



GARAGE/ACCESSORY

CITY OF RHINELANDER

BUILDING PERMIT APPLICATION CHECKLIST

__ Plans – 1 set of complete plans

- Foundation plans Floor plans (including door and window sizes and header information)
- Cross Section –showing all materials used Elevations Tall Wall and Wall bracing marked
- Header size and span

__ Site Plan/Survey – must show accurate property lines; all structures, decks, sheds, ingress & egress, etc., clearly noted. All items must comply with City of Rhinelanders zoning regulations.

__ Permit Applications that pertain to project:

- Building Electrical Plumbing Heating Fence Occupancy ROW
- Street Opening Move Raze Early Start Sign Demolition

__ List of all subcontractors: Names, Addresses, Phone and Fax Numbers, and required State Certification Numbers.

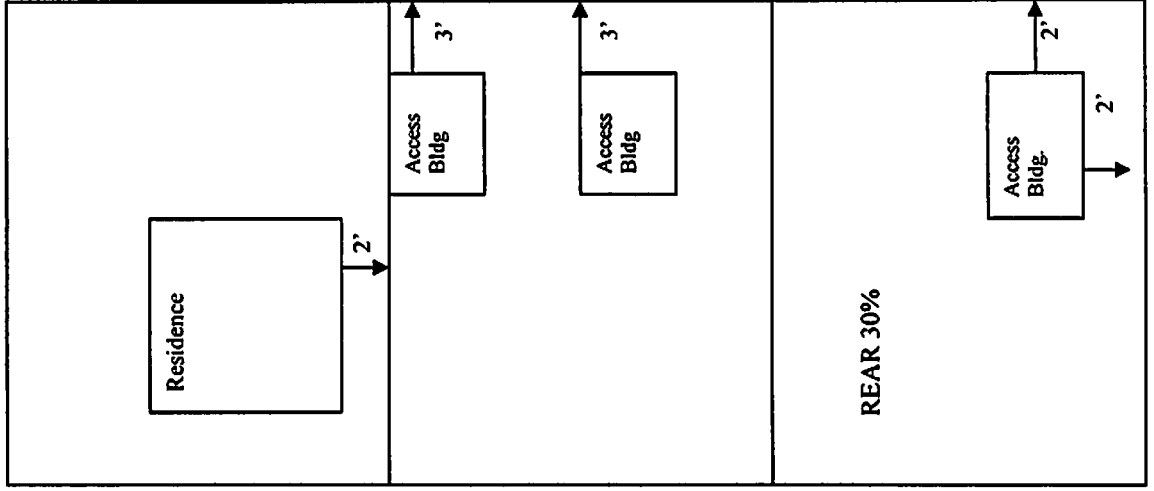
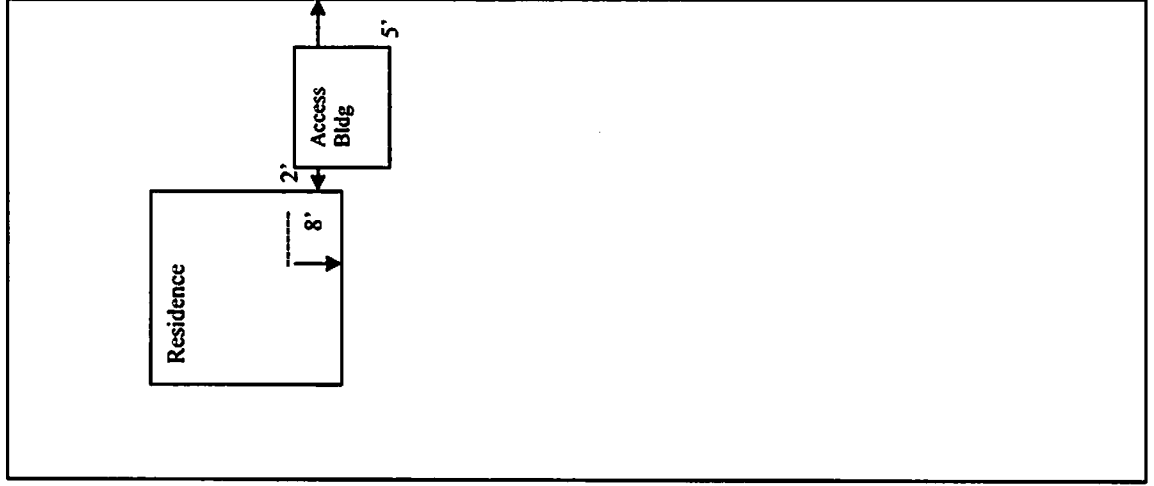
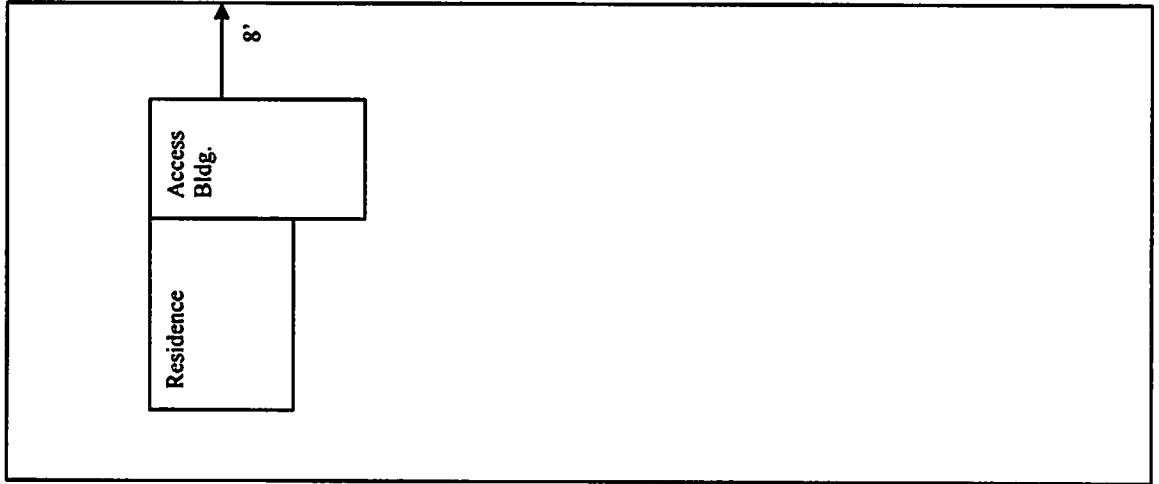
- Builder/General Contractor Excavator Mason Landscaper HVAC Contractor
- Electrician Plumbing Firm Demolition Contractor Mover

