

Village of Almena, WI
Tuesday, July 30, 2024

Chapter 113. Building Construction

[HISTORY: Adopted by the Village Board of the Village of Almena as Ch. 14 of the former Village Code. Amendments noted where applicable.]

Article I. General Provisions

§ 113-1. Purpose.

- A. To exercise jurisdiction over the construction, improvement, enlargement, and inspection of all buildings;
- B. To provide plan review and on-site inspections performed by persons or agencies certified by the Department of Safety and Professional Services (DSPS);
- C. To establish and collect fees to defray costs; and
- D. To provide remedies and penalties for violations.

§ 113-2. Building permits and inspection.

- A. General permit requirement. No building or any part thereof shall hereafter be erected or ground broken for the same within the Village except as herein provided until a permit therefor has been obtained by the owner or his authorized agent from the Building Inspector. "Building" as used in this section includes any building or structure and any enlargement, alteration, heating or ventilation installation, moving or demolishing and anything affecting the fire hazards or safety of any building or structure.^[1]

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

[1] *Editor's Note: See also Ch. 167, § 167-3, Building permits.*

- B. Application. Application for a building permit shall be made in writing upon a form furnished by the Building Inspector and shall state the name and address of the owner of the land, and also of the owner of the building, if different, the legal description of the land upon which the building is to be located, the name and address of the designer, and shall contain such other pertinent information as the Building Inspector may require.

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

- C. Plans required.

- (1) General requirements. With such application, there shall be submitted two complete sets of plans and specifications, including a plot plan showing the location of the proposed building with respect to adjoining streets, alleys, lot lines and buildings. Plans for buildings required to comply with the State Building Code shall bear a stamp of approval from the Department of Safety and Professional Services . Such plans and specifications shall be submitted in duplicate; one set shall be returned after approval as herein provided and the other set shall remain on file in the office of the Building Inspector. All plans and specifications shall be signed by the designer.

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

- (2) Architectural control. No building permit for any structure, building or construction for which a building permit is required shall be issued unless it has been found as a fact by the Village Board after a view of the site of the proposed construction, an examination of the application for a building permit and all other pertinent facts and information, that the building shall, when erected, not be so at variance from nor so similar to either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the neighborhood as to cause a substantial depreciation in the property values of such neighborhood.
- D. Waiver of plans. If the Building Inspector finds that the character of the work is sufficiently described in the application, he/she may waive the filing of plans for alterations, repairs, or moving provided the cost of such work does not exceed \$2,000.
 - E. Approval of plans. If the Building Inspector determines that the proposed building will comply in every respect with the provisions of this Municipal Code, and all applicable state laws and orders, he/she shall officially approve and stamp one set of the plans and return it to the owner, and shall issue a building permit which shall be kept and displayed at the site of the proposed building. After being approved, the plans and specifications shall not be altered in any respect which involves any of the above-mentioned codes, laws and orders, or which involves the safety of the building or occupants, except with the written consent of the Building Inspector. In case adequate plans are presented for part of the building only, the Building Inspector may, at his discretion, issue a permit for a part of the building before receiving the plans and specifications for the entire building.
 - F. Minor repairs. The Building Inspector may authorize minor repairs or alterations valued at less than \$500 which do not change the occupancy, area, structural strength, fire protection, exits, light or ventilation of the building without requiring a building permit to be issued.
 - G. Fees for permits for new construction as well as for additions, alterations and repairs are as established from time to time by resolution of the Village Board.
[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]
 - H. Inspection of work. The builder shall notify the Building Inspector when ready, and the Building Inspector shall inspect all buildings upon completion of the foundation forms, or before the foundation is laid, and again when ready for lath and plaster, sheet rock or before paneling is applied. After completion he/she shall make a final inspection of all new buildings and alterations.
 - I. Penalty provisions.
 - (1) General penalty. Any person who shall violate any provisions of this section shall upon such violation be subject to a penalty which shall be as follows:
 - (a) Any person who shall violate any provision of this section and cause the Building Inspector and Village Board to hold a special meeting for the purpose of considering a late application for a building permit shall be required to pay a penalty fee in an amount to be determined by the Village Board in light of the costs of such special meeting, such penalty fee to be not less than \$50.
 - (2) Criminal penalty; first offense. Any person who shall violate any provision of this code subject to a penalty shall, upon conviction thereof, forfeit not less than \$1 nor more than \$200 together with the costs of prosecution and in default of payment of such forfeiture and costs of prosecution shall be imprisoned in the county jail until said forfeiture and costs are paid, but not exceeding 90 days.
 - (3) Criminal penalty; second offense. Any person found guilty of violating any provision of this section who shall previously have been convicted of a violation of the same provision within one year shall upon conviction thereof, forfeit not less than \$10 nor more than \$200 for each such offense, together with the costs of prosecution and in default of payment of such forfeiture and costs shall be imprisoned in the county jail until such forfeiture and costs of prosecution are paid, but not to exceed six months.

