

## 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 of the **Wisconsin Uniform Building Permit Application** and return to the building inspector. **SBD5823 Application**  
<https://dps.wi.gov/Documents/Programs/UDC/SBD5823.docx>
- 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](http://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.

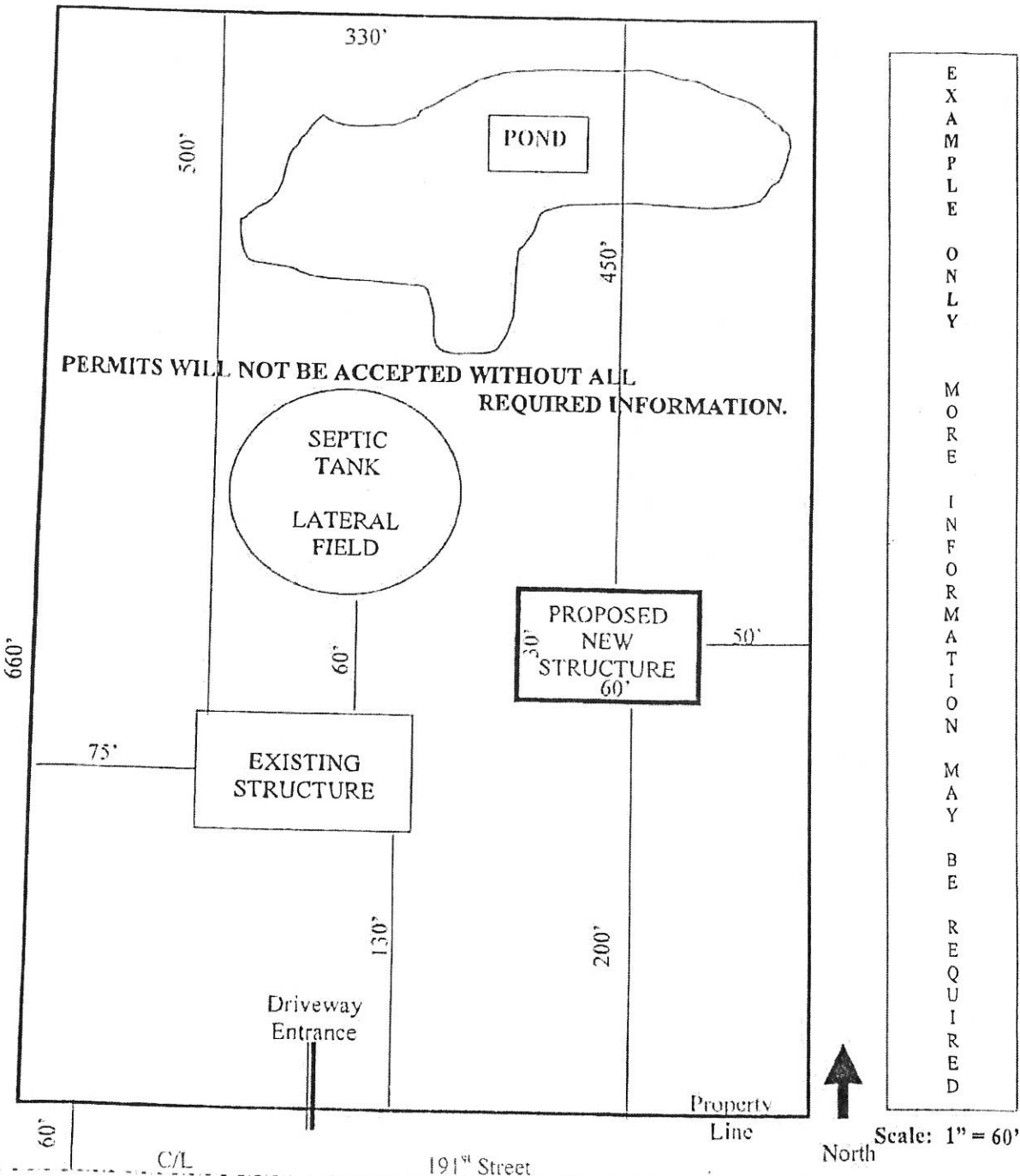
**Elevations** must show all of the following:

- 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**



EXAMPLE ONLY MORE INFORMATION MAY BE REQUIRED

### 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.