

Village of Eden
104 Pine St. PO Box 65
Eden, WI 53019
920-477-4304

TO ALL PERSONS APPLYING FOR BUILDING PERMITS BUILDING

INSPECTOR'S OFFICE HOURS: By Appointment

IMPORTANT TELEPHONE NUMBERS

To Schedule an Appointment with Inspector for Inspections 262-420-4732

Questions: 262-364-9795

NEEDED FOR ACCESSORY STRUCTURES AND DECKS

- 1) Survey or site plan to scale showing distances to all lot lines, any structures or easements on property, and all streets.
- 2) 2 sets of complete construction plans. Include type, grade and sizes of lumber, footing depth, post size and spacing, stairs, guardrail and handrails
- 3) Erosion Control and Drainage plan.
- 4) Building permit application filled out, including contractor's name, license number or cautionary statement.
- 5.) Fee will be calculated after being submitted.

NEEDED FOR FENCES

- 1) Survey or site plan showing fence location and distance to all lot lines.
- 2) Submit fence style and height. Good side needs to be facing out.
- 3) Building application completely filled out.
- 4) Fee will be calculated after submittal.



Independent Inspections, Ltd.

*Certified Building Inspectors
W241 S4135 Pine Hollow Court
Waukesha, WI 53189-7901*

**CAUTIONARY STATEMENT TO OWNERS
OBTAINING UDC BUILDING PERMITS**

101.65 (1r) of the Wisconsin Statutes requires an owner who applies for a building permit to sign a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654(2)(a), the following consequences might occur:

101.65(1r)(a)

- a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

(1r)(b)

- b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one and two family dwelling code or an ordinance enacted under sub. (1)(a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

ACKNOWLEDGED AND ACCEPTED

Owner

Date

Owner copy

File copy

mobile home located on the site with an average width of 65 feet and a minimum depth of 100 feet.

- c. A minimum frontage for cul-de-sac sites shall be 20 feet measured along the pavement edge.
- d. Mobile home sites with their long axis parallel to the roadway ("parallel lots") be a minimum of 100 feet wide and 60 feet deep for a single unit, and 100 feet wide and 65 feet deep for a double-wide unit.
- e. Each space shall be numbered.

4. Yard Requirements. All mobile homes shall comply with the following yard requirements.

SEE
ADDITION
REVISION
C.4

- a. No mobile home shall be parked closer than 15 feet to the front site line nor 10 feet to the rear site line. Cul-de-sac lots shall provide a minimum 15 foot setback from the roadway edge.
- b. There shall be an open space of at least 20 feet between adjacent mobile homes and 20 feet between adjacent mobile homes on the rear of the site lines.

5. Parking. The following are minimum parking requirements for mobile home parks:

- a. Each mobile home site shall have hard-surfaced off-street parking space for 2 automobiles. The parking spaces shall total a minimum of 360 square feet in area.
- b. Access drives off roads to all parking spaces and mobile home spaces shall be hard surfaced in bituminous concrete or portland cement concrete designed to accommodate normal traffic.

6. Utilities. The following minimum requirements for utilities shall be maintained:

- a. There shall be no permanent obstructions impeding the inspection of plumbing, electrical facilities, utilities or other related equipment.

REVISION

Village of Eden Zoning Ordinance - MOBILE HOME PARK RESIDENTIAL DISTRICT (MH)

At p. 36, Section 11.3, C.4.

Subsection c. will be added to this section, and reads as follows:

- c. Mobile homes shall be set off from side lot lines by at least 3 feet.

THIS INCLUDES DECKS
THAT SERVE AN EXIT.