- (4) Continued violations. Each violation and each day a violation continues or occurs shall constitute a separate offense. Nothing in this section shall preclude the Village from maintaining any appropriate action to prevent or remove a violation of any provision of this code.
- (5) Execution against defendant's property. Whenever any person fails to pay any forfeiture and costs of prosecution upon the order of the court for violation of any section of this Municipal Code, the court may, in lieu of ordering imprisonment of the defendant, or after the defendant has been released from custody, issue an execution against the property of the defendant for such forfeiture and costs.

§ 113-3. Electrical permits and inspection.

- A. State code applies. All electrical work, including the placing of wires and other equipment, shall conform to the State Electrical Code, which is by reference made a part of this chapter as if set forth herein in full. A copy of such code shall be kept on file in the office of the Village Clerk.
- B. Permit required. No electrical wiring or other equipment shall be installed or altered without first securing a permit therefor from the Building Inspector, provided repairs or replacements of broken or defective sockets, switches or base receptacles may be made without a permit. The application for such permit shall be on a form furnished by the Building Inspector and shall state clearly the work planned, alterations to be made and equipment and materials to be used; and all later deviations from such plans shall be submitted to and approved by the Building Inspector.
- C. Inspection of work. After roughing in the wiring of any building and before any such work is covered up, or upon completion of any outside wiring construction, the person doing such work shall notify the Building Inspector, who shall at once inspect the same. Upon completion of such wiring, the Inspector shall be notified and shall inspect the finished work. If he/she finds the work conforms to the State Electrical Code, he/she shall issue a certificate of compliance, which shall contain the date and an outline of the results of such inspection, a duplicate of which shall be filed in the office of the Building Inspector. No person shall use any such electrical equipment until such certificate has been issued.

§ 113-4. Plumbing permits and inspection.

- A. State code applies. The construction, reconstruction, installation and alteration of all plumbing, drainage and plumbing ventilation shall conform to Chs. SPS 381 to 387, Wis. Adm. Code (State Plumbing Code), which is adopted by reference as a part of this chapter.
- B. Permit required. No plumbing or drainage of any kind shall be installed or altered, except leakage or stoppage repairs may be made without first securing a permit therefor from the Building Inspector. The application for such permit shall be on a form furnished by the Building Inspector and shall state clearly the work planned, alterations to be made and equipment and materials to be used. All later deviations from such plan shall be submitted to and approved by the Building Inspector. A fee of \$2 shall be charged for each permit, plus \$1 for each fixture.
- C. Licensed plumber required. All plumbing work shall be done by a plumber licensed by the Department of Safety and Professional Services, provided a property owner may make repairs or installations in a single-family building owned and occupied by him/her as his home if a permit is issued and the work done in compliance with this section.
- D. Inspection of work. Upon completion of the plumbing work on any premises, the person doing such work shall notify the Building Inspector before such work is covered up, and the Building Inspector shall at once inspect the work or cause it to be inspected. If he/she finds the work conforms to the State Plumbing Code, he/she shall issue a Certificate of Compliance, which shall contain the date and an outline of the results of such inspection, a duplicate of which shall be filed by location in the

office of the Building Inspector. No person shall use or permit to be used any plumbing or drainage until it has been inspected and approved by the Building Inspector.

