



ELECTRICAL/ HVAC/ PLUMBING INFORMATION

Electrical: the trade which relates to the design, installation, maintenance, and repair of the mechanical equipment, wiring, fixtures, and connections which tie a structure to the power grid of an electric generating utility and distribute electricity through a structure to end uses. Including any work which may be performed by a master electrician licensed by the State of Wisconsin or a person under the supervision of such an electrician.

HVAC: an acronym which stands for heating, ventilating and air conditioning; the trade which installs mechanical equipment, systems, and accessory ducting and gratings for the purpose of warming, purifying, cooling, and exchanging air in a building.

Plumbing: the trade which relates to the design, installation and maintenance or repair of pipes, drains, sinks, basins, hot water heating systems, natural gas pipes, grease traps, floor drains, and all other work for which the individual performing the work may either be a master plumber licensed by the State of Wisconsin or work under the supervision of such a plumber.

Building Permits

Building Permit: Authorizes you or your contractor to proceed with a project. The purpose of the building permit is to ensure that the project plans comply with code and the project is inspected to ensure it meets code.

Permit Issuance

At the time of building permit application issuance, the applicant shall:

- Pay all applicable fees ([fee schedule](#)),
- Provide a list of all contractors that will be performing work on the premises, and
- Provide evidence of building, HVAC, plumbing, and/or electrical contractor's licensure.

[Links to different types of permits](#)

- [Building Permit](#)
- [HVAC Permit](#)
- [Electrical Permit](#)
- [Plumbing Permit](#)

Be cautious of contractors who state that no permits or inspections are needed for your project. Ultimately, the property owner is responsible for building permits.

Some projects require the approval from the [Architectural Review Committee](#) before the work may be started. If work begins prior to permit issuance, the permit fee shall double.

Helpful Links

- [Fee Schedule](#)
- [ARC Application](#)
- [Diggers Hotline](#)
- [SAFEbuilt](#)
- [Bayside Building Services](#)
- [Building Information Sheets](#)
- [Uniform Building Permit](#)



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Permit Required?

The following activities require a building permit:

- Alterations to the building structure including the building's heating, electrical, or plumbing systems.
- Replacement of major building equipment including furnaces, central air conditioners, and water heaters.
- Any electrical wiring, HVAC, or plumbing for new construction or remodeling.
- Any new or re-wired electrical services.

The following do not require a building permit:

- Normal repairs of HVAC, plumbing, and electrical equipment or systems such as replacing switches, receptacles, dimmers, and fixtures.

Electrical Permits

The inspector issues permits for the connection, alteration, installation, and replacement of electrical wire for light, heat, or power.

No permit is required to repair, remove, disturb, or disconnect existing electrical equipment or the replacement of any existing branch lighting circuit switches, sockets, or receptacles.

If work is completed without first obtaining a permit, the permit fee will double.

In an emergency situation, the work must be reported to the inspector within two days.

Electrical Work

No person shall install, alter, repair, remove, connect, or disconnect any electrical wiring, fixtures, or apparatus for any purpose whatsoever without first having a license.

A property owner may personally install electrical wiring provided that they...

- Apply for and secure a permit.
- Pay required fees.
- Do the work themselves.
- Apply for inspections.
- Receive approval of the inspector.

A property owner may not complete the following electrical work themselves...

- New electrical services, service upgrades, or underground wiring.
- New construction prior to the issuance of an occupancy permit.
- In ground swimming pools, interior or exterior spas or hot tubs.
- Wiring over 120 volts.
- Wiring in a two-family home or rental property.

SAFEbuilt

The Village contracts with SAFEbuilt to perform building inspection services. SAFEbuilt can be contacted by phone at (262) 420-4732 or by email at Wlinspections@safebuilt.com.