12. Mobile Home Stands Required. All mobile homes shall be placed and leveled on stands consisting of either 8-inch by 16-inch by 4-inch block, or 16-inch by 4-inch square solid base, minimum, with a double tier of alternately crossed 8-inch block ascending; no I-beam or any portion of the mobile home frame shall rest directly on the concrete block. Wood shimming shall be used. No second or medium grade of concrete block may be used and all block must be installed with the hollow core in a vertical position.
13. Tie Downs and Anchors Required on All Mobile Homes. Straps and anchoring equipment shall be capable of resisting an allowable working load of not less than 3,150 pounds and capable of withstanding a 50% overload (4,750 pounds) without failure.
14. Skirting. All mobile home units shall have skirts around the entire mobile home made of plastic, fiberglass or other comparable materials and shall be of a permanent color, or painted to match the appropriate mobile home so as to enhance the general appearance thereof.
15. Accessory Storage Buildings or Garages. Any accessory storage building or garage in a mobile home park shall comply with other applicable Village Codes. Accessory storage buildings shall be anchored. Accessory Storage Buildings may be located in the side yard provided there is not accessible room in the rear yard and that there is sufficient room to accommodate the other requirements of this ordinance. Due to the limited areas in the Mobile Home Park, these buildings will have firewalls installed in them.
16. Service Buildings
 - a. Service buildings housing sanitation facilities shall be permanent structures complying with all applicable ordinances and statutes regulating buildings, electrical installations and plumbing and sanitation systems.
 - b. The service buildings shall be well lighted at all times of the day and night, shall be well ventilated with screened openings, shall be constructed of such moisture-proof materials which may be painted woodwork, as shall permit repeated cleaning and washing, and shall be maintained at a temperature of at least 68 degrees Fahrenheit during the period from October 1st to May 1st. The floors of the service

Village of Eden Zoning Ordinance - MOBILE HOME PARK RESIDENTIAL DISTRICT (MH)

At p. , Section 11.3, C.15.

Subsection 15, dealing with Accessory Buildings and Garages in the Mobile Home Park, will be amended to add additional language pertaining to set backs. The additional language is italicized and the section will read as follows:

15. Accessory Storage Buildings or Garages. Any accessory storage buildig or garage in a mobile home park shall comply with other applicable Village Codes. Accessory storage buildings shall be anchored. Accessory storage buildings may be located in the side yard provided there is not accessible room in the rear yard and that there is sufficient room to accomodate the other requirements of this ordinance. Due to the limited areas in the Mobile Home Park, these buildings will have firewalls installed in them. *Any accessory storage building or garage shall be set off at least 3 feet from the side lot line and at least 10 feet from the adjacent property's mobile home or accessory building or garage.*

CODES FOR DECKS

If the deck is attached to a building, or if detached but serves as an exit, the post holes (footings) must be a minimum of 48" below finished grade. These holes must be inspected before being filled.

Deck may not impede access to electric meter pedestal and pedestal must meet the electric utility requirements.

Floor joists within 18" of the earth and girders within 12" of the earth must be pressure treated. Any stringers or joists of 8' or greater in length shall be supported on joist hangers using manufacture recommended nails.