§ 113-5. Flammable liquids.

Ch. SPS 310, Wis. Adm. Code (Flammable, Combustible and Hazardous Liquids) is adopted by reference; and the Building Inspector shall enforce the provisions thereof.

§ 113-6. Fire District regulations.

- A. Fire District. All that part of the Village of Almena included within the following described territory shall be known as the "Fire District."

Beginning at the Southeast corner of the SW-SW of 19-34-13; Thence north 60.00 ch to the Northeast corner of the SW-NW of-said section 19; Thence West along the North line of said SW-NW to a point that is 123.75 ft. east of the west line of said Section 19; Thence North 381.0 ft, to the south shore of Lightning Creek; Thence S. 65° 15' W. 50.0 ft.; Thence S. 88° 50' W. 77.93 ft. to the West line of said Section 19; Thence North along the West line of said Section 19 to the North line of the South 1/2 of NE-NE 24-34-14; Thence west 20.03 ch. to the east line of the NW-NE, 24-34-14; Thence north along the east line of said NW-NE to the northeast corner of said NW-NE; Thence west along the north line of said NW-NE, 545 feet; Thence North parallel to the east line of the east line of the SW-SE, Section 13-34-14, 635 feet; thence West parallel to the south line of the SW-SE, 13-34-14, 775 feet, more or less, to the west line of the SW-SE of said Section 13; thence South along the west line to the Southwest corner of said SW-SE, also being the Northeast corner of the NE-NW of said Section 24-34-14; thence west along the north line of said NE-NW to the northwest corner of said NE-NW; Thence south along the west line of said NE-NW to the northwest corner of the SE-NW, 24-34-14; Thence South 60.0 ch. to the SW corner of SE-SW of said Sec. 24; Thence east 20.02 ch.; Thence South 20.0 ch. to the SW corner of NW-NE of 25-34-14; Thence East 60.46 ch. to the SE corner of NW-NW of 30-34-13; Thence North 20.0 ch. to the point of beginning. Containing 716.36 acres according to the Government survey.

§ 113-7. Fire prevention.

- A. State Fire Prevention Manual adopted. The Wisconsin Fire Prevention Manual detailing provisions for the prevention of fire is adopted and by reference made a part of this chapter as if fully set forth herein. Any act required to be performed or prohibited by such manual is required or prohibited by this chapter.
- B. Conflicting provisions. In case of a conflict between the provisions of this chapter or between this chapter and existing Village ordinances, the strictest provisions shall apply.
- C. Copies to be on file. Copies of the State Fire Prevention Manual shall be available for inspection during reasonable hours in the Village Clerk's office.

Article II. Administration

§ 113-8. Building Inspector.

- A. Duties. The Building Inspector shall enforce the provisions of the Building Code and all other sections of this Municipal Code and of the state code relating to buildings, including electrical, plumbing, heating, ventilation and air conditioning work.

- B. Right of inspection. The Building Inspector and the officers and agents under his supervision may, at all reasonable hours, enter upon any public or private premises and make inspection thereof and may require the production of the permit for any building or other work contemplated by this chapter or the required license therefor.
- C. Records to be kept. The Building Inspector shall keep a record of all permits, fees and inspections made under this chapter and shall make an annual report thereon to the Village Board.
- D. Interference with inspector. No person shall interfere with or refuse access to any premises to the Building Inspector or his authorized representatives while in the performance of their duties.

§ 113-9. Issuance of permit; payment of fees.