__ ALL Permits MUST be filled out in their entirety; they will be returned for completion, which will delay your project.

__ Signature on Cautionary Statement.

__ Signature of Applicant.

STREET



CITY OF RHINELANDER
General Building Permit Application



This is an application ONLY and is NOT an authorization to start construction. This application will be reviewed by the Building Inspector, and if approved, a building permit will be issued. Applicant must clearly identify work that is proposed; to include complete set of plans showing work, site plan, building elevations, framing details, and accurate setback information. Drawings are to become the property of the City of Rhineland.

Site Address: _____ Parcel # _____

Single Family Two-Family Rental Multi-Family # _____ Commercial Industrial Other: _____

Owner Information: Email: _____

Name: _____ Phone: _____

Address: _____

Contractor Information: Owner is General Contractor

Dwelling Contractor: Name: _____ Phone: _____

Address: _____

Email: _____ Dwelling Contractor # _____ Exp: _____

Dwelling Qualifier: Name: _____ Phone: _____

****The Dwelling Contractor Qualifier shall be an owner, CEO, COB or employee of the Dwelling Contractor****

Email: _____ Dwelling Qualifier # _____ Exp: _____

Project Information:

Reroof (with tear off) Reroof (over 1 layer) Reside (with tear off) Reside (over existing)

Windows Accessory Bldg. Deck Ramp Other _____ Est. Project Value \$ _____

Description of Work – Include Dimensions, material types, etc. (provide additional pages if needed)

I certify that the information provided on this form is complete and accurate and agree to comply with all applicable codes and ordinances of the City of Rhineland and State of Wisconsin and any conditions attached hereto. It is further agreed that we hereby absolve and release the City of Rhineland, its agents, from liability, if through the owner or his agent, an error is made in determining the property lines. It is further agreed that the City of Rhineland, its agent or agents, have no responsibility as to the determination of the properties lines. Permits are required per Municipal Code 5.02.02.