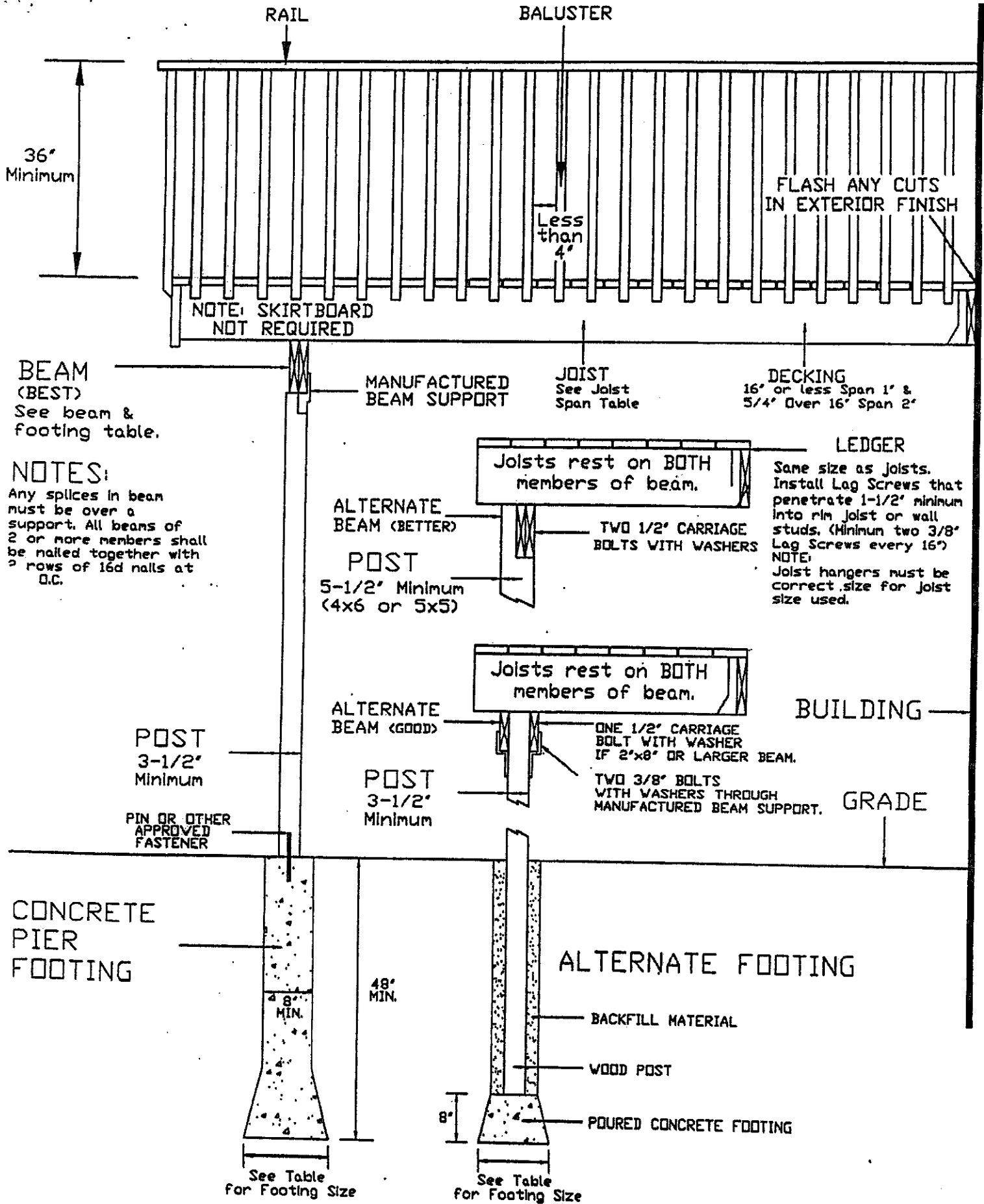
STAIRS: Stair width must be at least 36". Risers shall not exceed 8" in height, measured vertically from tread to tread. Treads shall be at least 9" wide, measured horizontally from nosing to nosing. There shall be no variation in uniformity exceeding 3/16" in the width of the tread or in the height of the risers.

HANDRAILS: Every stairs of more than 3 risers shall be provided with at least one handrail. Handrails shall be provided continuously on all open sides of stairways. Handrails shall be located at least 30" but not more than 38" above the nosing. Width of handrail shall not be more than 2 5/8". Clearance between handrail and wall shall not be less than 1 1/2 inches.

GUARDRAILS: Decks that are more than 24" above grade shall be protected by a guardrail. Guardrails shall be at least 36" above the upper surface of the floor. Open guardrail or handrails shall be provided with intermediate rails or an ornamental pattern with openings no larger than 4". Handrails and guardrail shall be designed and constructed to withstand a 200# load applied in any direction. Handrails and guardrail shall be decay resistant or pressure treated wood.

All other provisions of the appropriate codes shall be adhered to.

A FINAL INSPECTION IS REQUIRED UPON COMPLETION.
CALL 544-8280 or 1-800-422-5220



Beam and Footing Sizes

Based on No. 2 or better Ponderosa Pine and Southern Pine
(Treated for weather and/or ground exposure)