All fees shall be paid to the Village Treasurer and, upon presentation of the Treasurer's receipt showing that the fees prescribed by this chapter have been paid, the Building Inspector, upon entering upon the application the number of the receipt, shall issue to the owner or his agent a building, electrical, plumbing or heating permit.

§ 113-10. Report of violations.

All police officers in the employ of the Village shall report at once to the Building Inspector any building, electrical, plumbing or heating work which is being carried on without a permit as required by this chapter.

§ 113-11. Lapse of permits.

A building, electrical, plumbing or heating permit shall become void unless operations under the permit are commenced within six months from the date of issuance thereof.

§ 113-12. Revocation.

If the Building Inspector finds at any time the above-mentioned provisions, laws, orders, plans and specifications are not being complied with, and the holder of the permit refuses to conform after a written warning or instructions have been issued to him/her, he/she shall revoke the permit by written notice posted at the work site. When such permit is revoked, no person shall do any further work thereunder until the permit is reissued, except such work as the Building Inspector may order to be done as a condition precedent to the reissuance of the permit or as he/she may require for the preservation of human life and safety.

§ 113-13. Orders and proceedings for razing unsafe buildings.

[Amended 5-8-2018 by Ord. No. 2018-4]

- A. Razing or renovation. Whenever the Building Inspector and Village Board find any building or part thereof within the Village to be, in their judgment, so old, dilapidated or out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human occupancy or use and so that it would be unreasonable to repair the same, they shall order the owner to raze and remove such building or part thereof or, if it can be made safe by repairs, to repair and make safe and sanitary or to raze and remove, at the owner's option. Such order and proceedings shall be as provided in § 66.0413, Wis. Stats.
- B. Proceedings.

- (1) Complete a razing permit application and pay the permit fee for the Building Inspector permit. After review and approval by the Building Inspector a permit will be issued. Payment must be paid in full prior to receiving the permit.
- (2) The property owner must identify any hazardous materials that are located on the property on the application.
- (3) Property owner must notify the DNR prior to starting any raze or demo.
- (4) Application, permit, and DNR must be in place prior to start any raze or demo.
- (5) Follow proceedings as provided in § 66.0413, Wis. Stats.

Article III. Construction Regulations

§ 113-14. Adoption of standards.

Chapters SPS 361 through 365, Wis. Adm. Code, the State Building Code, and Chapter SPS 322, Wis. Adm. Code, as adopted and effective June 1, 1980, and all amendments thereto, are adopted and effective December 1, 1978, and Chapters SPS 320, 321, 323, 324, 325, as adopted and effective June 1, 1980, and all amendments thereto, are adopted and incorporated by reference.

§ 113-15. Terms defined.

The building terms used throughout this chapter shall have the meaning given them in the State Building Code.

§ 113-16. Workmanship.

Workmanship in the fabrication, preparation and installation of materials shall conform to generally accepted good practice.

§ 113-17. Foundations.

- A. Depth. All foundation walls shall extend below the frost line and shall have suitable provision at the bottom to keep load distribution within the carrying capacity of the soil. All footings and foundation walls shall be so designed as to carry their imposed loads.
- B. Strength. Foundation walls shall be of adequate strength and thickness to resist lateral pressures from adjacent earth and to support vertical loads.
- C. Thickness. If built of stone, foundations shall be not less than 18 inches thick; if built of brick, concrete, hollow blocks or solid blocks, foundations shall be not less than 10 inches thick; provided when such walls of dwellings or other buildings not exceeding 35 feet in height do not extend more than five feet below the adjacent ground level, the minimum thickness of solid brick or concrete walls shall be nine inches and the minimum thickness of hollow walls of brick and walls of hollow block or solid block shall be 10 inches. Poured concrete foundations of not less than six inches shall be used for one-story frame structures without basements. All walls with four-inch brick-faced ledges shall be 10 inches thick.
- D. Masonry foundations. In masonry foundation walls, the top course shall be of solid masonry units of solid masonry material which shall be not less than four inches thick.

