

Basement Wells

A fact sheet for drillers and pump installers

Determining if a basement well is compliant or not depends on when it was installed. Wells constructed in a basement after April 10, 1953 or under a building that was constructed after July 1951 are not compliant with NR 812 unless the well is located in a walkout basement or an alcove. Wells in walkout basements or alcoves can remain in service no matter when they were installed as long as they meet the criteria set in NR 812. The flow chart presented with this fact sheet is a guide to help determine if a basement well complies with NR 812.



**DOES THE BASEMENT WELL
COMPLY WITH
ch. NR 812 Wis. Adm. Code?
Please check the flowchart on
the back of this page.**



SOME IMPORTANT FACTS ABOUT BASEMENT WELLS:

- **BASEMENT WELLS INSTALLED AFTER APRIL 10, 1953** – Construction of a basement well installed after April 10, 1953 was prohibited with the exceptions of alcoves and walkout basements.
- **BASEMENT WELLS INSTALLED ON OR BEFORE APRIL 10, 1953** - Basement wells installed on or before April 10, 1953 may remain in service only if the well meets the requirements of NR 812.42(1).
- **WALKOUT BASEMENTS** – A well located in a walkout basement can remain in service no matter when it was installed as long as the well meets the minimum standards found in NR 812.42(9)(b).
- **ALCOVES** – A well located in a complying alcove can remain in service no matter when it was installed. However, the construction requirements for the alcove depend on the date of the installation. Refer to the [Pits and Alcoves Fact Sheet/Flow Chart](#) for more information.
- **CASING HEIGHT** – The minimum casing height for a basement well installed within a pit, basement or alcove is six inches if installed on or before April 10, 1953 and 12 inches if installed after April 10, 1953.

PLEASE NOTE:

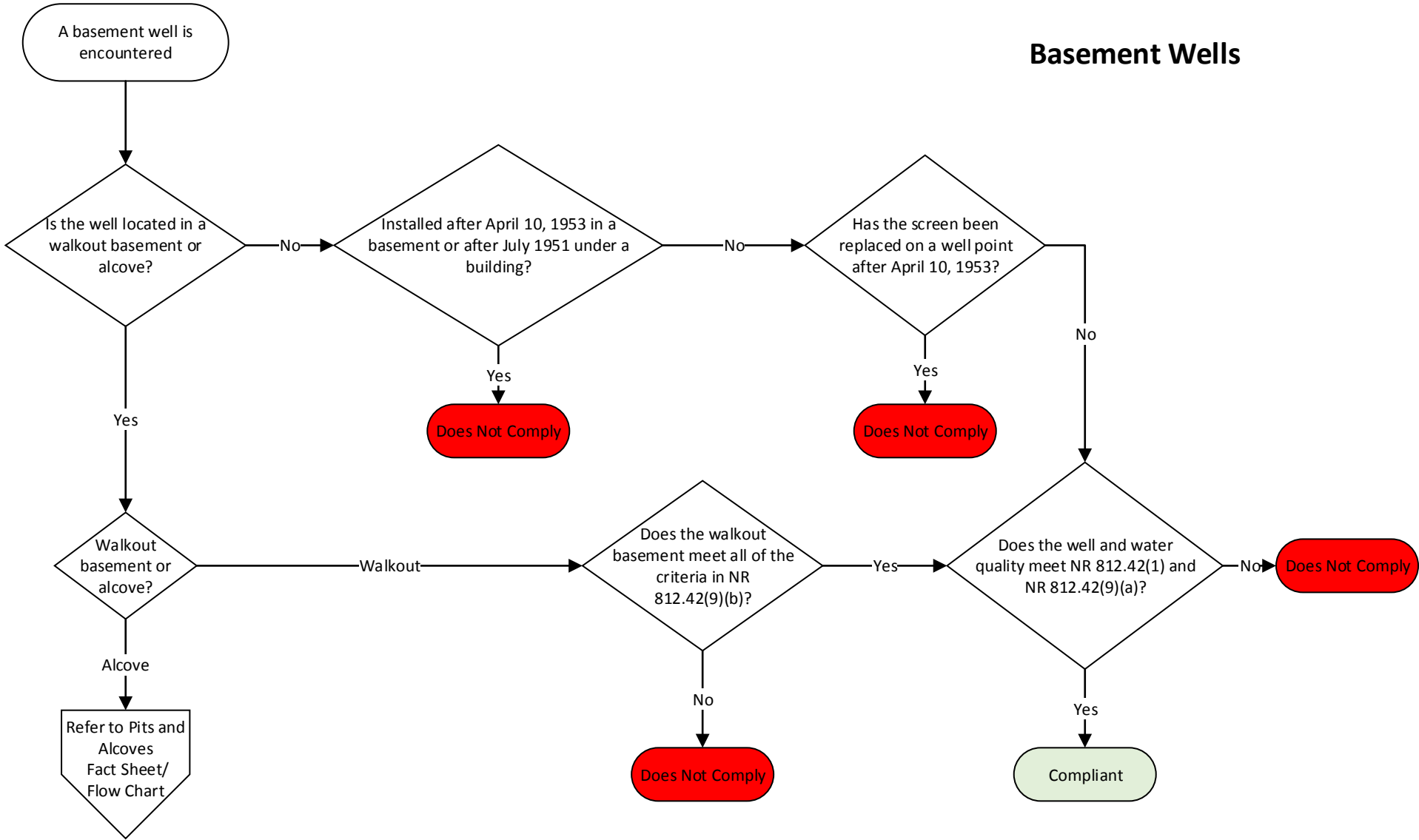
- When a well owner indicates that a basement well was installed on or before April 10, 1953 or under a building on or before to July, 1951, be advised that NR 812.42(1) states, “*the owner shall provide written documentation verifying the date of construction or installation or both.*” It is the well owner’s responsibility to prove the date of the installation. Without this proof, the DNR may conclude that the well is noncompliant and requires filling and sealing.
- If a property transfer well inspection under NR 812.44 identifies a noncomplying well installed in a basement, any action to address the noncompliance is decided between the buyer and seller. However, if work is completed on the well outside a property transfer and noncompliance issues remain after the work is done or an inspection is required by a municipality and the inspection identifies a noncomplying basement well, the well may be required to be filled and sealed.

This fact sheet and flow chart do not replace or supersede specific code language about basement wells, which is found in s. NR 812.42(9) Wis. Adm. Code. See disclaimer language at the bottom of the flow chart on the next page.

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This document is intended solely as guidance and does not contain any mandatory requirements except where requirements found in statute or administrative rule are referenced. Any regulatory decisions made by the Department of Natural Resources in any matter addressed by this guidance will be made by applying the governing statutes and administrative rules to the relevant facts.

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