

TOWN OF RHINE MUNICIPAL CODE

CHAPTER 13: BUILDING CODE

Section	Title	Page
13.01	Authority	1
13.02	Purpose	1
13.03	Definitions	1
13.04	Scope	2
13.05	Permit Required	2
13.06	Adoption of Codes	3
13.07	Scope of Uniform Dwelling Code Expanded	3
13.08	BuildingBHVACBElectricalBPlumbing Inspector	4
13.09	Submission of Plans	5
13.10	Issuance of Permit	5
13.11	Completion Deposit Required	5
13.12	Unsafe Buildings	5
13.13	Razing and Demolition	6
13.14	Moving Buildings	7
13.15	Occupancy Permit	10
13.16	Exterior Finish Required	10
13.17	Maintenance of Yards	10
13.18	Fees	10
13.19	Violation and Penalties	10
13.20	"Stop Work" Order	11
13.21	Variance	11
13.22	Plan Examination and Approval Fees for Permits and Inspections	11
13.23	Disclaimer and Non-liability for Damages	11
13.24	Severability	11

This page intentionally left blank.

13.01 AUTHORITY. These regulations are adopted under the statutory authority granted pursuant to Wis. Stat. §§ 101.65, 101.651, 101.76, and 101.761 [and by its adoption of Village powers under Wis. Stat. §§ 60.10(2)(c), 60.22(3), and 61.34(1)].

13.02 PURPOSE. The purpose of this Code is to promote the health, safety, and general welfare of our community, to protect property values, and provide for orderly, appropriate development and growth of the community.

13.03 DEFINITIONS. As used in this Chapter, the following terms have the meaning prescribed herein:

(1) **BUILDING.** Any structure erected or constructed of wood, metal, stone, plastic, or other materials which is intended to be used for human beings or animals for occupancy, livery, commerce, education, cultural activities, or other purpose. The term does not include children's play structures, agricultural barns, agricultural sheds, or agricultural accessory buildings.

(2) **BUILDING INSPECTOR.** The individual(s) or firm appointed by the Town Board of the Town of Rhine to exercise all of the powers and duties of a building inspector under Wisconsin law.

(3) **CONSTRUCTION.** Any part or portion of the activity of installing, locating, siting, erecting, or razing a building.

(4) **CONTRACTOR.** Any person, firm, or entity which undertakes any activity related to the construction of a building other than the mere provision of supplies and/or materials.

(5) **DEMOLITION.** The activity of completely or partially destroying a previously erected or constructed building.

(6) **ELECTRICAL.** The trade which relates to the design, installation, maintenance, and repair of the mechanical equipment, wiring, fixtures, and repair of the mechanical equipment, wiring, fixtures, and connections which tie a structure to the power grid of an electric generating utility and distribute the electricity through a structure to end uses, including any work which may be performed by a master electrician licensed by the State of Wisconsin or a person under the supervision of such an electrician.

(7) **GARAGE.** A building which is primarily intended for storage or parked automobiles or equipment.

(8) **HVAC.** An acronym which stands for **H**eating, **V**entilating, and **A**ir **C**onditioning; the trade which installs mechanical equipment, systems, and accessory ducting and gratings for the purpose of warming, purifying, cooling, and exchanging air in a building.

(9) **OCCUPANCY.** The act of utilizing a building for habitation by human beings. Any use of a building for any activity which is customarily or routinely associated with utilization of a building as a residence or commercial use shall constitute occupancy.

(10) OWNER. The individual, firm, or entity which has record title to the real estate on which construction or demolition is taking place.

(11) PLUMBING. The trade which relates to the design, installation, and maintenance or repair of pipes, drains, sinks, basins, hot water heating systems, natural gas pipes, grease traps, floor drains, and all other work for which the individual performing the work may either be a master plumber licensed by the State of Wisconsin or work under the supervision of such a plumber.

(12) STOP WORK ORDER. A directive issued with respect to a construction project by a Building Inspector which compels the owner and any contractor or builder of a building to cease any further work or activity on the construction project until the Building Inspector has authorized the resumption of the construction project.

13.04 SCOPE. This Code applies to all dwellings, commercial buildings/structures, swimming pools, garages, structures, buildings, and residential accessory buildings. Notwithstanding this Section, this Ordinance shall not apply to children's play structures and agricultural buildings.