- E. Pilasters. Pilasters not less than four inches by 12 inches shall be constructed to form piers under the ends of girders framing into 10 inches thick foundation walls built of solid masonry or nine inches poured concrete walls and shall be bonded to the wall. Girders framing into masonry walls or hollow units shall bear upon solid masonry construction not less than 10 inches thick.
- F. Height. Foundation walls for frame construction shall extend at least eight inches above the adjacent ground surface after filling is completed.
- G. Cross-ventilation. Cross-ventilation shall be provided for the space enclosed by foundation walls, whether it be excavated or not, with a minimum opening of two square feet for each 25 feet of exterior wall. All floor spaces shall be cemented or covered with plastic and a minimum of one inch of sand.

§ 113-18. Masonry construction.

- A. Thickness. The thickness of all masonry walls shall comply with the State Building Code, provided for masonry dwellings the exterior bearing walls shall be not less than eight-inch thick for a height not to exceed 35 feet. Pilasters not less than four inches by 12 inches shall be constructed to form piers under the ends of girders framing into eight inches thick masonry walls and shall be bonded to the wall. Girders framing into masonry walls of hollow units shall bear upon solid masonry not less than eight inches thick.
- B. Height. The unsupported height of isolated piers shall not exceed 10 times the least dimension.
- C. Chases. Chases shall not be constructed in eight inches bearing or division walls. In such walls of greater thickness, the backs of chases shall be not less than six inches in thickness.
- D. Chimneys. All chimneys, of whatever material, shall be installed in accordance with Ch. SPS 321.29, Wis. Adm. Code.
[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

§ 113-19. Monolithic concrete construction.

- A. Thickness. Bearing walls of monolithic plain concrete shall be not less than six inch thick.
- B. Hollow walls. Hollow monolithic concrete walls shall have not less than six inches thickness of material. Wall openings and corners shall be reinforced in the same manner as solid monolithic walls. The inner and outer part of such walls shall be securely fastened together with noncorrodible bracing ties.
- C. Height. Monolithic concrete walls built in accordance with this section shall be not more than 30 feet in height, provided for gable construction an additional five feet to the peak of the gable shall be permitted.
- D. Pilasters. Girders framing into monolithic concrete walls shall be secured by pilasters as provided for masonry walls in § 113-17E above.
- E. Reinforced concrete. All concrete walls having openings therein, all supported floor slabs and all beams and columns shall be reinforced in accordance with the rules of reinforced concrete design provided in the State Building Code.

§ 113-20. Frame walls.

- A. Definition. In conventional frame wall construction, all structural parts are of wood or are dependent upon a wood frame for support. This includes walls with fittings or veneers other than wood, such as brick, tile, stone and stucco.

- B. Studding. Wood studding shall be not less than two by four nominal inches and spaced not to exceed 16 inches on centers.
- C. Wood sheathing. All exterior walls shall have sheathing under finished siding. The sheathing boards shall be laid tight and properly nailed to each side with not less than two eight-penny nails.
- D. Composition sheathing. Wood sheathing may be omitted when other types of construction are used that are accepted as of adequate strength and stability by the State Department of Safety and Professional Services . Composition sheathing board may be used, provided the frame is diagonally braced with let-in braces.
- E. Paper or felt. All sheathing shall be covered with water-resistant building paper or saturated asphalt felt or equivalent material. Each lap shall be not less than four inch, with at least a four inch lap around openings.
- F. Ledger boards. Ledger or ribbon boards used to support joists shall be not less than one by four inch, shall be cut into the studs and securely nailed with not less than two eight-penny nails to each side. Where ledger boards are used, the outside walls shall be completely fire-stopped with not less than two-inch material.

§ 113-21. Masonry veneer on frame construction.

