



REQUIRED INSPECTIONS

Inspections are required at various stages of construction. The following types of inspections may be required, depending on the project:

Footing Inspection	For all new foundation work. Formed, before any is concrete poured.
Foundation Foam Inspection	After foam sheeting is applied to the foundation wall and before backfill.
Rough Construction	When framed construction work is done and before it is covered.
Rough Plumbing	After plumbing is done and before work is covered.
Rough HVAC	After system is installed and before work is covered.
Rough Electrical	After electrical is done and before work is covered.
Insulation	After all insulating is done and before work is covered.
Final Inspection	After all work is completed and ready to occupy.

WHICH CODES APPLY?

The COJ Building Ordinance Chapter 10, COJ Zoning Ordinance Chapter 42 and the State of Wisconsin UDC Code applies to all new homes, additions and alterations to residential buildings, decks and detached structures.

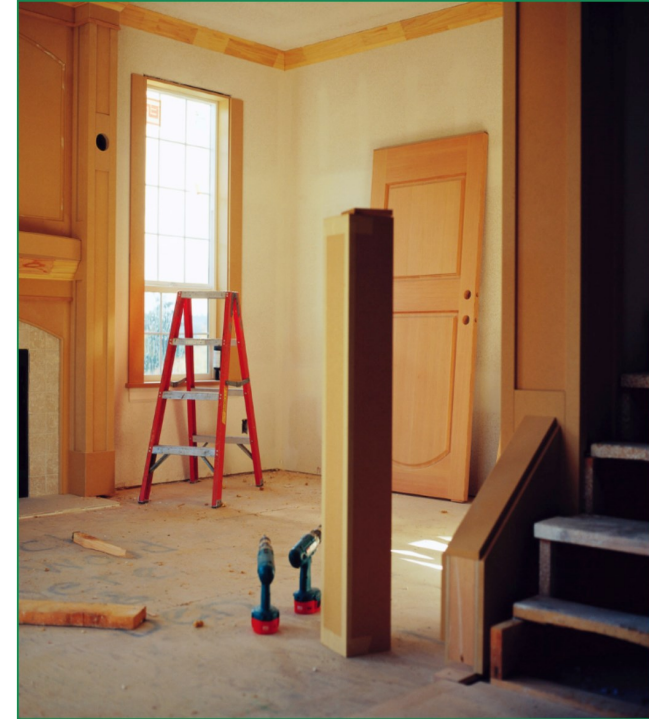
PLEASE REMEMBER ...

The Building Division is ready and available to help you achieve a safe and code-complaint building/home improvement. We are happy to answer your questions and urge you to obtain permits and have your work inspected. You will not only be complying with the law, you will be protecting your family.

Please feel free to call our office at (608)755-3060.

HOME

IMPROVEMENTS



The purpose of this brochure is to answer questions you may have when planning a home building project.



JANESVILLE

Building Division, Department of Public Works

ZONING FACTORS

Zoning regulates land use. A few important zoning factors include:

Home Occupation – Some home occupations are permitted where the property is zoned for residential use. Generally, the Home Occupation must not negatively impact the neighborhood. For a list of permitted and prohibited home occupations, please consult the Zoning Ordinance Chapter 42 or call 608-755-3060.

Setbacks – When adding on or building new, certain distances must be maintained from the building to the property lines.

Various setbacks exist, depending on type of zoning, building, location, lot location, etc. It is best to check with Building Division for these required distances.

Utility Easements – Shown on subdivision plats, survey or city maps as U.E. It is the responsibility of the applicant to verify the existence of easements and properly label them on the site plan. Structures are prohibited from being constructed within easements. The City of Janesville is not responsible to determine easement locations OR for errors/misrepresentations made by the Applicant. Easements must be maintained for access to overhead or underground utilities.

SMOKE & CARBON MONOXIDE DETECTORS

Each floor level of a dwelling unit is required by State law to have operating smoke and carbon monoxide detectors. Other rules apply with regard to location and how units are installed (ex: battery operated vs. hard wire connection). It is the responsibility of the property owner to meet the regulation requirements.

DRIVEWAYS

City Ordinance requires that all driveway surfaces must be a dustless, all-weather hard surface such as concrete or paving.

BUILDING PERMITS

A building permit is required for all new buildings, additions and alterations to existing buildings.

- New-** Homes, Detached garages/sheds over 80 square feet (8' x 10')
- Additions-** To home or garage. For example: screened porches, decks or attached garages.
- Alterations-** Remodeling existing home or garage. For example: a basement recreation room, kitchen or bathroom remodeling.

Fences, Pools, Hot tubs—also require a permit.

A permit is required for reroofing and siding replacement ONLY when the structural members of the roof or walls will be altered. Note that only 2 layers of roofing materials are permitted on a house pursuant to State code and a second layer is not allowed overtop wood shakes, slate, clay or cement tile. Ice dam protection is required where roof slope pitches are 4:12 or less.

If you live in the Courthouse Hill Historic District, a permit and Historic Commission review is required for any change that affects the outside appearance of the property. Such changes include reroofing, siding replacement, demolitions, new construction, additions, garages, dormers, porches, siding, window replacement, fences, etc.

OTHER PERMITS NEEDED

Electrical - permits are required when installing new wiring or renovating existing wiring.

Plumbing - permits are required for any kind of plumbing work except minor repairs or fixture replacement.

Heating - permits are required when installing new, replacing existing or adding heating and air conditioning equipment.

WHO MAY OBTAIN PERMITS?

Homeowners may obtain **building** permits if he/she occupies the home.

Homeowners may obtain **electrical** permits for a single-family residence which he/she occupies.

Homeowners may obtain **plumbing** permits for a single-family residence which he/she occupies.

Homeowners may obtain **heating** permits for any heating or air conditioning replacement or additional heating and cooling equipment in a single-family residence which he/she occupies.

If the homeowner has hired a licensed contractor to install the electrical, plumbing or heating, the licensed contractor shall obtain the required permit.