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.

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 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.
A basement well is encountered

Is the well located in a walkout basement or alcove? No: Installed after April 10, 1953 in a basement or after July 1951 under a building?

Yes: Walkout basement or alcove?

No: Does the walkout basement meet all of the criteria in NR 812.42(9)(b)?

Yes: Does the well and water quality meet NR 812.42(1) and NR 812.42(9)(a)?

Yes: Compliant

No: Does Not Comply

No: Has the screen been replaced on a well point after April 10, 1953?

Yes: Does Not Comply

No: Does Not Comply

Yes: Installed after April 10, 1953 in a basement or after July 1951 under a building?

No: Yes

No: No

Yes: Yes

No: No

No: No

Yes: Yes

Refer to Pits and Alcoves Fact Sheet/Flow Chart
Pursuant to ch. 227, Wis. Stats., the Wisconsin Department of Natural Resources has finalized and hereby certifies the following guidance document.

**DOCUMENT ID**
DG-19-0011

**DOCUMENT TITLE**
PUB DG-086 - Basement Wells - A fact sheet for drillers and pump installers

**PROGRAM/BUREAU**
Drinking Water and Groundwater Program

**STATUTORY AUTHORITY OR LEGAL CITATION**
NR 812, Wis. Adm. Code

**DATE SENT TO LEGISLATIVE REFERENCE BUREAU (FOR PUBLIC COMMENTS)**
12/02/2019

**DATE FINALIZED**
01/23/2020

**DNR CERTIFICATION**

I have reviewed this guidance document or proposed guidance document and I certify that it complies with sections 227.10 and 227.11 of the Wisconsin Statutes. I further certify that the guidance document or proposed guidance document contains no standard, requirement, or threshold that is not explicitly required or explicitly permitted by a statute or a rule that has been lawfully promulgated. I further certify that the guidance document or proposed guidance document contains no standard, requirement, or threshold that is more restrictive than a standard, requirement, or threshold contained in the Wisconsin Statutes.

Signature

Date