Other Required Permits

In addition to a building permit, other types of permits may be necessary when planning construction of your garage or accessory building.

Electrical - Is required when doing electrical wiring.

Curb Opening - Is required when a new curb cut is needed for a driveway to your garage. This permit is obtained from the Engineering Division.

Before doing any digging, contact Digger's Hotline at 1-800-242-8511 for location of any underground wires.

Please Remember. . .

The City of Marshfield, Building Services Division is anxious to help you achieve a safe and proper building/home improvement. We are happy to answer your questions. We urge you to obtain a permit and have your work inspected for compliance. You will not only be complying with the law, you will be protecting your family.

This brochure is intended to provide a summary of various code requirements for the City of Marshfield. This is not a complete list of code items. As always, please consult with City of Marshfield staff prior to commencing building activity.

Building Services Division

630 South Central Avenue

PO Box 727

Marshfield, WI 54449-0727

Phone: 715-387-1344

Fax: 715-384-7631

CITY OF MARSHFIELD

Quick Facts

Residential Garages and Accessory Buildings

MARSHFIELD

The City in the Center

http://ci.marshfield.wi.us

PERMIT PROCEDURES

In order to obtain a building permit for your garage or accessory building, the following information needs to be provided.

1. A site plan providing lot dimensions, location of the house and the proposed new garage or accessory buildings, as well as any other existing buildings located on the lot. This site plan must indicate setbacks of the new building from all property lines and other buildings on the lot. Any existing easements need to be included on the site plan.
2. A building permit application completed and signed by the owner or contractor, along with the appropriate permit fee. The cost of a permit is based on the square feet of construction of the project.
3. A building plan, showing construction details.
4. Any additional permits, as needed.

Inspections

Inspections are required at various stages of construction. The following types of inspections may be required, depending on the project.

Footing Inspection — Needed before any concrete is poured.

Rough Construction — Needed when framed construction work is done and before it is covered.

Rough Electrical — After electrical is done and before work is covered up.

Final Inspection — After all work is completed and ready to occupy.

Code Requirements

A building permit is needed when constructing or adding to an existing attached, detached garage or accessory building.

The maximum allowable area of a detached or attached garage is 1,000 sq.ft. in a R-5 and R-6 residential district and 1,200 sq.ft. in a R-1 through R-4 residential district, but can be no larger than the square footage of the 1st floor of the house. This is measured from outside walls. Maximum height allowed is 19′ to the peak or no higher than the primary structure, whichever is less.

Detached garages and accessory buildings are not permitted on a vacant lot. A house must first be constructed before a garage is permitted, except as permitted by the zoning code.

Garages must be placed on a concrete surface. The Building Services Division recommends sheds be placed on a concrete surface. Small accessory buildings may be placed on a wood floor which has been treated for wood contact.

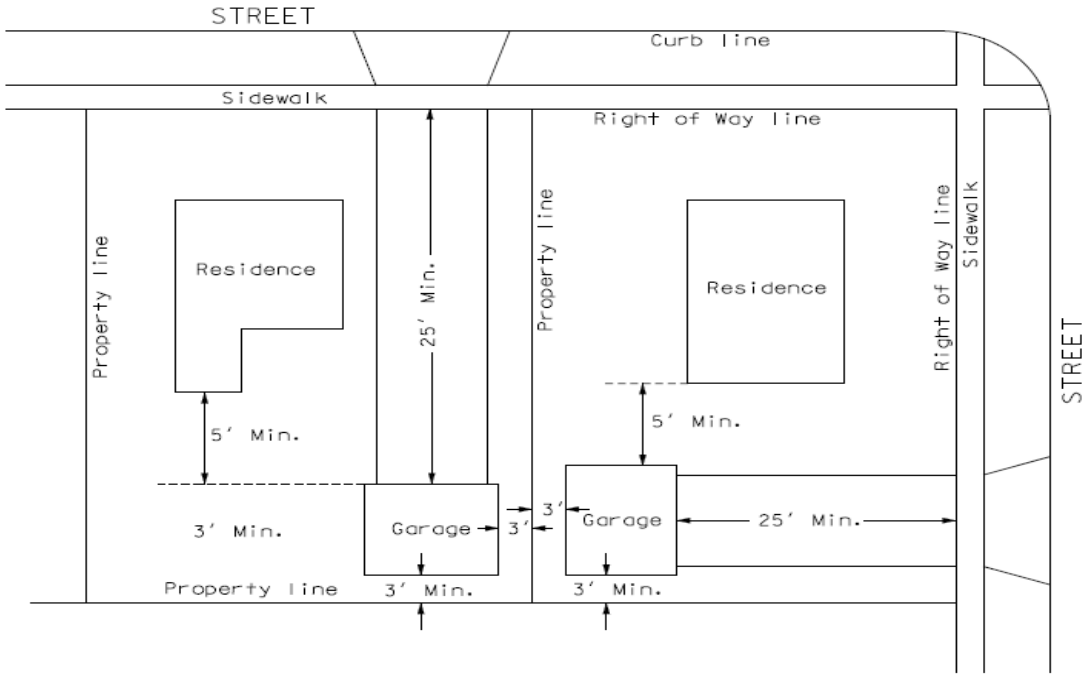
Sewer and water services, as well as heat are not permitted unless very specific requirements can be met.

Setback Requirements

Setback requirements for detached garages and accessory buildings on interior lots are 3 ft. measured from the side and rear property lines to the wall of the building, and no less than 5 ft. from a house.

Setback requirements for attached garages are the same as the house setbacks and vary depending on zoning district and pattern of development.

Corner lots require front setbacks from both public streets and vary depending on zoning district.

When considering construction please contact the Zoning Administrator at 715-486-2075.

Site Examples are shown below for the detached buildings.