I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the reverse side of this form.

Signature: _____ Date: _____

Homeowner Contractor Other _____

FAILURE TO OBTAIN A PERMIT BEFORE WORK HAS STARTED WILL RESULT IN A TRIPLE FEE PERMIT!

City of Rhineland, Inspection Department, 128 West Frederick Street, Rhineland, WI. 54501
 715-365-8606, Email: theresa@rhinelandfd.com

Cautionary Statement to Owners Obtaining Building Permits

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654 (2) (a), the following consequences might occur:

(a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

(b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and two- family dwelling code or an ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

Cautionary Statement to Contractors for Projects Involving Building Built Before 1978

If this project is in a dwelling or child-occupied facility, built before 1978, and disturbs 6 sq. ft. or more of paint per room, 20 sq. ft. or more of exterior paint, or involves windows, then the requirements of ch. DHS 163 requiring Lead-Safe Renovation Training and Certification apply. Call (608)261-6876 or go to the Wisconsin Department of Health Services' lead homepage for details of how to be in compliance

Wetlands Notice to Permit Applicants

You are responsible for complying with state and federal laws concerning the construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources wetlands identification web page or contact a Department of Natural Resources service center.

Additional Responsibilities for Owners of Projects Disturbing One or More Acre of Soil

I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and will comply with those standards.

Owner's Signature: _____ Date: _____

Contractor Credential Requirements

All contractors shall possess an appropriate contractor credential issued by the Wisconsin Division of Industry Services.

ACCESSORY BUILDING INFORMATION

GARAGE PERMIT APPLICATION

Garages, carports, sheds, and accessory buildings

*****A SITE PLAN MUST BE SUBMITTED WITH APPLICATION*****

MUNICIPAL CODE: 5.07.03 (7) ACCESSORY BUILDINGS.

(7) Accessory buildings.

(a) Time of construction. No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.

(b) Percentage of required yard occupied. No detached accessory building or buildings shall occupy more than 40 percent of the area of a required yard.

(c) Height of accessory buildings. No detached accessory building or structure shall exceed the height of the principal structure on the lot.

(d) On reversed corner lots. On a reversed corner lot in a Residence District, and within 15 feet of any adjacent property to the rear in a Residence District, no accessory building or portion thereof located in a required rear yard shall be closer to the side lot line abutting the street than a distance of 15 feet. Further, in the above instance, no such accessory buildings shall be located within five feet of any part of a rear lot line that coincides with the side lot line or portion thereof of property in any Residence District. No accessory building shall be erected in or encroach upon the required side yard of a corner lot which is adjacent to the street, nor upon the required side yard of a reversed corner lot which is adjacent to the street.

(e) Side yard exemption. It shall be permissible to build an accessory building either attached or detached from the dwelling with a five-foot side yard limit, provided that such accessory building shall not extend toward the front of the residence farther than eight feet from the rear of that portion of the residence to which the accessory building is attached or detached.

(f) Minimum separation between principal and detached buildings. There shall be a minimum separation of two feet between any detached accessory building or structure and the principal building.

(g) Side yard requirements for detached accessory building. For an accessory building located anywhere to the rear of a point commencing 24 inches to the rear of the residence to the front line of the rear 30 percent portion of a lot (as defined in Sections 5.07.08(4)(c), 5.07.09(4)(c), and 5.07.10(4)(c), a side yard of three feet shall be required. Anywhere closer to the street line, an accessory building can be constructed as indicated in Subsections 5.07.03(7)(a) through (f).

(h) Maximum size. The maximum size of an accessory building or structure shall not exceed the first floor square footage of the principal structure on the lot.

(i) Construction and appearance. All accessory buildings or structures in excess of 100 square feet shall be architecturally compatible in appearance and mode of construction with the principal structure on the lot. For structures in excess of 100 square feet that are not architecturally compatible in appearance or mode of construction, a conditional use permit may be applied for to allow the same.

