

HOMEOWNER PROJECTS CODE REQUIREMENTS

ELECTRICAL

- Outlet box locations:
 - 6-foot, 12-foot rule, on walls 2-feet or greater in length in habitable rooms. No more than 6 ft between outlets.
 - ARC fault requirements – all branch circuits, except bathroom, kitchen, laundry and exterior. NEC 210.12(B)
 - GFCI requirements
 - Caulk penetrations in exterior wall outlet boxes (lighting and receptacles)
- Lights – fan rated boxes
- Secure wire within 12-inches of any box and minimum of every 4-feet
- Smoke detector and carbon monoxide detector hard wired to electric and interconnected.
- Maintain clearance in front of electric service panel: 30" wide, 36" out from panel face.

PLUMBING

- Toilet clearance:
 - 15-inches from center to finished wall or cabinet
 - 24-inches minimum clearance from front edge of stool
- Vent requirements for waste lines.

HVAC

- Provide a supply and return duct for each habitable room.
- Exhaust fans required for the bathroom and terminated at the home exterior.
- No electrical boxes allowed in the return air duct. Electrical wires can only run perpendicular through the return air duct cavity.
- No plumbing allowed in the return air duct.
- Caulk all penetrations in the return air duct, spray foam not allowed.
- Furnace/boiler clearance.

CONSTRUCTION

- Doors – minimum 32-inch wide doors required for:
 - ½ of the bedrooms
 - 1 full bath
 - All common area doors (utility room, storage room, office, etc.)
- Egress windows – basement and 2nd floor bedrooms:
 - 46-inches maximum allowed height from finished floor to the lowest point of clear window opening.
 - Minimum clear opening of 24-inches by 20-inches.
- 8% glass area of the floor area for all habitable rooms, including basement bedrooms.
- Draft stop/fire stop – vertical/horizontal connections between walls and floors, soffit, fireplace chase, top and bottom plates of walls.
- Floor joists – notching & boring.

NOT ALL INCLUSIVE – for more details check the WI State Admin Codes SPS 320-325.

FOR MORE INFORMATION

Contact Inspections staff at City Hall
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