Building a One or Two-Family Home in Wisconsin

- ☐ If applicable, you will need to obtain a **sanitary permit**, a **driveway permit**, and a **zoning permit** as required by your local municipality or county before a building permit can be issued; a copy of these permits will need to be submitted to the building inspector **prior** to a building permit being issued.

- ☐ Complete the latest version (R.6/10) of the **Wisconsin Uniform Building Permit Application** and return to the building inspector. SBD5823 Application

- ☐ Submit an **Erosion Control Plan** showing the locations of erosion control measures to be taken for sediment control, the location of the tracking pad for driveway access, and the locations of temporary soil storage piles. A copy of the Site Plan with the additional erosion control information may be used for the Erosion Control Plan.

- ☐ Submit your **Energy Calculations** to the building inspector; you may use the latest version (4.4.3) of the **RES Check Software** to calculate this number. This software can be downloaded for free at www.energycodes.gov. If you are uncertain how to obtain this calculation, please refer to your HVAC contractor.

- ☐ Submit your **Wall Bracing Worksheet** Wall Bracing Compliance Worksheet 2015

- ☐ **Plan Submittal (Two Sets)**
  At least **two** sets of plans for all one and two-family dwellings need to be submitted to the building inspector for examination and approval at the time the **Wisconsin Uniform Building Permit** application is submitted; **one set should be reduced to no larger than 11" 17" in size.** The required building plans must be legible and drawn to scale or dimensioned and must include **ALL** of the following:

  Site Plan must show all of the following:

  - ☐ The location of the dwelling and other buildings, wells, surface waters and dispersal systems on the site with respect to property lines and surface waters adjacent to the site.
  - ☐ The areas of land-disturbing construction activity and the location of all erosion and sediment control measures to be employed in order to comply with SPS 321.125.
  - ☐ The pre-construction ground surface slope and direction of runoff flow within the proposed areas of land disturbance.

  Floor Plan must be provided for each floor and must show all of the following:

  - ☐ The size and location of all rooms, doors, windows, structural features, exit passageways and stairs.
  - ☐ The use of each room.
  - ☐ The location of plumbing fixtures, chimneys, heating and cooling appliances and a heating distribution layout.
  - ☐ The location and construction details of the braced wall lines.

  Elevations must show all of the following:

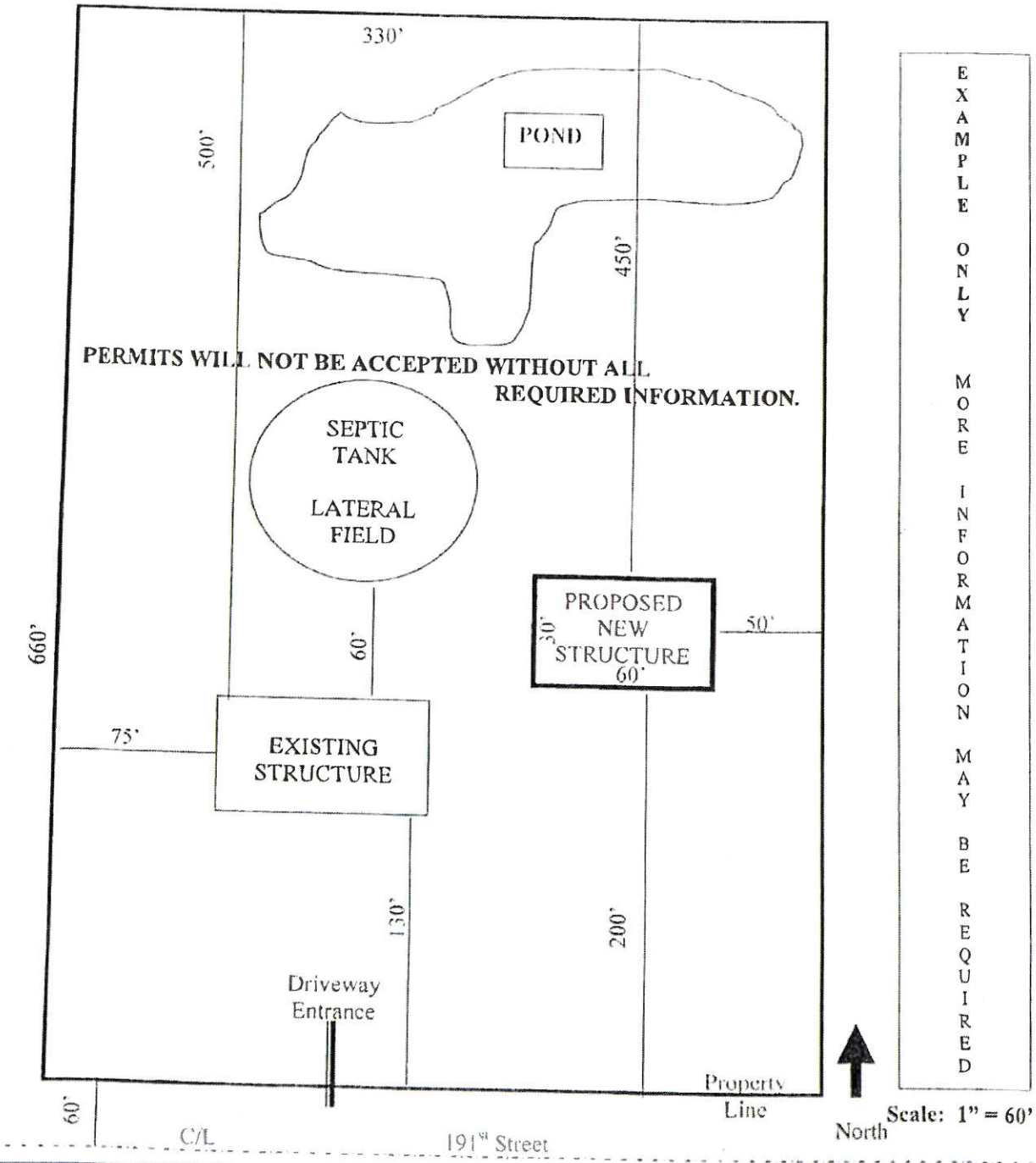
  - ☐ The exterior appearance of the building, including the type of exterior materials.
  - ☐ The location, size and configuration of doors, windows, roof, chimneys, exterior grade, footings and foundation walls.

  Storm Water Management Plan:

  - ☐ Must be prepared for a site where one acre or more of land will be disturbed.
  - ☐ Must delineate and describe the post-construction storm water management practices to be employed to comply with SPS 321.126.

All above Listed Materials MUST be Submitted PRIOR to the Issuance of a Building Permit

(R3/2015)



EXAMPLE SITE PLAN

NOTE ALL MEASUREMENTS IDENTIFIED ON THIS EXAMPLE SHOULD APPEAR ON THE SUBMITTED SITE PLAN. *THE SUBMITTED SITE PLAN MUST BE DRAWN TO SCALE.*

ALL MEASUREMENTS MUST BE TO SCALE

Please indicate:
- The location of all existing and proposed buildings/structures. ☐
- The distance from each structure to nearest property line. ☐
- The distance from centerline of adjacent street to property lines. ☐
- The scale used to draw the Site Plan. ☐