



GARAGE/ACCESSORY BUILDING REQUIREMENTS

Sheds and detached garages are defined by the City of West Bend Zoning Code section 17.44. Construction of a detached garage and shed follow the same requirements of the State of Wisconsin Uniform Dwelling Code. (SPS320-325) This code is available online at: <http://dsps.wi.gov/sb/SB-DivCodesListing.html>. Note: Pre-manufactured, kits, field constructed, or any sheds 350 square feet or less will not require state licensed contractors to obtain the building permits. The homeowner is able to obtain the building permit and zoning (if greater than 100 square feet) permits.

The maximum size of a garage or accessory building for properties zoned residential is 720 square feet. If there are several out buildings on the parcel, the total may not exceed 720 square feet.

Accessory buildings may not be placed closer than 5 feet to either a side or rear lot line. Lot markers and property lot lines must be visible at the time of inspection. Buildings must be located 10 feet from any residence unless protected with a one hour fire wall but in no case closer than 5 feet. The maximum height is 18 feet.

In order to obtain your permit you must provide a plat of survey showing the proposed and existing buildings on the property in relation to each other and lot lines.

An accessory structure may not be constructed in an easement. They are not allowed in a street yard (front yard). Corner lots are considered to have two street yards.

If you have any questions please call (262) 335-5140 between 8:00am and 4:30pm Monday through Friday before proceeding.

FOUNDATIONS AND FOOTINGS:

Detached private garages may be built with a continuous floating slab of reinforced concrete not less than four (4) inches in thickness. Reinforcement shall be a minimum of 6" X 6" #10 wire mesh, or fiber mesh concrete. The slab shall be provided with a thickened edge all around (Grade Beam) 10 inches wide and 12 inches below the top of the Slab with two #4 reinforcement rods located 2" from the top and bottom of the grade beam. (See Example) Exterior wall curbs shall be provided not less than 4" above the finished ground grade adjacent to the garage. ½ inch diameter bolts embedded at least 7" into the concrete or galvanized straps to anchor the building to the slab shall be provided per COMM 21.18. These shall be located within 18" of wall corners and no more than a 72" spacing between anchors.

PREBUILT AND PLASTIC SHEDS:

All premade and plastic sheds must be anchored to the ground via either piers or ground anchor rods.

FLOOR SURFACE:

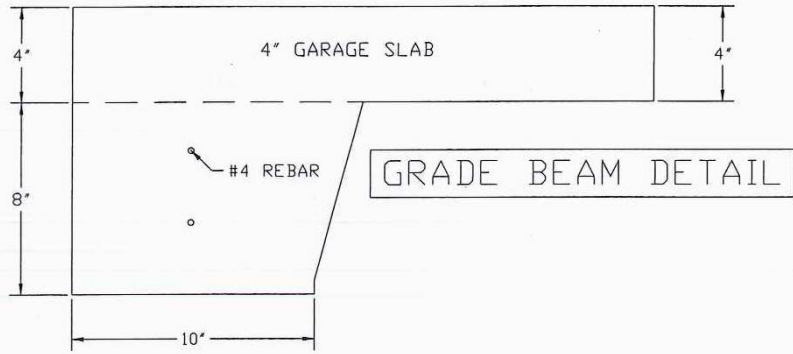
The floor in all private garages shall be of concrete construction and sloped toward the exterior garage door or opening. No openings or pits in the floor shall be permitted. Floor drains can be installed if they comply with the Plumbing code (COMM 82) Floor drains that terminate below the slab or outside of the slab to grade are prohibited.

CONSTRUCTION:

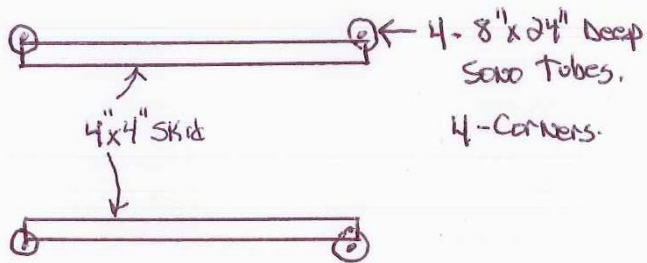
Private garages shall be constructed per methods outlined in the State of Wisconsin Uniform Dwelling Code (SPS320-325).

Submit the following to the Division of Building Inspection for Review and Processing:

- A survey showing property lines, easements and existing buildings.
- 3 sets complete plans
- Completed Permit Application.
- Fees: \$ 0.35 per sq. ft. Building Permit
\$25.00 Plan Review
\$75.00 Zoning Permit >100sq.ft.



Anchor Detail



Earth Anchor Detail.

