

Building a Home in WI?

Information on Wisconsin's Uniform Dwelling Code



Q. What if I have a problem with my home?

A. Every situation is different, but possible actions include:

- Contact the responsible general contractor and/or subcontractor for resolution.
- Contact your homeowner's warranty program, if applicable.
- Contact the local building inspector if the problems are code-related. (Note that orders may be written against you as the owner.)
- Use the local homebuilder association's arbitration services, if applicable.
- Obtain a consulting engineer or private building inspector's report.
- Contact the Wisconsin Department of Agriculture, Trade and Consumer Protection (1-800-422-7128).
- Contact an independent mediation/arbitration service.
- Use the small claims court system.
- Obtain a lawyer.

Note that the Wisconsin Right to Cure Law normally requires certain steps, including providing an opportunity for the builder to make corrections, prior to taking legal action. See our separate brochure on that topic on our website

Codebooks and Information

Q. How do I get copies of the applicable codes?

A. Local zoning codes may be obtained from local government offices. The following State codes are needed if you will be involved in the design and construction of a home:

- State Uniform Dwelling Code SPS 320-325
- State Plumbing Code SPS 381-387
- State Electrical Code SPS 316

These are available from:

Document Sales and Distribution
2310 Darwin Road
Madison, WI 53704 <https://docsales.wi.gov/>

Before ordering, contact them at (608) 243-2441 to determine current fees which must be sent with your order. Telephone orders at 1-800-362-7253 are accepted when purchasing with a credit card.

These codes are also available for free on line at:
<http://docs.legis.wisconsin.gov/code>

In addition, the State Electrical Code adopts the National Electrical Code, available for purchase from:

National Fire Protection Association
One Batterymarch Park
Quincy, MA 02169
Tel. 1-800-344-3555
www.nfpa.org

State of Wisconsin
Department of Safety and Professional Services

For more information:
Dsps.wi.gov
(608) 266-2112

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• The plumbing work must be supervised by a Wisconsin-licensed master plumber and installed by licensed plumbers. (Only after the dwelling is legally occupied, may an owner install additional plumbing beyond the pre-requisite kitchen sink and full bathroom, unless prohibited by municipal ordinance.)

• All heating contractors must be state-registered. Owners may install heating system in a dwelling that they will reside in.

• Elevator contractors need to be state-licensed.

• The electrical work must be supervised by a Wisconsin-licensed master electrician and installed by a licensed electrician. (Only after the dwelling is legally occupied may an owner install additional electrical wiring.)

• Municipalities may have additional licensing requirements as well as bonding or insurance requirements for contractors.

• In any case, we suggest that you:

• Request from your contractors, certificates of insurance for proper liability and worker's compensation coverages listing you as an additional insured party to minimize your liability for any injuries and damages to, or caused by, contractors.

• Check past customer references.

• Have a written contract specifying the design, materials, price, dates and warranties.

• Obtain lien waivers from general contractor for their subcontractors and suppliers, so you are not financially responsible if your general contractor fails to pay them.

• Hold final payment until the contract is satisfied

Q. What could happen if the code is not followed?

A. Failure to comply with the code could cause the following:

• Endangering the health and safety of self, family or guests.

• Levying of fines and/or refusal to grant occupancy permit by local building inspection department.

• Civil action by owners against builders.

• Difficulty in selling the home.

• Civil action by future owners or tenants against original owners or builders. (The average home is resold every five to seven years.)

• Difficulty in obtaining mortgage loans or property insurance.

• Loss of building and community values.

Q. What if I am not able to exactly follow the Code?

A. If it would be difficult to comply with a particular code provision because of special site or design considerations or you have a better method of compliance, then you may submit a petition for variance with the required fees to the State via your local inspector. Your variance must show an equivalence to the code provision by different means. (Forms are available from your local building inspector or the Industry Services Division.)

Wisconsin's Uniform Dwelling Code

The statewide code for new homes in Wisconsin is the Uniform Dwelling Code (UDC), SPS 320-325 of the Wisconsin Administrative Code and its adopted references. It is a uniform building code that applies across the state. Municipalities may not adopt a more or less stringent code. The UDC was developed and is updated with input from a citizens' Uniform Dwelling Code Council.

The UDC is enforced by municipal or county building inspection departments or the Wisconsin Division of Industry Services. The Division of Industry Services facilitates uniformity of its enforcement through code development, code interpretations, special investigations, inspector training and certification, processing of petitions for variance and monitoring manufactured dwelling factories.

Purpose and Scope of the UDC

Q. What is the purpose of the UDC?

A. The UDC is a uniform statewide code that sets minimum standards for fire safety; structural strength; energy conservation; erosion control; heating, plumbing and electrical systems; and general health and safety in new dwellings.