		Post Spacing														
		4'	5'	6'	7'	8'	9'	10'	11'	12'	13'	14'				
Joist Length	6'	Southern Pine Beam	1-2x6	1-2x6	1-2x6	2-2x6	2-2x6	2-2x6	2-2x8	2-2x8	2-2x10	2-2x10	2-2x10	2-2x10	2-2x10	2-2x10
		Ponderosa Pine Beam	1-2x6	1-2x6	1-2x8	2-2x6	2-2x6	2-2x6	2-2x10	2-2x10	2-2x10	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12
		Corner Footing	6 5 4	7 6 5	7 6 5	8 7 6	9 7 6	9 7 6	10 8 7	10 8 7	10 8 7	10 9 7	11 9 8	11 9 8	11 9 8	11 9 8
		Intermediate Footing	9 8 7	10 8 7	10 9 7	11 9 9	12 10 9	13 10 9	14 11 10	14 12 10	15 12 10	15 13 11	15 13 11	15 13 11	15 13 11	15 13 11
	7'	Southern Pine Beam	1-2x6	1-2x6	1-2x6	2-2x6	2-2x6	2-2x8	2-2x8	2-2x10	2-2x10	2-2x10	2-2x10	2-2x12	2-2x12	2-2x12
		Ponderosa Pine Beam	1-2x6	1-2x6	1-2x8	2-2x6	2-2x6	2-2x10	2-2x10	2-2x10	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	
		Corner Footing	7 5 5	7 6 5	8 7 6	9 7 6	9 8 7	10 8 7	10 8 7	11 9 8	11 9 8	12 10 9	12 10 9	12 10 9	12 10 9	
		Intermediate Footing	9 8 7	10 8 7	11 9 9	12 10 9	13 11 9	14 11 10	15 12 10	15 13 11	16 13 11	17 14 12	17 14 12	17 14 12	17 14 12	
	8'	Southern Pine Beam	1-2x6	1-2x6	2-2x6	2-2x6	2-2x8	2-2x8	2-2x8	2-2x10	2-2x10	2-2x10	2-2x10	2-2x12	2-2x12	2-2x12
		Ponderosa Pine Beam	1-2x6	2-2x6	2-2x8	2-2x8	2-2x8	2-2x10	2-2x10	2-2x10	2-2x10	2-2x10	2-2x10	2-2x12	2-2x12	
		Corner Footing	7 6 5	8 6 6	9 7 6	9 8 7	10 8 7	10 8 7	11 9 8	11 9 8	12 10 9	12 10 9	13 10 9	13 10 9	13 11 9	
		Intermediate Footing	10 8 7	11 9 8	12 10 9	13 11 9	14 11 10	15 12 10	16 13 11	16 13 12	17 14 12	17 14 12	18 15 13	18 15 13	18 15 13	
	9'	Southern Pine Beam	1-2x6	1-2x6	2-2x6	2-2x6	2-2x8	2-2x8	2-2x10	2-2x10	2-2x10	2-2x10	2-2x12	2-2x12	2-2x12	2-2x12
		Ponderosa Pine Beam	1-2x6	2-2x6	2-2x8	2-2x8	2-2x10	2-2x10	2-2x10	2-2x10	2-2x10	2-2x12	2-2x12	2-2x12	2-2x12	
		Corner Footing	7 6 5	8 7 6	9 7 6	10 8 7	10 9 7	11 9 8	12 10 8	12 10 8	13 10 9	13 10 9	13 11 9	14 11 10	14 11 10	
		Intermediate Footing	10 9 7	12 10 8	13 10 9	14 11 10	15 12 10	16 13 11	17 14 12	17 14 12	18 15 13	18 15 13	19 15 13	19 15 13	20 16 14	
10'	Southern Pine Beam	1-2x6	1-2x6	2-2x6	2-2x6	2-2x8	2-2x8	2-2x10	2-2x10	2-2x10	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	
	Ponderosa Pine Beam	1-2x6	1-2x6	2-2x8	2-2x8	2-2x10	2-2x10	2-2x10	2-2x10	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12		
	Corner Footing	8 6 6	9 7 6	10 8 7	10 8 7	11 9 8	12 10 8	12 10 8	13 11 9	13 11 9	14 11 10	14 11 10	14 12 10	15 12 10		
	Intermediate Footing	11 9 8	12 10 9	14 11 10	15 12 10	16 13 11	17 14 12	17 14 12	18 15 13	19 16 14	19 16 14	20 16 14	20 16 14	21 17 15		
11'	Southern Pine Beam	1-2x6	2-2x6	2-2x6	2-2x8	2-2x8	2-2x10	2-2x10	2-2x10	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	
	Ponderosa Pine Beam	2-2x6	2-2x6	2-2x8	2-2x8	2-2x10	2-2x10	2-2x10	2-2x10	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12		
