

Town of Barton

Commercial Building Application Requirements- New & Remodel

Commercial Building: Multi-family (3 living units or more), places of employment, public buildings, or buildings open to the public for business, mercantile, etc.

Delegated Authority: The Town of Barton is delegated by the State of Wisconsin DSPS to perform plan review for small commercial building and HVAC including the following:

- New structures containing less than 50,000 cubic feet total volume.
- Additions to existing structures where the total volume after construction of the addition is less than 50,000 cubic feet.
- Additions to existing structures containing no more than 2,500 square feet of floor area and no more than one floor level provided an 18-foot maximum roof span and 12-foot maximum exterior wall height.
- Alterations of spaces involving less than 100,000 cubic feet of volume. All other plan review is done by the State of Wisconsin DSPS. Including commercial plumbing, fire sprinkler, and fire alarm.

Requirements for Building Permit Application:

- Town Board or Plan Commission approval.
- A completed building permit application
 - Form SBD 118- Application for Plan Review if plan review by Town Building Inspector.
<https://dsps.wi.gov/Documents/Programs/SBD118.pdf>
- State plan review approval letter if reviewed by state.
- A survey showing the proposed location of the building or addition as well as all other structures on the lot with setbacks, side yard dimensions, and distances to other structures shown. Not required for interior alterations.
- Sanitary Permit
- 3 copies of full-scale building plans. A flash drive of the building plans or electronic version of plans. One copy of the plans will be returned with the approved building permit. Plans reviewed by State must have approval stamp.
- Plans shall include
 - o Title page with occupancy classification, occupant load, building construction type,
 - o Footing/ foundation plan
 - o Floor plan with egress and life safety requirements
 - o Exterior elevations
 - o Building sections and structural plans.
 - o Tenant Remodels- Floor plan showing entire building with tenant separation requirements, egress paths and requirements, public sanitary facilities.
- Building permit fees will be calculated at plan review.

Building Inspector

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