

CHAPTER 21: WISCONSIN UNIFORM BUILDING CODE/BUILDING INSPECTOR

21.01. Title/Purpose.

This chapter is entitled “Wisconsin Uniform Building Code/Building Inspector.” The purpose of Chapter 21 is to promote the public health, safety, morals, prosperity, aesthetics, and general welfare of the Town and its environs.

21.02. Authority.

These regulations are adopted under the authority granted by Wis. Stat. § 101.65.

21.03. Scope.

The scope of this chapter includes the construction and inspection of one- and two-family dwellings built since June 1, 1980. The scope also includes the construction and inspection of detached garages serving one- and two-family dwellings.

21.04. Wisconsin Uniform Dwelling Code Adopted.

The Wisconsin Uniform Dwelling Code, Wis. Admin. Code. chs. COMM 20 through 25, and all amendments thereto, are adopted and incorporated herein by reference, and shall apply to all buildings within the scope of this chapter.

21.05. Building Inspector.

There is hereby created the position of Building Inspector, who shall administer and enforce this chapter and shall be certified, as specified by Wis. State. § 101.66(2), in the category of Uniform Dwelling Code Construction Inspector. That the position of Building Inspector shall be appointed by the Town Board at any regular Town Board Meeting and said Building Inspector shall serve until relieved or discharged by the Town Board.

21.06. Building Permit Required.

No person shall alter, in excess of \$2,500.00 value in any 12-month period, build, or add onto 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, regardless of cost. Restoration or repair of an installation to its previous code-compliant condition as determined by the Building Inspector is exempted from permit requirements. Residing, reroofing, finishing of interior surfaces, and installation of cabinetry shall be exempted from permit requirements.

21.07. Building Permit.

A building permit shall be invalid after the expiration of two years from the date it is issued.

21.08. Building Permit Fees.

Building permit fees shall be determined by resolution of the Town Board and as negotiated with the Town building inspector.

21.09. Penalties.

The enforcement of this section 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 \$25.00 nor more than \$1,000.00 for each day of noncompliance.

21.10. Effective Date.

This chapter shall be effective upon passage and publication as provided by law.