13.05 PERMIT REQUIRED

(1) No owner or contractor may commence construction of any building or mechanical system prior to obtaining a valid permit from the Town of Rhine Building Inspector. Upon issuance of a building permit, the construction of footings and foundation and/or the general construction must begin within one hundred eighty (180) days of the dated issuance not including the excavation of the site or the building permit will become invalid. (Rev. 04/03/02)

(2) The construction which shall require a building permit includes, but is not limited to:

- (a) New buildings.
- (b) Additions that increase the physical dimensions of a building, including decks.
- (c) Alterations to the building structure, cost shall include market labor value, or alterations to the building's heating, electrical, or plumbing systems.
- (d) Replacement of major building equipment including furnaces and central air conditioners and any other major piece of equipment shall require a permit.
- (e) Alteration of plumbing, venting, electrical, or gas supply systems.
- (f) Any electrical wiring for new construction or remodeling.
- (g) Any HVAC for new construction or remodeling.
- (h) Any plumbing for new construction or remodeling.
- (i) Blacktop, concrete or any hard permanent surfaced driveway. (Rev. 04/02/02; 1/3/12)

(3) The following construction activities shall not require a building permit:

(a) Re-siding, re-roofing, and finishing of interior surfaces; installation of cabinetry; replacement of water heaters and water softeners, and repairs which are deemed minor by the Building Inspector. Notwithstanding this Section, however, a permit accompanied by structural load-bearing calculations shall be required for re-roofing a building if the proposed re-roofing would constitute a third or more layer of roofing.

(b) Normal repairs of HVAC, plumbing, and electrical equipment or systems.

13.06 ADOPTION OF CODES

(1) The following chapters of the Wisconsin Administrative Code as well as all subsequent revisions are adopted by the Town of Rhine and shall be enforced by the Building Inspector.

Chs.	ILHR	16-17	Electrical Code
Chs.	ILHR	20-25	Uniform Dwelling Code
Ch.	ILHR	26	Inspection Certification
Chs.	ILHR	50-64	Commercial Building and Heating, Ventilating, and Air Conditioning Code
Ch.	ILHR	66	Uniform Multi-family Code
Ch.	ILHR	69	Barrier-free design
Ch.	ILHR	70	Historic Building Code
Chs.	ILHR	81-86	Uniform Plumbing Code
Chs.	IND	160-164	Existing Building Code

(2) Any local building codes or requirements other than those contained herein are repealed.

13.07 SCOPE OF UNIFORM DWELLING CODE EXPANDED. For the purposes of this Ordinance, the standards contained in the Wisconsin Uniform Dwelling Code shall be expanded to apply as the standards for construction of the following:

(1) Additions, alterations, and major equipment replacements for one- and two-family dwellings built prior to June 1, 1980.

(2) Detached garages greater than five hundred seventy-six square feet (576 ft²) serving one- and two-family dwellings. Grade-beam slabs are required for private, residential garages with a continuous floating slab of reinforced concrete and shall not be less than four inches (4") in thickness. Reinforcement shall be a minimum of six-by-six- (6- H 6-) inch, number ten (10) wire mesh. The slab shall be provided with a thickened edge all around, eight inches (8") wide and eight inches (8") below the top of the slab. (Exempted are "frost-free footings" for detached residential accessory buildings.) ILHR 22 shall not apply. (Rev. 8/11)

(3) With respect to other detached accessory buildings, concrete slabs, frost-free footings, and the like are not required, but if they are installed they shall follow Subsection (2) above and/or ILHR 21.

13.08 BUILDING HVAC ELECTRICAL PLUMBING INSPECTOR

(1) **CREATION AND APPOINTMENT.** There is hereby created the Office of Building Inspector. The Building Inspector shall be appointed by the Town Board of the Town of Rhine. The Building Inspector shall be certified for inspection purposes by the Department in the required categories specified under Wis. Admin. Code Ch. ILHR 26.106.

(2) **SUBORDINATES.** The Building Inspector may employ, assign, or appoint as necessary subordinate, mechanical inspectors. Any subordinate hired to inspect buildings shall be certified as defined in Wis. Admin. Code Chs. ILHR 25 and ILHR 17, by the Department.

(3) **DUTIES.** The Building Inspector shall administer and enforce all provisions of this Ordinance.

(4) **POWERS.** The Building Inspector or an authorized certified agent of the Building Inspector may at all reasonable hours enter upon any public or private premises for inspection purposes. The Building Inspector may require the production of the permit for any building, plumbing, electrical, or heating work. No person shall interfere with or refuse to permit access to any such premises to the Inspector or his/her agent while in the performance of his/her duties. In the event that the Inspector is refused access to any such premises, then the Inspector is authorized to apply for a special inspection warrant pursuant to Wis. Stat. ' 66.122.

