

**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>

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>

## Room Additions

(Includes screened/covered porches or covered decks)

### *Residential Permit Information*

**VILLAGE**

**OF**

**MOUNT HOREB**



**Building and Zoning  
Department**

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

## ***Municipal Codes for Room Additions***

- ◆ Room additions **are not allowed** in the required setback of a yard. *Covered decks and screened porches are considered room additions.*

### **Principal Standard Setbacks**

Setback is defined as the minimum distance from a particular lot line that a building or other structure may be constructed.

#### **R-1 (Single Family Residential)**

Front Yard: 30 ft.  
Rear Yard: 40 ft.  
Sides Yards: Min. 8 ft. and two side yards must add up to 20 ft.

**Corner lots:** Any yard adjacent to a street shall not be less than 30 ft.

#### **R-2 (Two Family Residential)**

Front Yard: 30 ft.  
Rear Yard: 35 ft. (Single – 40 ft.)  
Sides Yards: Min. 8 ft. and two side yards must add up to 20 ft.

*(Exc. zero lot line dwelling, side yard 0 ft.)*

- ◆ All R-1 and R-2 lots are required to have 60% greenspace; maximum impervious surface 40%. (R2-zero lot line maximum impervious surface is 65%)

Lot Area \_\_\_\_\_sq.ft.

Lot Coverage \_\_\_\_\_sq.ft.

(house, decks, driveways, garage, sheds)

Percent of lot coverage: \_\_\_\_\_

### ◆ ***General Construction:***

All construction must be designed to support required loads. Required depth to bottom of footing is 42" if attached to primary structure.

Minimum R-11 insulation in living spaces above grade; R-5 below grade.

Finished rooms require outlet spacing as per code. All bathroom outlets must be GFCI protected. Minimum one outlet required adjacent each sink.

Covered decks and porches require handrails if over 24" from grade or more than 3 risers.

Minimum height for guardrails is 36" with a maximum 4" clear opening between rails.

#### Stairs

Minimum tread width is 9"

Maximum riser height is 8" with a maximum 4" clear opening in all directions

Minimum landing width is 36"

Handrail height is 30" to 38" and must be graspable

### **The Homeowner is responsible for scheduling all required inspections.**

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

All rough inspections are required prior to any interior finishing.

### **Permit Fees:**

The permit cost is 24¢ per sq ft or minimum \$150.00 (\$30 for additional inspections if required)

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

### **To Be Submitted:**

- ◆ Completed Building Permit Application
- ◆ Two sets of building plans including:
  - Floor plan and room layout
  - Room sizes and labels
  - Exits and stairs
  - Window and door sizes
  - Wall section for new walls
- ◆ Detailed site plan including:
  - Location of all buildings and distance to any property lines
  - Square footage of lot and all buildings, walks, stoops, porches, decks.
  - Erosion prevention as required – location of erosion fence, matting, tubes, or other erosion devices.
- ◆ Completed Energy Worksheet (heat loss calculations)

*Submit all to the Building Inspection Dept. at the address listed on the back.*

**DIGGERS  HOTLINE**

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