	Corner Footing	8 7 6	9 7 6	10 8 7	11 9 8	12 9 8	12 10 9	13 11 9	13 11 9	14 11 10	14 11 10	14 12 10	15 12 10	15 13 11		
	Intermediate Footing	12 9 8	13 11 9	14 12 10	15 12 10	16 13 11	17 14 12	17 14 12	18 15 13	19 16 14	19 16 14	20 16 14	20 16 14	21 17 15		
12'	Southern Pine Beam	1-2x6	2-2x6	2-2x6	2-2x8	2-2x8	2-2x10	2-2x10	2-2x10	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	
	Ponderosa Pine Beam	2-2x6	2-2x6	2-2x8	2-2x8	2-2x10	2-2x10	2-2x10	2-2x10	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12		
	Corner Footing	9 7 6	10 8 7	10 9 7	11 9 8	12 10 9	13 10 9	13 10 9	14 11 10	14 12 10	15 12 10	15 13 11	15 13 11	16 13 11		
	Intermediate Footing	12 10 9	14 11 10	15 12 10	16 13 11	17 14 12	18 15 13	19 16 14	20 16 14	21 17 15	21 17 15	22 18 15	22 18 15	23 18 16		
13'	Southern Pine Beam	1-2x6	2-2x6	2-2x6	2-2x8	2-2x8	2-2x10	2-2x10	2-2x10	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	
	Ponderosa Pine Beam	2-2x6	2-2x6	2-2x8	2-2x8	2-2x10	2-2x10	2-2x10	2-2x10	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12		
	Corner Footing	9 7 6	10 8 7	11 9 8	12 10 8	13 10 9	13 11 9	14 12 10	14 12 10	15 12 10	15 13 11	16 13 11	16 13 11	17 14 12		
	Intermediate Footing	13 10 9	14 12 10	15 13 11	17 14 12	18 15 13	19 16 14	20 16 14	21 17 15	22 18 15	22 18 15	23 19 16	23 19 16	24 19 17		
14'	Southern Pine Beam	1-2x6	2-2x6	2-2x6	2-2x8	2-2x10	2-2x10	2-2x10	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	
	Ponderosa Pine Beam	2-2x6	2-2x8	2-2x8	2-2x10	2-2x10	2-2x10	2-2x10	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12		
	Corner Footing	9 8 7	10 8 7	11 9 8	12 10 9	13 11 9	14 11 10	15 12 10	15 13 11	16 13 11	16 13 11	17 14 12	17 14 12	17 14 12		
	Intermediate Footing	13 11 9	15 12 10	16 13 11	17 14 12	18 15 13	20 16 14	21 17 15	22 18 15	23 18 16	23 18 16	24 19 17	24 20 17	24 20 17		
15'	Southern Pine Beam	2-2x6	2-2x6	2-2x8	2-2x8	2-2x10	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	
	Ponderosa Pine Beam	2-2x6	2-2x8	2-2x8	2-2x10	2-2x10	2-2x10	2-2x10	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12		
	Corner Footing	10 8 7	11 9 8	12 10 8	13 10 9	14 11 10	14 12 10	15 12 11	15 12 11	16 13 11	17 14 12	17 14 12	18 15 13	18 15 13		
	Intermediate Footing	14 11 10	15 12 11	17 14 12	18 15 13	19 16 14	20 17 14	21 17 15	22 18 16	23 19 17	23 19 17	24 20 17	24 20 17	25 21 18		
16'	Southern Pine Beam	2-2x6	2-2x6	2-2x8	2-2x8	2-2x10	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	
	Ponderosa Pine Beam	2-2x6	2-2x8	2-2x10	2-2x10	2-2x10	2-2x10	2-2x10	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12	2-2x12		
	Corner Footing	10 8 7	11 9 8	12 10 9	13 11 9	14 11 10	15 12 10	15 13 11	16 13 12	16 13 12	17 14 12	17 14 12	18 15 13	18 15 13		
	Intermediate Footing	14 11 10	15 13 11	17 14 12	18 15 13	20 16 14	21 17 15	22 18 16	23 19 16	24 20 17	24 20 17	25 21 18	25 21 18	26 21 18		