(5) **INSPECTIONS.** In order to permit inspection of a building project at all necessary phases without causing delay for the owner, the owner and/or contractor shall request all of the following inspections in conformity with the appropriate time frame defined in the Wisconsin Administrative Code or at least forty-eight (48) hours in advance by the applicant/contractor or property owner as applicable.

- (a) Footing.
- (b) Foundation.
- (c) Rough carpentry, HVAC, electric, and plumbing.
- (d) Driantile/basement floor.
- (e) Underfloor plumbing.
- (f) Electric service.
- (g) Insulation.
- (h) Final carpentry, HVAC, electric, and plumbing.
- (i) Erosion control.

(6) Failure to request any inspection will be the responsibility of the contractor and/or property owner. No construction shall be deemed approved by default or lack of inspection by the Building Inspector.

(7) The expense of uncovering or exposing any work which must be inspected, where such work was required by the failure of the owner or contractor to request any inspection will be the responsibility of the contractor and/or property owner.

(8) **RECORDS.** The Building Inspector shall perform all administrative tasks required by the Department under all codes covered in Section 13.06. In addition, the Inspector shall keep a record of all applications for permits and shall number each permit in the order of its issuance.

13.09 SUBMISSION OF PLANS. The owner or contractor shall with respect to any proposed construction or demolition, submit two (2) sets of building plans to the Inspector for any work which expands the size of a building, any new building, or as required by the Inspector. If a new building or building addition is proposed, then a plot plan showing such proposed work and existing buildings and property lines shall be submitted. A third set of plans may be requested at the discretion of a Building Inspector for the Assessor. The Building Inspector may require the owner or contractor to submit plans for any construction or demolition project when the Building Inspector determines that it is necessary to review such plans to assure that the proposed project will comply with all applicable codes.

13.10 ISSUANCE OF PERMIT

(1) The Inspector shall issue the requested permit if the owner or contractor demonstrates that all State, County, and local submission requirements are satisfied. If a permit card is issued, it shall be posted at the job site in a visible location from the street. Permits are valid for two (2) years. Permit may be extended for a specific time frame upon the Building Inspector's approval and payment of appropriate fees.

(2) By accepting a permit, the applicant, owner, or contractor grants the Building Inspector the right of access to the real estate on which the permitted construction or demolition will occur.

(3) Permits are issued conditionally on the condition that the owner and/or contractor(s) shall conform to the requirements of all applicable codes, zoning ordinances, and setback requirements in constructing the building.

13.11 COMPLETION DEPOSIT REQUIRED. A deposit of Four Hundred Dollars (\$400.00) is required for all projects whose total cost, including labor, materials, and supplies, will equal or exceed Fifteen Thousand Dollars (\$15,000.00). The deposit shall be refunded after the project is completed and the Building Inspector has found that the building complies with all applicable codes. The deposit shall be forfeited if occupancy occurs before final inspection or extends after a temporary occupancy permit expires. It shall also be forfeited if the exterior is not finished within two (2) years of the date the permit is issued.

13.12 UNSAFE BUILDINGS. Whenever the Building Inspector determines that any building or structure is so old, dilapidated, or has become so out-of-repair as to be dangerous, unsafe, unsanitary, or otherwise unfit for human habitation, occupancy, or use, and so that it would be unreasonable to repair the same, the Inspector shall order the owner to raze and remove all or part thereof, or if such structure can be made safe and sanitary by repairs, is at the owner's option. Such orders and proceedings shall be as provided in Wis. Stat. ' 66.05(5).

13.13 RAZING AND DEMOLITION

(1) **DEMOLITION PERMIT REQUIRED.** No person, firm, or entity may cause the demolition of any structure or part of a structure greater than four hundred (400) square feet in area without having first applied for and obtained a demolition permit from the Building Inspector. No person, firm, or entity may undertake any steps to demolish the structure prior to receiving a permit.

