HOMEOWNER PROJECTS CODE REQUIREMENTS

ELECTRICAL
• Outlet box locations:
  o 6-foot, 12-foot rule, on walls 2-feet or greater in length in habitable rooms. No more than 6 ft between outlets.
  o ARC fault requirements – all branch circuits, except bathroom, kitchen, laundry and exterior. NEC 210.12(B)
  o GFCI requirements
    o 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 & Carbon Monoxide Detector requirement.
• Maintain clearance in front of electric service panel: 30” wide, 36” out from panel face.

PLUMBING
• Toilet clearance:
  o 15-inches from center to finished wall or cabinet
  o 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:
  o ½ of the bedrooms
  o 1 full bath
  o All common area doors (utility room, storage room, office, etc.)
• Egress windows – basement and 2nd floor bedrooms:
  o 46-inches maximum allowed height from finished floor to the lowest point of clear window opening.
  o 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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