

City of Manitowoc Building Inspection Department

900 Quay Street – Manitowoc, WI 54220 – Phone: (920) 686-6940 – Fax: (920) 686-6949

www.manitowoc.org

ATTACHED GARAGES & ADDITIONS.

Plans shall be submitted for before a building permit can be issued. The plans will be 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.

Here are some of the items the Building Inspector looks for when reviewing plans.

- Setbacks. Attached garages and additions are subject to the same zoning setback restrictions as the principal building.
- Lot coverage. An attached garage or addition, principal building, and any detached accessory buildings may occupy no more than a certain percentage of the lot.

Submitting Plans.

Please bring the following materials:

1) A site plan / plot plan drawn to scale.

Indicating, dimension and location of the structure, dimensions and location of all other structures on the lot., lot size & adjacent public streets.

2) A floor plan. Indicating structural features - joists, beams, trusses, rafters, headers, studs, and columns, size and location of rooms, door & window sizes, smoke detector locations, and fire separation.

3) A cross sectional plan. Indicating footing/foundation wall size, tile system, exterior wall construction, roof construction & floor construction to include type of material, size & spans.

4) A foundation plan indicating specifications for the slab, crawl space, or full basement.

5) The estimated value of the project. Include the value of labor even if you are doing it yourself.

Associated Permits. Separate permits are required for electrical, plumbing, & HVAC work.

Electrical Permit. The owner may only obtain an electrical permit for a single or a two family owner occupied home. Only a licensed electrical contractor may perform work to the main electrical service.

Plumbing Permit. The owner may only obtain a plumbing permit for a single-family owner occupied home.

Sidewalk / Driveway Permit. If the project requires a new driveway approach, replacement of the existing driveway approach, or work to the city sidewalk, a **Sidewalk / Driveway Permit** is required through the City Engineering Department, 686-6910.

Inspections.

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

Footing – Footing is excavated & formed or slab is formed & sand cushion & reinforcement are in place.

Foundation – Prior to backfilling, drain tile, stone covering, waterproofing, & exterior insulation are installed if required.

Framing – All framing is complete, all mechanicals installed, but before insulating or installing siding.

Insulation – All wall insulation is in place and ceiling & wall vapor barriers are in place.

Final – All work is complete.

It's the Law! Wisconsin Statute 182.0175 requires all excavators – including homeowners and construction contractors – to notify owners and operators of buried facilities of their intent to dig at least three business days prior to beginning work. Calling Diggers Hotline is the quickest and easiest way to comply with the law.

Call Diggers Hotline at 800-242-8511 before excavating.

Code Reference. This handout is intended to provide a simplified view of code provisions for this project. For municipal code provisions please visit our website at www.manitowoc.org or for UDC code provisions please visit the Wisconsin Department of Commerce website at www.commerce.state.wi.us