(2) **APPLICATION.** An application for a permit to demolish all or part of a building shall include the following information:

(a) The name and address of the owner of the building on the date of application and, if different, on the date of demolition;

(b) The name, address, and telephone number of the contractor(s) performing the demolition work;

(c) The date upon which demolition is to commence;

(d) The date by which demolition shall be complete;

(e) A list of all hazardous waste and toxic substances [as defined by Wis. Admin. Code Chs. NR181.12 and NR158.03(4) as amended from time to time] contained in the building, a statement as to whether the building contains asbestos [as defined by Wis. Stat. ' 140.04(1)(a)], and a detailed description of the method to be used in removing, transporting, and disposing of any hazardous waste, hazardous and toxic substances, and asbestos;

(f) A detailed description of how and where the waste materials resulting from the demolition will be transported and disposed of (including the description of the route to be used by trucks in hauling the waste);

(g) A description of the method of demolition to be used; and

(h) A description in detail of all methods to be used to prevent water runoff and soil erosion from the site to neighboring properties and to prevent releasing unreasonable amounts of dust from the site;

(i) Along with the application for permit for demolition, the applicant shall present a release from all utilities serving the property stating that their respective service connections and appurtenant equipment such as meters and regulators have been removed or sealed and plugged in a safe manner.

(3) **DEMOLITION.** The demolition shall be conducted in a manner that is safe and that does not adversely affect the environment.

(4) CLEARING AND LEVELING THE SITE

(a) The site of any demolition shall be properly cleared of debris, rubbish, and pavement and shall be properly graded and leveled to conform with the adjoining grade of the neighboring property; and when so graded and leveled, the site shall be seeded, sodded, or treated in some other manner acceptable to the Building Inspector so as to prevent blowing dust, dirt, or sand. Excavations remaining after demolition shall be filled, graded, and leveled off, not later than thirty (30) consecutive days after demolition is completed.

(b) Excavations from demolished buildings or structures shall not be filled with any materials subject to deterioration. The Building Inspector upon notification by the permit holder, the owner, or his agent in writing upon forms provided by the Building Inspector for that purpose shall within seventy-two (72) hours inspect each excavation or part thereof before filling any excavation.

(c) It shall be unlawful to fill any such excavation without inspection and approval of the Building Inspector. Voids in filled excavations shall not be permitted. In the event of the unavailability of the Building Inspector to conduct an inspection within the seventy-two (72) hours after written notice, the permit holder, owner, or his agent may retain the services of a certified, qualified inspection service to obtain an opinion that approves filling of the excavation. Said opinion shall be deemed a sufficient approval by the Town of Rhine provided that a written copy of the opinion is delivered to the Clerk at least forty-eight (48) hours before filling of the excavation commences.

(5) REMOVAL AND DISPOSAL. Removal, transportation, and disposal of all hazardous waste, hazardous and toxic substances, and asbestos shall be conducted in compliance with all applicable State, federal, and local statutes, ordinances, and regulations. The permit holder shall give the Building Inspector seventy-two (72) hours' written notice prior to any removal, transportation, or disposal of hazardous waste, hazardous and toxic substances, and asbestos.

13.14 MOVING BUILDINGS

(1) GENERAL. No person shall move any building or structure upon any of the public rights-of-way of the Town of Rhine without first obtaining a permit therefor from the Building Inspector and upon the payment of the required fee. Every such permit issued by the Building Inspector for the moving of a building shall designate the route to be taken, the conditions to be complied with, and shall limit the time during which said moving operations shall be continued.

(2) MOVING DAMAGED BUILDINGS. No building shall be repaired, altered, or moved within or into the Town of Rhine that has deteriorated or has been damaged by any cause (including such moving and separation from its foundation and service connections in case of moved buildings) fifty percent (50%) or more of its equalized value. No permit shall be granted to repair, alter, or move such building within or into the Town of Rhine. Furthermore, if the equalized assessed value of the building is not within twenty percent (20%) of the surrounding buildings within one thousand (1,000) feet of the parcel where the building is proposed to be moved to, no permit shall be granted unless the building is improved so that its equalized value is within twenty percent (20%) of the lowest equalized value of any of the surrounding buildings.

(3) **CONTINUOUS MOVEMENT.** The movement of buildings shall be a continuous operation during all the hours of the day and day-by-day and at night until such movement is fully completed. All of such operations shall be performed with the least possible obstruction to thoroughfares. No building shall be allowed to remain overnight upon any street crossing or intersection or so near thereto as to prevent easy access to a fire hydrant or any other public facility. Lighted lanterns shall be kept in conspicuous places at each end of the building during the night.

