
As a homeowner, you may be eligible to obtain permits and perform certain construction installations.

If you have limited or no experience in the construction or electrical fields, you may want to consider hiring a qualified professional if the project you wish to start is beyond the scope of your skill or knowledge. Lack of knowledge in such areas as codes, code requirements, spans, structural integrity, venting, cross connection, voltage and amperage limitations, etc., could very easily turn a simple project into a major problem; and, could cost you more to correct errors and violations than what you had originally budgeted for the project.

Keep in mind that a brief conversation or meeting with an inspector can give you insight into what kind of situations you may encounter when acting as your own contractor.

It is also important to remember that no work may commence until all of the appropriate permits are issued.

All one- and two-family dwellings are subject to specific zoning district design requirements. A copy of the requirements is included with the application packets for new one- and two-family dwellings and additions.

Recognizing that interior remodeling and renovation projects present some unique conditions not encountered during new construction, a set of standards has been specifically designed for these types of projects.

Copies of the “**Alteration and Remodeling Standards (One- and Two-family)**” are available on our website, or at the customer service counter.

1. As a homeowner, you may act as your own general contractor for structural projects such as:
 - Building a new home
 - Additions
 - Alterations
 - Remodeling
 - Decks
 - Porches
 - Garages
2. As a homeowner and occupant, if you have taken and passed the homeowner's electrical test, you may apply for an electrical permit; but, you are limited to performing minor electrical installations such as:
 - Adding a circuit or two for lighting or convenience outlets
 - Extending a circuit to provide power to a garage for lighting or convenience outlets
3. Permits and installations which require the services of a State of Wisconsin licensed contractor are:
 - Electrical service or panel work
 - Electrical, plumbing, and HVAC installations on a new one- or two-family home

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- Exterior sewer and water laterals
 - Heating, ventilating, and air-conditioning installations
 - Installation of gas piping
 - Plumbing, including dishwashers & hot water heaters
 4. The following inspections are mandatory by State Administrative Rules, and have the effect of law. Required inspections are as follows:

Erosion Control Inspections:

- After installation of erosion control methods and prior to excavation
- After installation of foundation and prior to commencing decking or framing
- Prior to final building inspection

Structural Inspections:

- Footings, postholes, slabs (prior to pouring)
- Foundation/drain tile (prior to backfilling)
- Basement floor (prior to pouring)
- Carpentry rough-in (prior to insulating)
- Insulation (prior to drywalling) (vapor barrier)
- Final/finished carpentry (prior to occupying)

HVAC Inspections:

- Rough-in (prior to drywalling)
- Final (prior to occupying)

Plumbing Inspections:

- Sewer and water connection (prior to covering)
- Rough-in, including testing (prior to insulation)
- Interior sewer, including testing (prior to covering)
- Final (prior to occupying)

Electrical Inspections:

- Service
- Rough-in (prior to insulation)
- Final (prior to occupying)

Occupancy Inspections:

Prior to occupancy approval:

- All violations to be corrected, reinspected, and approved
- Sidewalks and driveways to be installed
- Yard must be at finished grade and stabilized (seeded/sodded)
- Water meter installed
- Electric, plumbing, and heating installations inspected and approved

Codes Referenced:

City of Kenosha *Code of General Ordinances* – Chapter 9 (Building Code) and Chapter 33 (Erosion & Sediment Control)

Please call 262.653.4263 with any questions.

Who Can Do This Work?

| Project | Home-owner | Con-tractor | Needs Permit | Type |
|-----------------------|------------|-------------|--------------|--------|
| Replace Furnace A/C | No | Yes | Yes | HVAC |
| Replace Water Heater | No | Yes | Yes | Plbg. |
| Replace Dishwasher | No | Yes | Yes | Plbg. |
| Roof Re-shingling | Yes | Yes | No | n/a |
| Roof – new plywood | Yes | Yes | Yes | Roof |
| Replace Kitchen Sink | Yes | Yes | No | n/a |
| Replace Bathrm Sink | Yes | Yes | No | n/a |
| Replace Toilet | Yes | Yes | No | n/a |
| Replace Ceiling Fan | No | Yes | No | n/a |
| Replace Light Fixture | No | Yes | No | n/a |
| Replace Light Switch | Yes | Yes | No | n/a |
| Replace Outlet | Yes | Yes | No | n/a |
| Replace Attic Fan | Yes | Yes | No | n/a |
| Replace Garbage Disp | Yes | Yes | No | n/a |
| Replace Countertops | Yes | Yes | No | n/a |
| Kitchen Alteration | Yes | Yes | Yes | Alt. + |
| Add Kitchen Sink | No | Yes | Yes | Plbg. |
| Add Bathroom Sink | No | Yes | Yes | Plbg. |
| Add Toilet | No | Yes | Yes | Plbg. |
| Add Ceiling Fan | No | Yes | Yes | Elect. |
| Add Light Fixture | No | Yes | Yes | Elect. |
| Add Light Switch | No | Yes | Yes | Elect. |
| Add Outlet | No | Yes | Yes | Elect. |
| Add Attic Fan | No | Yes | Yes | Elect. |
| Add Garbage Disposal | No | Yes | Yes | Elect. |



Permit Information for Owners of One- and Two-family Dwellings*

**Decks
Porches
Additions
Alterations
Other Construction**

A GUIDE FOR HOMEOWNERS

Community Development & Inspections
625 52nd Street, Room 100
Kenosha, WI 53140
262.653.4263
www.kenosha.org

***For residential buildings over two (2) units,
the Commercial Building Code applies.**
