

Chapter 3

Building Code

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Sec. 4-3-1 Building Code Authorized; Scope.

- (a) **Authority.** These regulations are adopted under the authority granted by Section 101.65, Wis. Stats.
- (b) **Purpose.** The purpose of this Chapter is to promote the general health, safety and welfare and to maintain required local uniformity with the administrative and technical requirements of the Wisconsin Uniform Dwelling Code.
- (c) **Scope.**
 - (1) The scope of this Chapter includes the construction and inspection of one- and two family dwellings and commercial buildings built since June 1, 1980.
 - (2) Notwithstanding COMM 20.05, Wis. Adm. Code, the scope also includes the construction and inspection of alterations and additions to one- and two-family dwellings and commercial buildings built before June 1, 1980. Because such projects are not under state jurisdiction, petitions for variances, and final appeals under COMM 20.19 and 20.21, Wis. Adm. Code, respectively, shall be decided by the Board of Appeals. Petitions for variances shall be decided per COMM 20.19 (Intro), Wis. Adm. Code, so that equivalency is maintained to the intent of the rule being petitioned. As the Board of Appeals approves petitions for variances, the Building Inspector is granted the power to apply the results to similar circumstances by precedent.

Sec. 4-3-2 Wisconsin Uniform Dwelling Code Adopted.

The Wisconsin Uniform Dwelling code, COMM 20-25, Wis. Adm. code, and all amendments thereto, is adopted and incorporated by reference and shall apply to all buildings within the scope of this Chapter.

Sec. 4-3-3 Building Inspector.

There is hereby created the position of Building Inspector, who shall administer and enforce this Chapter and shall be certified by the State of Wisconsin's Division of Safety and Buildings, as specified by Section 101.66(2), Wis. Stats. , in the category of Uniform Dwelling Code Construction Inspector. Additionally, this or other assistant inspectors shall possess the certification categories of UDC, HVAC, UDC Electrical, and UDC Plumbing.

Sec. 4-3-4 Building Permit Required.

No person shall alter, in excess of Five Thousand Dollars (\$5,000.00) value in any twelve (12) month period, build, add onto, or alter any building within the scope of this Chapter without first obtaining a building permit for such work from the Building Inspector. Any structural changes or major changes to mechanical systems that involve extensions shall require permits. Restoration or repair of an installation to its previous Code-compliant condition as determined by the Building Inspector is exempted from permit requirements. Residing, re-roofing, finishing or interior surfaces, and installation of cabinetry shall be exempted from permit requirements.

Sec. 4-3-5 Building Permit Fees.

The building permit fee(s) shall be determined by resolution of the Village Board and shall include Twenty-five Dollars (\$25.00) to be forwarded to the Wisconsin Department of Commerce for a UDC permit seal that shall be assigned to any new dwelling.

Sec. 4-3-6 Penalties.

The enforcement of this Chapter and all other laws and ordinances relating to building shall be by means of the withholding of building permits, imposition of forfeitures and injunctive action. Forfeitures shall be not less than Twenty-five Dollars (\$25.00) nor more than One Thousand Dollars (\$1,000.00) for each day of noncompliance.

Sec. 4-3-7 Lapse of Building Permit

Any building permit issued hereunder shall lapse and be void unless construction pursuant to said permit is completed within twelve (12) months of the issuance of said permit.