

# CODE REQUIREMENTS

## RESIDENTIAL DETACHED GARAGES AND ACCESSORY BUILDINGS

**When do I need a Permit?** A permit is required for all new detached buildings exceeding 80 square feet in area. A permit is also required to construct an addition onto an existing detached garage or accessory building.

**What does a permit cost?**

- \$61.00 (81-120 square feet in area)
- \$112.00 (121-750 square feet in area)

**How many detached structures may I have on my property?** One garage (121sq.ft. to 750 sq.ft.) and one accessory building (120 sq.ft. or less).

**What is the maximum size I can build?** A detached garage may be up to 750 square feet; An accessory building may be up to 120 square feet. Measurements are taken along the outside walls. Roof overhangs larger than 2 feet in depth are applied to the maximum allowable building area.

**What is the maximum building height allowed?** Detached garages and accessory buildings cannot exceed 1 story in height or 14 feet to the roof peak.

**Is it ok to build a garage on my vacant lot?** Detached garages and accessory buildings are not permitted on a vacant lot. A house must first be constructed.

**Is it ok to install a gravel driveway?** Since 11/13/2000, City Ordinance requires that all driveway surfaces must be a dustless, all-weather hard surface such as concrete or paving.

**My shed has a wood floor; is that ok?** Any detached building larger than 120 sq. ft. in area must be placed on a monolithic concrete floor with a thickened perimeter edge of no less than 8" deep x 12" wide. Roofing materials shall match the house. Accessory buildings 120 sq. ft. or less in area may be placed on a wooden floor treated for ground contact.

Detached garages must meet WI bracing requirements and an extended "continuous" header may be required above the overhead garage door.

Local zoning requires that the exterior materials used on a detached garage shall be compatible with the house.

Sewer/water lines are not permitted in a detached building. Wood burners are generally prohibited.

**Minimum Setbacks; Interior Lots:** Detached structures must be:

- At least 2 feet measured from the side and rear property lines to the drip edge of the building.
- At least 5 feet from the house or an attached deck or from another building on the property. \*\*When a detached building is placed less than 10 feet from the house, firewall requirements must be met.

**Corner Lots:** Setback requirements vary. Please contact Building Division.

**All Lots:** Homeowners are responsible for checking with the utility companies concerning locations of electrical wires (overhead/underground) and required distances from buildings. **No buildings may be constructed within a utility easement or overtop any underground electric line.**

## RESIDENTIAL ATTACHED GARAGES

**When do I need a permit?** A permit is required for any building addition. The permit cost is based on the square footage of the project. The minimum permit fee is \$100.00

**What is the maximum garage area I can build?**

The square footage of an attached garage cannot be larger than the "living area" of the home (this excludes porches, decks, breezeways, garages and basements). An attached garage is one which is permanently attached to or closer than 5 feet from a principal building.

**Is it ok to build an attached garage on a floating slab?** Attached garages are required by code to have a 4 foot deep foundation frost wall which is tied into the existing foundation of the house.

**Am I allowed to have an attached garage and detached buildings?** The code allows one attached garage, one detached garage and one accessory blg.

**Minimum Setbacks, Interior Lots:** Attached garages must be:

- At least 8 feet measured from the side property lines to the building wall.
- At least 25 feet measured from the front and rear property lines to the building wall.

**Corner Lots:** Setback requirements vary. Please contact Building Division.

Wood burners are generally prohibited in garages.

