



CITY OF MANITOWOC

FIRE RESCUE DEPARTMENT

Division of Life Safety & Neighborhood Services
900 Quay Street, Manitowoc, WI 54220 | (920) 686-6940 | www.manitowoc.org

DETACHED ACCESSORY BUILDINGS (Garages & Sheds)

All detached accessory structures 120 square feet or larger shall require a building permit. Plans shall be submitted and reviewed by a Certified Building Inspector to ensure they conform to State of Wisconsin building codes and City of Manitowoc building and zoning codes.

Plan Review Items.

- For interior lots where the detached accessory building is setback at least 65 feet from the front street property line or in the rear one-half (1/2) of the lot, the setbacks must be at least 2 feet from the side yard & rear yard property lines. Easement and vision clearance requirements may require a greater setback. For corner lot setbacks please call 686-6940.
- Roofed structures may occupy no more than a certain percentage of the lot as indicated in the Municipal Zoning Code.
- A detached accessory structure may not be constructed on a vacant residential zoned lot.
- A detached accessory building constructed closer than 10 feet to an existing dwelling shall have fire protection as required by the Wisconsin Uniform Building Code.
- A detached accessory building may not exceed 720 square feet.
- A detached accessory building may not exceed an average height of 15 feet in some residential zones.
- All accessory structures greater than 120 square feet shall require concrete floors not less than four (4) inches in thickness and a thickened edge all around eight (8) inches wide and eight (8) inches below the top of the slab per Wisconsin Uniform Building Code Section 30.20.
- Overhead electrical service drop conductors shall maintain Code Required minimum clearances to roof surfaces. Please call 920-686-6940 if you have questions about this requirement

Submitting Plans. Please bring the following:

1) A survey or a plot plan. Drawn to scale indicating where the detached accessory building will be located & the location of all other buildings on the lot.

2) A foundation plan or written description.

Indicating the specifications for the concrete slab.

- Thickness of the slab
- Grade beam
- Slab reinforcement
- Building anchors
- Fiber mesh is not an acceptable material.
- Wire mesh shall be 6 x 6, #10.

3) A construction plan to include:

- Dimensions of the detached accessory building
- Type of construction & height of sidewalls
- Roof pitch, truss plan or size & spacing of rafters
- Material & size for header & beams
- Dimension of the overhang
- Door size (over head & service), window size.
- For purchased kits please provide copies of any information you receive.

4) The estimated value of the project. Include the value of labor even if you are the contractor.

Associated Permits. If demolition of an existing detached accessory building is required, you can include that in the building permit for the new building. If you do not intend to replace the existing building right away, you will need a separate, **Razing Permit**. If you provide electrical service & install fixtures & receptacles an **Electrical Permit** is required. A **Plumbing Permit** is required if a floor drain is installed..

Inspections.

Please call 686-6940 at least 24 hours prior to scheduling the following inspections:

- **FOOTING** – When the footing is excavated & formed, sand cushion & reinforcement is in place.
- **FRAMING** – When all framing is complete, all mechanicals installed, but before insulating or installing siding.
- **FINAL** – When all work is complete.

It's the Law! Prior to excavating Wisconsin Stats 182.0175 requires Diggers Hotline be notified at 800-242-8511.

Code Reference. This handout is intended to provide a simplified view of code provisions for this project type. For municipal code and state code provisions please visit our website at www.manitowoc.org accessing Building Inspection / Code Resources & Additional Topics



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FIRE/RESCUE

Lot Width = ?