Notes:

- Joist length is total length of joist, including any cantilevers.
- When joist extends (cantilevers) beyond support beam by 18" or more, add 1" to footing dimensions shown.
- Requirements for future 3-season porches or screen porches:
 - Increase corner footing size shown by 90%.
 - Increase center footing size shown by 55%.
 - Locate all footings at extremities of deck (no cantilevers).
 - Beam sizes indicated need not be altered.

4. All footing sizes above are base diameters (in inches) and are listed for THREE SOIL TYPES:

	CLAY	SAND	GRAVEL
Corner Footing	10 8 7		
Intermediate Footing	14 11 10		

Joist Span

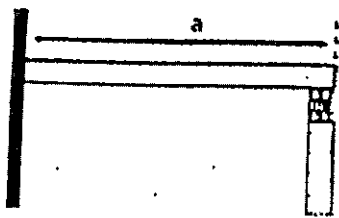
Based on No. 2 or better wood grades.
(Design Load = 40#LL + 10#DL, Deflection = L/360)

	Ponderosa Pine			Southern Pine			Western Cedar		
	12"OC	16"OC	24"OC	12"OC	16"OC	24"OC	12"OC	16"OC	24"OC
2x6	9-2	8-4	7-0	10-9	9-9	8-6	9-2	8-4	7-3
2x8	12-1	10-10	8-10	14-2	12-10	11-0	12-1	11-0	9-2
2x10	15-4	13-3	10-10	18-0	16-1	13-5	15-5	12-9	11-3
2x12	17-9	15-5	12-7	21-9	19-0	15-4	18-5	16-0	13-0

Sample Calculations for Using Joist Span, Beam Size and Footing Size Tables

CASE I SOLUTION:

Refer to tables for joist, beam and footing size requirements.

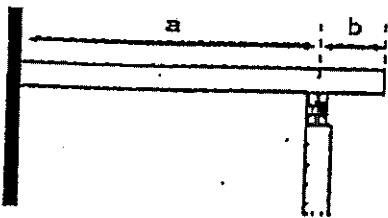


Example: $a = 12'$; Post Spacing = 8'

Use the **Joist Span** table to find the acceptable joist sizes for a 12' span, 2x8s at 12" O.C., 2x10s at 16" O.C. or 2x12s at 24" O.C.

Use the **Beam and Footing Sizes** table and find the 8' post spacing column. With a 12' deck span, the beam may be either two 2x8s or two 2x10s, depending on wood used. Depending on the type of soil, the footing diameter at the base must be a minimum of 12", 10" or 9" for the corner post and 17", 14" or 12" for all intermediate posts.

Use "a" to determine joist size and "a" + "b" to determine beam and footing sizes. The length of "b" is restricted by both the length of "a" and the size of the joists.

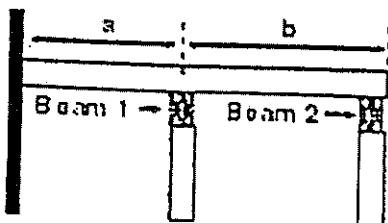


Example: $a = 8'$, $b = 2'$, Post Spacing = 10'

Refer to the **Joist Span** table. For an 8' joist span, either 2x8s at 24" O.C. or 2x6s at 16" O.C are acceptable.

For sizing the beam, use a joist length of 10' ($8' + 2'$) and a post spacing of 10'. The **Beam and Footing Sizes** table indicates that the beam may be either two 2x10s or two 2x12s, depending on wood used. Depending on the type of soil, the footing diameter at the base must be a minimum of 13", 11" or 10" for the corner post and 18", 15" or 13" for all intermediate posts. Note that because of the 2' cantilever all footing sizes were increased by 1" as required by footnote 2 at the end of the table.

Use "a" or "b", whichever is greater, to determine joist size. Use "a" + "b" to determine the size of Beam 1 and the post footing size for the posts supporting Beam 1. Use joist length "b" to determine both the size of Beam 2 and the post footing size for the posts supporting Beam 2.



Example: $a = 6'$, $b = 7'$, Post Spacing = 9'

Joist size is determined by using the longest span joist (7'). The **Joist Span** table indicates that 2x6s at 24" O.C. would be adequate for this span.

For Beam 1 and footings, use a joist length of 13' ($6' + 7'$) and a post spacing of 9'. The **Beam and Footing Sizes** table indicates that the beam may be two 2x10s or two 2x12s, depending on the wood used. Depending on the type of soil, the footing diameters for Beam 1 posts shall be 13", 11" or 9" for the corner (outside) post and 19", 15" or 13" for all intermediate posts. For Beam 2 and footings use a joist length of 7' and post spacing of 9'. The beam may be two 2x8s or two 2x10s, depending on wood used. Depending on the type of soil, the footing diameters for Beam 2 shall be 10", 8" or 7" for the corner posts, and 14", 11" or 10" for all intermediate posts.