MUNICIPAL CODE: 5.01.135
ONE AND TWO FAMILY GARAGE STRUCTURAL REQUIREMENTS

- (1) Bottom of footings of unattached garages shall be not less than 18" below grade, except that an unattached frame garage may be built on a 4" thick concrete slab, reinforced with wire mesh weighing not less than 40 pounds per 100 sq. ft. or equivalent reinforcing, with thickened edge of 12" minimum.
- (2) Any garage built as an integral part of a house shall have the bottoms of the footings not less than 4' below grade.
- (3) Masonry garages shall have the wall and foundation requirements the same as for a one story frame house.
- (4) Studs and rafters may be 2 x 4 placed 2' center to center maximum. Doubling of studs is not required on jamb openings less than 3'6" wide.
- (5) Sheathing and building paper may be omitted on unattached garages.
- (6) Corner posts may be two 2 x 4 or one 4 x 4.
- (7) Top plates may be single provided rafters occur over studs and plates are lapped to provide ties.
- (8) Rafter ties at eaves may be 2 x 4, maximum spacing of 6' center to center.

DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES

SPS 321.08 Fire separation and dwelling unit separation.

(1) FIRE SEPARATION. Dwelling units shall be separated from garage spaces, accessory buildings and other dwelling units in accordance with Table 21.08 and the following requirements:

TABLE 321.08

Between Dwelling And:	Distance Between Objects (1)	Fire Rated Construction (2, 5)
Detached garage or accessory building on same property	Less than 5 feet	3/4-hour wall (3) 1/3-hour door or window (3)
Another dwelling on same Property	Less than 5 feet	3/4-hour wall(4) 1/3-hour door or window(4)
Detached garage, accessory building, or other dwelling on same property	5 to 10 feet	3/4-hour wall(3) No requirement on openings
Detached garage, accessory building, or other dwelling on same property	More than 10 feet	No requirements
Property Lines	Less than 3 feet	3/4-hour wall 1/3-hour door or window
Property Lines	3 feet or more	No Requirements

(1) Distance shall be measured perpendicular from wall to wall or property line, ignoring overhangs.

(2) Fire rated construction shall protect the dwelling from an exterior fire source.

(3) Fire rated construction may be in either facing wall.

(4) Fire rated construction shall be in both facing walls.

(5) The methods for garage separation in par. (a) 1. are examples of _ hour wall construction.



Site Plan Sample

February 2018

Site Plan Requirements

When do I Need to Submit a Site Plan?

A site plan is required when exterior work is proposed on a residential or Commercial property. Typical work requiring the submittal of a site plan includes:

- Room additions, garage and carports additions
- Decks, patio enclosures, exterior covers and sheds
- Garage conversions
- Swimming pools and spas
- When installing new exterior windows/doors
- Fences, retaining walls
- Site work involving installation of underground electrical and gas lines, water and Sewer Laterals, excavation, driveway openings, etc.

Information on Site Plan

A site plan is an accurate, scaled drawing or map of a piece of property showing its size, shape and the precise location of man-made features (buildings, structures and driveways) on the property. The site plan allows the property owner, the builder and the building inspector to verify the true location of any proposed structure(s); further, the site plan allows the plan check staff to ascertain any proposed new work is located within the setback dimensions according to the adopted codes.

Plan Submittal for Construction

Quantity

One (1) site plan is typically required along with any accompanying drawings (floor plan, foundation, framing plan, etc.). (Copies for Planning Commission and Zoning Board of Appeals are designated on applications)

Size

For residential use – the site plan HAS to be legible with a minimum 8 ½" x 11"; Commercial use may be larger, but no larger than 24" x 36", drawn to scale, fully dimensioned, clear and legible. When the proposed work

only involves lateral work, 8 ½" x 11" site plans are required.

Check List

The checklist below is a guide to assist homeowners and designers verify the required information is included on the site plan. Please be aware that plans lacking any of these items may delay the plan check review process.

