Sample Floor Plan



The Building Inspector's office is located on the second floor in the rear of the Mt. Horeb Municipal Building at 138 E Main St.

The office hours vary. For questions regarding building inspections or to schedule appointments contact:

General Engineering Company
David Geraths, Building Inspector
Cell Phone: 608-697-7776
Office: 608-437-6884 ext 116

http://www.mounthorebwi.info

Municipal Code:
https://library.municode.com/index.aspx?clientId=12560

Basement

(Finishing, Remodeling)

Residential Permit Information

VILLAGE OF MOUNT HOREB

Building and Zoning Department

138 East Main Street
Mount Horeb, WI 53572
Phone: 608-437-6884

Basements can be finished or remodeled to include a family room, office, bedrooms, bathroom and other types of rooms.

General Construction:

- One smoke detector required per floor.
- Minimum R-11 insulation in living spaces above grade; Minimum R-5 below grade insulation.
- Finished rooms require outlet spacing as per NEC; any unfinished space requires minimum of one GFCI protected outlet.

Basement Bedrooms

- Basements including spaces used for sleeping must have two means of egress. One may be a stairway leading to the floor above which has a ground level exit; the second may be either a ground level exit from the basement floor OR a code-complying exit window in each room used for sleeping. An exit window to qualify must 1) be in the room it serves 2) have a clear opening of 20" x 24" when the window is opened and 3) may not have a sill more than 46" from the floor or 60" from the floor when a permanent 9" step is installed beneath the window no more than 24" high. Egress windows require code complying areaway - see COMM 21.04.

- Bedrooms must be provided with a minimum of 8% natural light. Natural light is determined by measuring the clear glass size of all windows; excluding window frames. The aggregate square footage must be a least 8% of the total floor area of the room (excluding closets).

- Smoke detectors are required inside and outside of each bedroom. The smoke detector outside the bedroom must be "in the vicinity "of the bedroom door, generally no more than 6 ft away. All smoke detectors must be hard wired w/ battery backup and interconnected.

Basement Bathrooms

- All bathroom outlets must be GFCI protected. Minimum one outlet required adjacent each lavatory.

- Bath fan required for all bathrooms and must exhaust outside building envelope.

Inspections

The Homeowner is responsible for seeing that the Building Inspector is notified of all inspections.

- Rough Framing Inspection
- Rough Electrical, HVAC and/or insulation (if required)
- Rough plumbing (if required)
- Final Inspection

All rough inspections must be completed prior to any interior finishing.

Permit Fee

$5.00 & $30.00 Per Inspection - $95.00 min.

$30 for each additional inspection and re-inspection of violations

Checks should be made payable to the Village of Mt. Horeb

Submit:

- Completed Building Permit Application
- Two sets of Floor Plans.
  - ❑ Show existing and proposed construction
  - ❑ Label all rooms
  - ❑ Show exits, smoke detectors, outlet spacing, lighting and switches
  - ❑ Show all windows and list glass size and window manufacturer for bedroom windows.

Submit application and plans to the Building Inspection Department at the address listed on the back.

IT IS THE HOMEOWNERS RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE STATE AND MUNICIPAL CODES.

This brochure does not necessarily include all of the regulations that may apply to your project. The property owner is responsible for compliance with all applicable legal requirements. The Village of Mt. Horeb Municipal Code is open to the public and may be viewed at the Village Administration Office or the Mt Horeb Public Library.

State of Wisconsin Building codes are available online at: http://www.commerce.state.wi.us/SB/SB-HomePage.html

DIGGERS HOTLINE

APPLICANT SHALL NOTIFY DIGGER'S HOTLINE PRIOR TO EXCAVATING (1-800-242-8511)