

# **Seven Quick & Basic Points about Building Contractor Registration**

## **Working under one of five Wisconsin building codes requires registration as a Building Contractor**

Construction businesses in Wisconsin working on a building or structure under any of these codes – COMMERCIAL, BUILDING, PLUMBING, UNIFORM DWELLING, ELECTRICAL or SWIMMING POOLS – must be registered with the Safety and Buildings Division as a Building Contractor unless the business falls under two exceptions:

1. The person/business works only on property they own or lease.
2. The business already holds another type of contractor credential: Dwelling contractor certification, dwelling contractor – restricted certification, manufactured home manufacturer license, manufactured home dealer license, manufactured home installer license, electrical contractor certification, electrical contractor – restricted certification, HVAC contractor registration, elevator contractor license.

## **Define “construction” in terms of Building Contractor Registration**

Construction means installing, altering or repairing any building element, component, material or device regulated under:

1. Comm 60 to 66, Wisconsin Commercial Building Code
2. Comm 20 to 25, Wisconsin Uniform Dwelling Code
3. Comm 16, Wisconsin Electrical Code
4. Comm 81 to 87, Wisconsin Plumbing Code
5. Comm 90, Wisconsin Public Swimming Pools and Water Attractions Code

Construction does not include demolition, maintenance, the delivery of building supplies or materials, or the manufacture of a building product off the building site.

## **Does a one-person business need the Building Contractor Registration?**

A one-person or sole proprietor contractor business needs the Building Contractor Registration if the work is governed by these Wisconsin codes – commercial building, uniform dwelling, electrical, or swimming pools – and they do not hold a Safety and Building Division contractor \*\*credential.

\*\* Dwelling contractor certification, dwelling contractor – restricted certification, manufactured home manufacturer license, manufactured home dealer license, manufactured home installer license, electrical contractor certification, electrical contractor – restricted certification, HVAC contractor registration, elevator contractor license.

## **Do Subcontractors need to register as Building Contractors?**

Subcontractors must have a Building Contractor Registration if their work is governed by these Wisconsin codes - commercial building, plumbing, uniform dwelling, electrical, or swimming pools – and they do not hold a Safety and Building Division contractor \*\*credential.

\*\* Dwelling contractor certification, dwelling contractor – restricted certification, manufactured home manufacturer license, manufactured home dealer license, manufactured home installer license, electrical contractor certification, electrical contractor – restricted certification, HVAC contractor registration, elevator contractor license.

## **Hiring Subcontractors with the Building Contractor Registration.**

Registered Building Contractors cannot subcontract work to any business that does not have a Building Contractor Registration, if the work is governed by these Wisconsin codes – commercial building, plumbing, uniform dwelling, electrical or swimming pools – and the subcontractors do not hold a Safety and Building Division contractor \*\* credential.

\*\* Dwelling contractor certification, dwelling contractor – restricted certification, manufactured home manufacturer license, manufactured home dealer license, manufactured home installer license, electrical contractor certification, electrical contractor – restricted certification, HVAC contractor registration, elevator contractor license.

## **Employees don't need to register as Building Contractors.**

The Wisconsin Building Contractor Registration is for businesses, not for employees of a construction contractor business.

## **Issuing Permits related to Building Contractor Registration.**

A Wisconsin municipality may not issue a **building permit** for a commercial building construction activity unless the requester holds a Building Contractor Registration, holds one of these contractor \*\*credentials, or the requested is working only on property they own or lease.

\*\* Dwelling contractor certification, dwelling contractor – restricted certification, manufactured home manufacturer license, manufactured home dealer license, manufactured home installer license, electrical contractor certification, electrical contractor – restricted certification, HVAC contractor registration, elevator contractor license.

A Wisconsin Municipality may not issue a **Uniform Dwelling Code Building Permit** unless the requestor is the owner who resides in the dwelling or the requester provides proof of the Dwelling Contractor Certification and the Dwelling Contractor Qualifier Certification. The Building Contractor Registration does not qualify a business to obtain Uniform Dwelling Code permits.