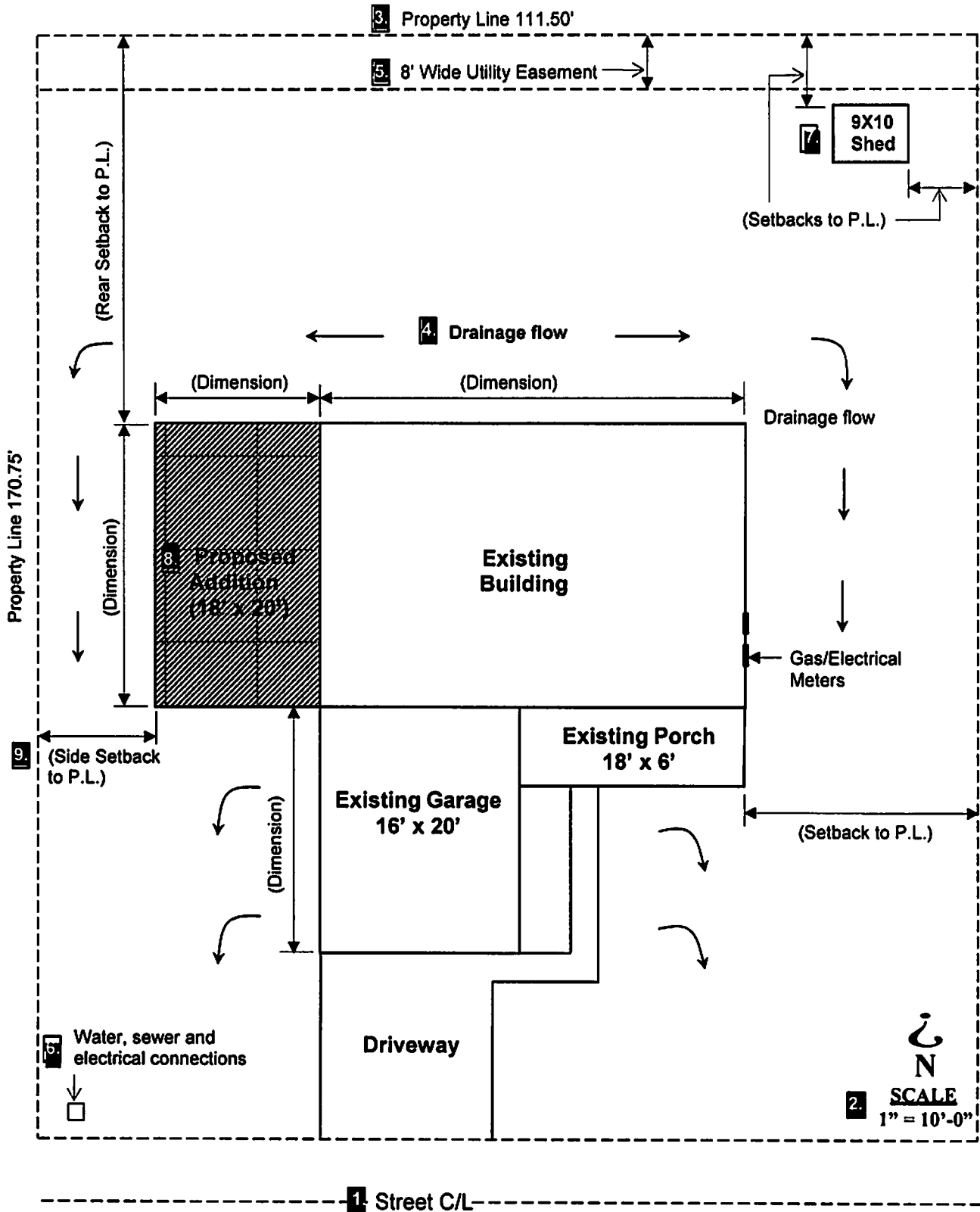
1. Street name, driveway, sidewalk, landscaping
2. Drawing scale, north arrow
3. Lot dimensions, property lines
4. Lot drainage flow arrows (call out slope 1% min. away from structure), grading, swales
5. Easements, utilities
6. On-site water system (septic or well systems, if any)
7. Label and locate existing buildings and other physical structures
8. Label and locate proposed additions, retaining walls and other physical structures
9. Setback distances to property lines, easements and distances to other structures
10. Name and signature of designer

A sample illustration is included on the next page listing a similar numbering system.

Questions?