Q. What buildings are covered by the UDC?

A. The UDC covers new one- and two-family dwellings built since June 1, 1980 and their additions and alterations. This includes:

- Seasonal and recreational dwellings (Electrical, heating or plumbing systems are not required, but if installed they shall comply with the applicable codes. If a home is heated, then it must be insulated per the energy conservation standards of the UDC. Local sanitary requirements may require certain plumbing systems.)
- One- and two-family condominium buildings.
- A single-family residence connected to a single commercial occupancy.
- Community-based residential facilities with up to eight residents.
- Manufactured, modular or panelized homes.
- Additions, including basements, to mobile or manufactured homes produced after June 1, 1980.
- The installation of manufactured homes produced on or after April 1, 2007.
- A non-residential building, such as a barn, that is converted to a dwelling.
- Additions to homes intended to conform to the Bed and Breakfast Inn exemption from the Commercial Building Code. Contact the Bureau of Environmental Health Section, Department of Health Services tel. (608) 266-1120.

Q. What structures are *not* covered by the UDC?

A. The following are not covered:

- Dwellings built before June 1, 1980 or additions and alterations to such dwellings.
- The manufacture of mobile (manufactured) homes which are instead subject to Federal standards.
- Multi-unit (three or more) residential buildings which are regulated by the State Commercial Building Codes.
- Detached garages or accessory buildings.

Q. What about homes built before June 1, 1980?

A. The State does not have a construction or heating code for additions or alterations to older homes or any accessory structures or outbuildings. However, the State Plumbing, Electrical and Smoke Detector codes do apply to all dwellings, regardless of age.

For construction and heating standards for older homes, municipalities may adopt any or no code. Many use UDC provisions.

UDC Enforcement

Q. Who enforces the UDC?

A. The UDC is primarily enforced by municipal or county building inspectors who must be state-certified. In lieu of local enforcement, municipalities have the option to have the state provide enforcement for just new homes. To determine whether the municipality, county or state provides UDC enforcement, contact your municipality or the Division of Industry Services (contact information at end of brochure). Permit requirements for alterations and additions will vary by municipality. Regardless of permit requirements, state statutes require compliance with the UDC rules by owners and builders even if there is no enforcement.

Building a UDC Home

Q. What are the typical steps in building, adding onto or altering a code-complying home?

- A. The steps to be taken by an owner or builder can be summarized as follows. (Some steps may not apply to alterations or additions):
- Make initial contact with local zoning and local or state building inspection departments to get a Building Permit Application, zoning rules and other basic information. Determine if your alteration requires a permit or if you need your property surveyed.
- Design the home using standard design tables from the UDC or design a more customized home as long as it is demonstrated that the design meets the general engineering standards of the code. In addition to the UDC, the dwelling's design may also be subject to subdivision rules or restrictive covenants.

- Obtain sanitary or well permits from the county or municipality if the home will use a private sewage system or well.
- Obtain floodplain, zoning and land use approvals from the county and municipality having authority.
- Obtain driveway or other local permits.
- Obtain any necessary utility approvals.
- Submit complete plans including plot, erosion control, foundation, floor layout(s), building cross-section(s) and exterior building wall views (elevations); documentation of thermal envelope compliance including the building's heat loss summation (BTUs/hour); Permit Application; fees and copies of the above permits to the municipal inspection department or the state.
- Begin construction after plans are approved and building permit is issued and posted.
- Install erosion control measures.
- Call for inspections of each phase of construction prior to covering it up - check the local inspector's instructions. The inspector has two business days after the date that you make the inspection request and the work is ready to inspect, before you may cover up the work. Inspectors will check for compliance with the code.
- Cosmetic or non-code workmanship items will not normally be ordered corrected. However, inspectors may also check that the approved plans are being followed, including items above the code minimums. Deviations from the original plans may require submittal of revised plans.
- Take occupancy after receiving a final inspection in which no major health or safety violations are found. (Some municipalities will issue occupancy permits.) Also, the dwelling's exterior must be completed within two years after permit issuance.
- Correct any other code non-compliances, including stabilization by vegetation of any exposed soil.

Q. Who may do the work?

A. Following is a summary of applicable regulations:

- Anyone may design the home, other than for homes in a floodplain, which may require a state registered architect or engineer.
- The construction and erosion control permits must be taken out by a state-certified Dwelling Contractor, who also employs a state-certified Dwelling Contractor Qualifier, or by the owner who occupies the home currently or will after completion.
- Note that these certifications check for general liability insurance and training only - they do not test the technical competency of the builder.