

Building Inspection FAQ

Below are some of the commonly asked questions when building or remodeling. Since there are many variables, these answers may not cover every detail or aspect of a job, so please contact Brian Duvalle at 524-6404 if you need additional information.

Do I need a permit?

Permits are required for, but not limited to: new and some replacement of electrical/plumbing/HVAC, new walls/structures/additions (including non-structural walls), new or replacement furnaces/central AC & water heaters, structural changes, new or replacement windows/roofs/siding, fences, garages, sheds, new kitchen cabinets, decks, porches, ramps, swimming pools, insulation, changes of use, and building demolition & relocation.

How much is a permit?

Permit fees can be found at www.reedsburgwi.gov (City Ordinance Chapter 32) and are subject to change.

What is required to be submitted with the application?

In general, a site plan and building plan(s) are required for new structures and additions. New houses require two sets of building plans plus an energy sheet, wall bracing plan, and erosion plan.

What inspections are required?

The number of inspections varies by the work being done. Most new structures need five inspections: footings, foundation, rough, insulation, and final. Some only require one, such as a new shed or re-roofing. Electric, plumbing, and HVAC will usually require at least one or two inspections. Inspections must be scheduled with the Building Inspector.

Who can apply for a permit and do the work?

Homeowners who do work on their own house can apply for a permit and do the work themselves (not including HVAC – requires State-licensed contractor) if it is their primary residence that they currently occupy and not will occupy in the future. Electrical and plumbing can be done by homeowners on their primary residences, or must use a State-licensed contractor in that field. If a homeowner has a contractor apply for a permit, the contractor must be licensed in that field per State regulations.

In order for a house to be occupied, the State Plumbing code requires a safe and potable water supply with a functioning water closet, bathroom sink, kitchen sink, and tub or shower.

How many smoke detectors and carbon monoxide (CO) detectors are required?

Smoke detectors are required in each bedroom and within 21' of a bedroom or sleeping area. On floors with no bedrooms, one is required per floor including basement. CO detectors are required within 21' of a bedroom or sleeping area. On floors with no bedrooms, one is required per floor including basement.

These detectors are required for all houses regardless of when it was built. For newly built houses, the detectors shall be hard-wire connected w/ battery back-up.

What types of electrical receptacles are required?

Generally for new circuits, Arc-Fault Circuit Interrupters (AFCI) are required in living areas: bedrooms, living rooms, dining rooms, hallways, rec rooms, etc. Ground-Fault Circuit Interrupters (GFCI) are required in most other areas: kitchens, bathrooms, basements, garages, exterior areas, etc.