- A. Thickness. Masonry veneer applied to the walls of frame structures shall rest directly upon the masonry foundation of such structures and shall be not less than 3 3/4 inches thick. Such veneer shall be backed by waterproof building paper or saturated felt, which shall extend down and under the bottom course of veneer.
- B. Flashing. Flashing shall be installed where necessary to prevent moisture from penetrating behind the walls.
- C. Anchoring. The masonry veneer shall be securely attached to a frame structure at intervals of not more than 16 inches horizontally and 24 inches vertically.
- D. Sheathing. Sheathing shall be securely attached to the framework of the structure back of the masonry veneer by proper nailing to each stud with not less than two eight-penny nails.

§ 113-22. Stucco and frame construction.

- A. Flashing. Flashing or other measures adequate to prevent penetration of moisture behind the stucco surface shall be used where necessary.
- B. Sheathing. Where wood sheathing is used, it shall be of boards not less than one nominal inch in thickness and securely nailed to each stud with not less than two eight-penny nails and, if applied horizontally with the frame, adequately braced with diagonal braces into the studs.
- C. Metal lath. Where metal lath is used for a stucco base, it shall be expanded metal lath weighing not less than 34 pounds per square yard or wire fabric not lighter than No. 19 gauge.

§ 113-23. Wood framing.

- A. Strength and soundness. All wooden members shall be so framed, anchored, tied and braced together as to develop the maximum strength and rigidity adequate for the purpose for which they are used. All members shall be sound and free from knots and shakes which would impair their strength and shall be dry and well-seasoned. All framing lumber or board lumber for sub-flooring, roof boarding, shingle, lath, etc., shall be No. 1 common or of equivalent quality.

- B. Size of members. All wooden members shall be of sufficient size and strength to carry the load safely without exceeding the allowable working stresses of the material. The strength of timber shall be determined from actual dimensions and not from nominal dimensions.
- C. Allowable spans. The maximum spans for wood flooring, joists, ceiling joists and rafters shall be as set out in the National Lumber Manufacturers Association's Code on minimum spans for joists and rafters, etc., a copy of which is on file in the office of the Village Clerk.
- D. Studding. Wall studs for frame buildings shall be not less than two inches by four inches, 16 inches center to center.
- E. Sills and members. All sills and all bearing plates for roof rafters framed in masonry walls shall be bolted to the masonry walls with one-half-inch plates bedded firmly into the masonry and spaces not less than eight feet apart.
- F. Residential buildings: inside walls. All buildings constructed for residential purposes shall have perpendicular inside walls not less than seven feet 10 inches in the first story above the first joist.

§ 113-24. Floor and ceiling loads.

All buildings shall be designed for a live floor load of 40 lbs. per square foot in addition to the dead load and for a live roof load of 30 lbs. per square foot.

§ 113-25. Fire stopping.

Fire stopping or incombustible material shall be installed at every floor level to cut all concealed draft openings and form an effectual horizontal fire barrier between stories and roof spaces as provided by the State Building Code.

§ 113-26. New methods and materials.

Materials, methods of construction and devices designed for use in buildings or structures covered by this chapter and not specifically mentioned in or permitted by this chapter shall not be so used until approved in writing by the State Department of Safety and Professional Services for use in buildings or structures covered by the State Building Code, except sanitary appliances, which shall be approved in accordance with the State Plumbing Code issued by the Department of Safety and Professional Services .

§ 113-27. Prefabricated construction.

