



**VILLAGE OF BIRON**

**BUILDING PERMITS  
FREQUENTLY ASKED QUESTIONS**

**PERMITS ARE REQUIRED FOR THE FOLLOWING**

- All new 1 and 2 family homes
- Additions that increase the physical dimensions of a building
- Alterations to the building structure
- Alterations to the building’s heating, electrical or plumbing systems
- All electrical wiring (new or remodeling)
- All HVAC (new or remodeling)
- All plumbing (new or remodeling)
- Agricultural buildings/Commercial buildings
- Accessory Structures
- Re-siding or Re-roofing
- Handicap ramps
- Decks
- Fences

**PERMITS ARE NOT REQUIRED FOR THE FOLLOWING**

- Maintenance - including floor covering, drywall, interior finishing
- Installation of cabinetry without plumbing or electrical
- Repairs deemed minor by Building Inspector
- Normal repairs to HVAC and plumbing
- Repairs to electrical equipment or systems (e.g. switches, receptacles or fixtures)

**CAN I DO IT MYSELF?**

Yes. However, you must meet all Wisconsin Uniform Dwelling Codes and must have some knowledge of what you are doing. Permits may be denied to home owners if they are unable to supply basic plans and/or do not demonstrate adequate construction knowledge. A final inspection is required and deficiencies will be required to be corrected, so it pays to do it right the first time.

**WHAT ARE BUILDING SETBACK REQUIREMENTS?**

For single family construction:

Lot frontage	Minimum 75 feet
Lot area	Minimum 7,500 square feet

Principal building:

Front yard	Minimum 25 feet
Side yards	Minimum 7 feet one side 10 feet other side
Rear yard	Minimum 20% of lot depth
Building height	Maximum 35 feet

Accessory buildings:

Front yard	Minimum 25 feet
Side yards	Minimum 3 feet
Rear yard	Minimum 3 feet
Adjacent to alley or public property:	Minimum 5 feet

Building height:

Garages	Sidewalls no more than 10 feet, roof pitch no greater than that of the house
Garden and yard equipment sheds	15 feet max

Lot coverage:

Principal building	Maximum 30% of lot
Accessory buildings	Maximum 10% of lot area, Garage maximum 960 square feet, Shed maximum 150 square feet, whichever is more restrictive.



**Do I need a permit to build a fence?**

Yes. Permits are required.

**What else do I need to know about fences?**

- 1) A plot plan is required
- 2) In front of the plane of the house (front yard) maximum height is 4 feet
- 3) Alongside and behind the house (side, back yard) maximum height is 8 feet
- 4) Height limitations may be more strict on corner lots. Proper visibility will be required.

**Can I put a fence on the lot line?**

Yes, but only when it abuts private property (1 foot away). Fences along public property (parks, streets, alleys) must be 2 feet away from the lot line.

**What do I need to apply for a permit:**

For new construction, decks, sheds, garages, etc:

- 1) Plot plan (the layout of the lot showing buildings and measured dimensions between existing and proposed buildings and to lot lines.
- 2) Floor plan (including sizing of ALL headers)
- 3) Sizing and spacing of all structural material (beams, joists, etc.)
- 4) Cross section (a cut away view detailing wall construction, siding, sheathing, etc.

For interior remodeling not requiring structural changes:

- 1) Floor plan