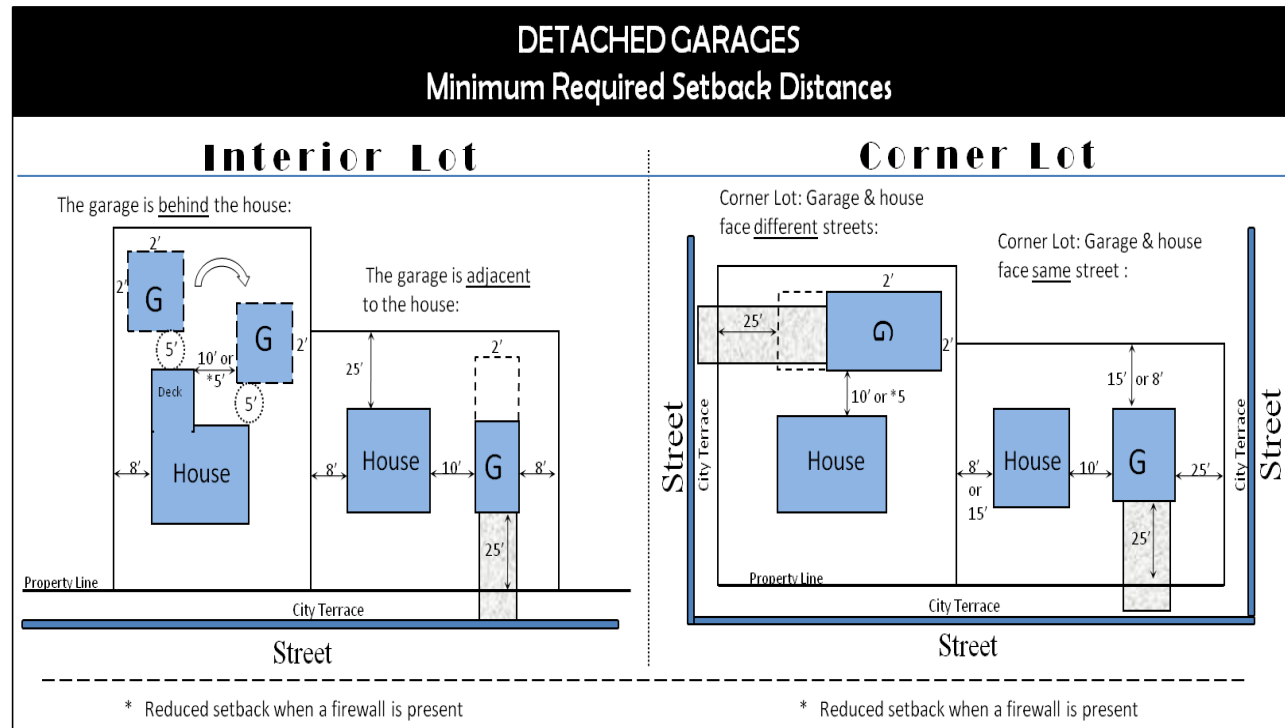
## OTHER PERMITS & INSPECTIONS

Other types of permits/inspections may be necessary when planning construction of your garage.

Electrical permit and inspection are required for the installation of any electrical wiring within a garage.

A Curb opening permit is required when widening an existing curb opening or providing a new one for your driveway.

**REMINDER:** Failure to obtain a permit prior to commencement of work will result in a fee of \$100.00 plus the permit amount or double the permit fee, whichever is greater.



**Don't forget to call:**  
**Diggers Hotline**  
**1-800-242-8511**  
**or**  
**www.diggershotline.com**

# PERMIT PROCEDURES

In order to obtain a building permit for your garage, the following information needs to be provided:

1. A plot plan showing: lot dimensions, streets, easements, all existing structures (including the house, decks, sheds, garages, gazebos or other) and the proposed new garage or accessory building. Setback distances between the proposed garage/accessory building to the property lines and other structures must also be shown. Please note that existing overhead and underground utility lines may affect the location of your proposed building.
2. It is the responsibility of the applicant to verify the existence of easements and properly label them on the plot 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.
3. A building permit application completed and signed by the owner or contractor, along with the appropriate permit fee.
4. For garages: building plans, including elevations and a side wall section showing the construction method.
5. Any additional permits as needed (i.e. electrical, curb cut widening).

# INSPECTIONS: Call 608-755-3060

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

- Footing Inspection..... Before any concrete is poured.
- Rough Construction..... When framed construction work is done and before it is covered.
- Rough Electrical..... After electrical wiring is done and before it is covered.
- Final Inspection..... After all work is completed and ready to occupy.

## Please Remember

*We will be happy to answer any questions you may have. Please feel free to give our office a call at 608-755-3060. We urge you to obtain a permit and have your work inspected for compliance. You will not only be complying with the law, you will be protecting your family.*

# RESIDENTIAL GARAGES AND ACCESSORY BUILDINGS

## CODE REQUIREMENTS



City of Janesville  
 Building Division  
 18 N. Jackson Street  
 P.O. Box 5005  
 Janesville, WI 53547-5005  
 608-755-3060

ruschl@janesvillewi.gov  
 millerv@janesvillewi.gov

Revised January 19, 2023 LR

**HELPING YOU ACHIEVE  
 A SAFE AND PROPER  
 BUILDING PROJECT!**



**JANESVILLE**  
 Building Division