Specific information regarding the setback requirements, zoning issues, or any other questions may be directed to the Inspection Department office located at:

Address: 128 West Frederick Street
Phone: (715) 365-8606
Hours: Monday through Friday 9 am – 2pm
Other times
by
appointment



SITE PLAN
(Sample Only)

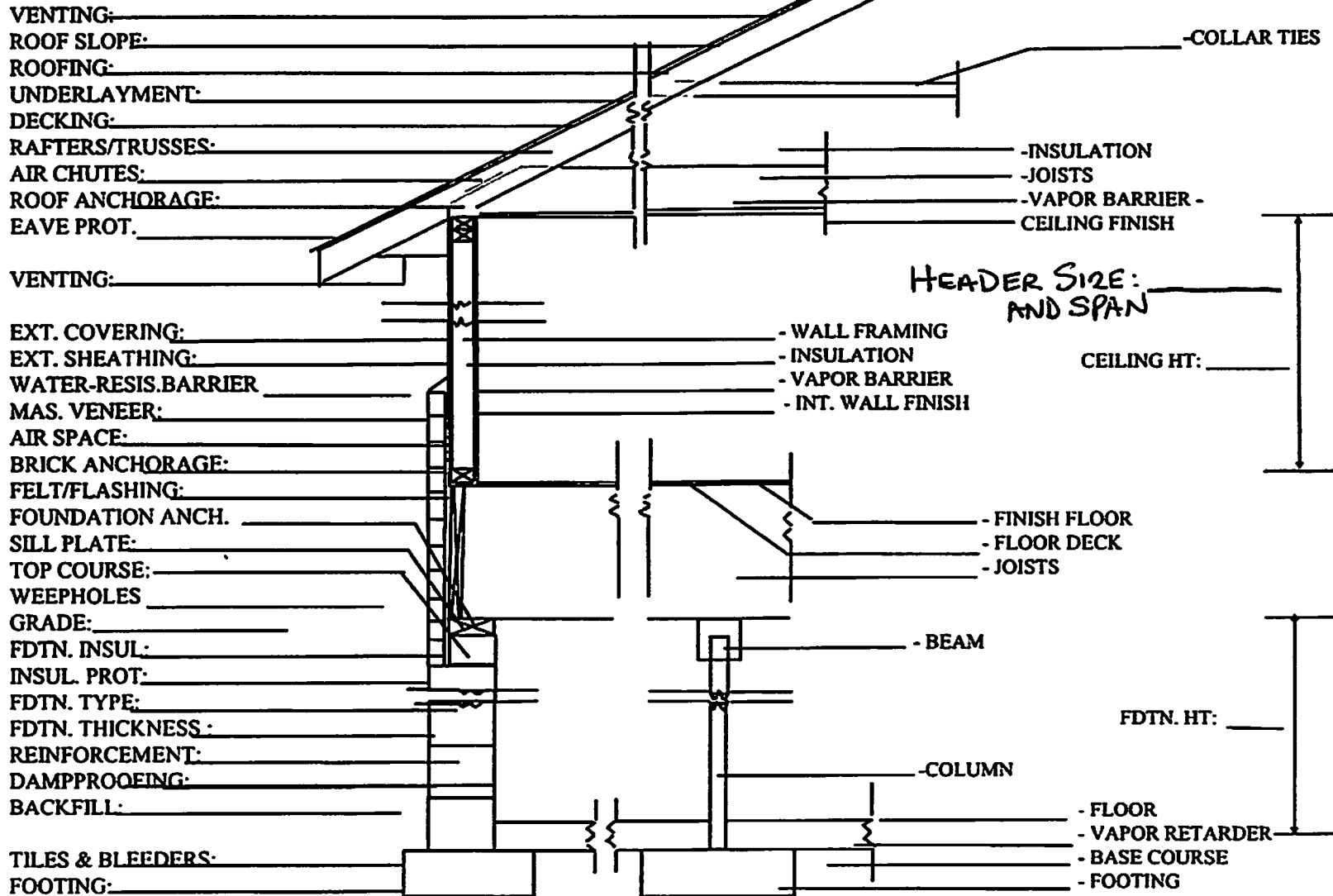
Property Owner's Name
 Property Address and Phone No.
 Parcel Number
 Scope of Work

10. Site Area and Lot Coverage

NOTE:

With proper detailing of building dimensions, material types, spans, sizes, spacing, F_b , properties, etc., and strikeouts of non-applicable details, this cross section would provide an acceptable plan drawing. With the local inspection authority's permission, this drawing may be detailed and submitted as part of a plan package for plan review. (F_b - Fiber bending stress of selected lumber. Alternatively, grade and species information may be noted.)

OWNER: _____
 PROJ. LOC: _____
 DATE: _____
 DESIGNER: _____



CITY OF RHINELANDER - SITE PLAN

Owner Name: _____

Address: _____

Graph Squares are: _____

Indicate North: _____