- A. Prefabricated buildings. The erection of a prefabricated building or use of prefabricated assembly the integral parts of which have been built or assembled prior to incorporation in the building shall be permitted, subject to all the provisions of this chapter. If such building or assembly does not fulfill the requirements of this chapter as to structural standards but is constructed in conformity with the design and control data contained in the National Bureau of Standards or meets the requirements of Article 19 "Prefabricated Construction (1950)," issued by the Building Officials, Conference of America as part of its basic code, and conforms to the basic code of prefabricated construction, both codes to be on file in the office of the Village Clerk when same are available, such building or assembly shall be permitted. The conformity of a prefabricated structure shall be evidenced by the manufacturer's certificate or warranty of compliance.
- B. Modular buildings and double-wides. Modular homes and other housing units commonly referred to as "double-wides" shall not be permitted in the Village unless:
 - (1) They are less than 10 years old;

- (2) They meet or will meet all existing codes;
 - (3) They met or will meet all criteria under Chapter **218**, Property Maintenance, of the Code of the Village of Almena;
 - (4) They receive a permit from the Village Board after inspection by the Building Inspector and/or designated members of the Board. Such permits may be granted upon conditions established by the Board.
- C. Existing buildings moved from other sites. Any existing structures, of whatever form of construction, intended to be moved into the Village, or from one location in the Village to another, will not be permitted unless:
- (1) They meet or will meet all existing codes;
 - (2) They met or will meet all criteria under Chapter **218**, Property Maintenance;
 - (3) They receive a permit from the Village Board after inspection by the Building Inspector and/or designated members of the Board. Such permits may be granted upon conditions established by the Board.

§ 113-28. Energy conservation.

- A. Wisconsin Administrative Code provisions adopted. Ch. SPS 322, Wis. Adm. Code, Energy Conservation, of the Uniform Dwelling Code, as adopted and effective December 1, 1978, and all amendments thereto, is adopted and incorporated in this code by reference and made a part thereof as if fully set forth herein.
- B. Building Inspector to enforce. The Building Inspector, as certified by the Department of Safety and Professional Services , and his designated representatives shall administer and enforce all of the provisions of Ch. SPS 322, Wis. Adm. Code.

Article IV. Other Structures

§ 113-29. Private swimming pools.

The following provisions shall apply to swimming pools used by three or fewer families:

- A. In-the-ground pools. A wall or fence of not less than 50 inches and not more than 72 inches, of such construction as will make access difficult, shall completely enclose all private combination, diving, swimming and limited purpose pools, except an entrance may be provided through a bathhouse or gate. The gate shall be equipped with a lock and shall be kept locked when the pool is not in use.
- B. Portable pools. Where portable pools are installed above the ground, such enclosures may be omitted. Where pool ladders are provided, they shall be of a type that can be removed when the pool is not in use.

§ 113-30. Private garages.

Private garages shall be located not less than three feet from the adjoining lot line and not less than three feet from any other building on the same premises when not a part of the building. If a greater distance is required by some other section of this Municipal Code, or by some other ordinances or regulation, the most rigid requirement shall apply. When a garage is constructed as a part of any building, the ceiling and the wall or walls separating the garage from other portions of the building shall be of not less than one-hour fire-resistant construction as specified in the State Building Code.

Article V. Enforcement

§ 113-31. Enforcement; violations and penalties.

- A. Enforcement of this chapter and all other laws and ordinances relating to buildings shall be by withholding of building permits, revocation of building permits, imposition of forfeitures, injunctive action, as according to § 62.23(9), Wis. Stats., and as provided hereunder.
- B. Revocation of permit. Any work for which a permit is required under this chapter done in violation thereof shall be cause for automatic revocation of such permit; and no further work shall be done until such permit is reissued except by order of the Building Inspector under § 113-12.
- C. Action may be brought. No person shall do any work in violation of this chapter or any rule, regulation or order made hereunder; and the Building Inspector or Village Attorney or other official designated by the Village Board may bring action to enjoin such work or cause the results of any such work to be removed.
- D. General penalty. Any person who shall violate any provision of this chapter or any rule, regulation or order made hereunder shall be subject to a penalty as provided in § 1-4 of this Municipal Code.

§ 113-32. Village not liable.

This chapter shall not be construed as assuming any liability on the part of the Village for damages to anyone injured or for any property destroyed by any defect in any building or equipment or in any plumbing or electrical wiring, heating, air conditioning or ventilation work or equipment.