(4) **STREET REPAIR.** Every person receiving a permit to move a building shall, within one (1) day after said building reaches its destination, report the fact to the Building Inspector who shall thereupon, in the company of the Chairperson of the Highway Committee of the Town of Rhine or his or her designee, inspect the streets and highways over which said building has been moved and ascertain the condition. If the removal of said building has caused any damage to any street or highway, the person to whom the permit was issued shall forthwith place them in good repair as they were before the permit was granted. On the failure of the said permittee to do so within ten (10) days thereafter to the satisfaction of the governing body, said body shall repair the damage done to such streets and hold the person obtaining such permit and the sureties on his bond responsible for payment of same.

(5) **CONFORMANCE WITH CODE.** No person shall be issued to move a building within or into the Town of Rhine and to establish it upon a location within the said Town of Rhine until the Building Inspector has made an investigation of such building at the location from which it is to be moved and is satisfied from such investigation that said building is in a sound and stable condition and of such construction that it will meet the requirements of this building code in all respects. A complete plan of all further repairs, improvements, and remodeling with reference to such building shall be submitted to the Building Inspector, and he shall make a finding of fact to the effect that all such repairs, improvements, and remodeling are in conformity with the requirements of this building code and that when the same are completed, the building as such will so comply with said building code. In the event a building is to be moved from the Town of Rhine to some point outside of the boundaries thereof, the provisions with respect to the furnishing of plans and specifications for proposed alterations to such building may be disregarded.

(6) **BOND**

(a) Before a permit is issued to move any building over any public way in the Town of Rhine, the party applying for said permit shall make a cash deposit to the Town of Rhine in a sum to be fixed by the Town Board of the Town of Rhine, which sum shall not be less than Five Thousand Dollars (\$5,000.00). Said cash deposit shall be held for identification of the Town of Rhine for any costs or expenses incurred by it in connection with any claims for damages to any persons or property and the payment of any judgment, together with the costs or expenses incurred by the Town of Rhine in connection therewith arising out of the removal of the building for which the permit is issued.

(b) The cash deposit required by Subsection (a) shall be further conditioned upon the permittee erecting adequate barriers and within forty-eight (48) hours filling in such excavation or adopting and employing such other means, devices, or methods approved by the Building Inspector and reasonably adopted or calculated to prevent the occurrences set forth herein. The Building Inspector may waive the time lines in this Subsection if the Building Inspector after investigation determines that the excavation exposed by the removal of such building from its foundation is not so close to a public thoroughfare as to constitute a hazard to persons, particularly children under twelve (12) years of age.

(7) **INSURANCE.** The Building Inspector shall require in addition to said cash deposit above indicated, public liability insurance covering injury to one (1) person in the sum of not less than Five Hundred Thousand Dollars (\$500,000.00) and for one (1) accident, aggregate not less than One Million Dollars (\$1,000,000.00) together with property damage insurance in a sum not less than Five Hundred Thousand (\$500,000.00) or such other coverage as deemed necessary.

(8) **MUNICIPALITY**

(a) Before any permit to relocate a building may be issued, the Town Board of the Town of Rhine or its designated agent shall examine the application for the permit and approve the application by a majority vote.

(b) The application shall include exterior elevations of the building at its proposed new location; accurate photographs of all sides and views of the same; in case it is proposed to alter the exterior of said building, plans and specifications of such proposed alterations, and a site plan showing the location of the building on the final resting site.

(c) The Town of Rhine shall not grant a permit unless the Board has taken a view of the building proposed to be moved and of the site at which it is to be located.

(d) The Town of Rhine may not issue a permit for relocation of a building unless it finds that the exterior appearances and design of the building to be moved or moved and altered will not be consistent with the exterior appearance and design of the buildings already constructed or in the course of construction in the immediate neighborhood, or with the character of the applicable district established by the Zoning Ordinances of the Town of Rhine. No permit shall be granted if the relocation will cause a substantial depreciation of the property values of the neighborhood to which the building is proposed to be relocated.

(e) In case the applicant proposed to alter the exterior of said building after moving the same, he shall submit with his application papers complete plans and specifications for the proposed alterations. Before a permit shall be issued for a building to be moved and altered, the applicant shall deposit a cash bond of not less than Five Thousand Dollars (\$5,000.00) with the Town of Rhine to secure the timely completion of all proposed exterior alterations to said building as set forth in the plans and specifications. This bond shall be in addition to any other bond or surety which may be required by other applicable ordinances of the Town of Rhine.

(f) No occupancy permit shall be issued for said building until the exterior alterations proposed to be made have been completed.

(g) Whenever an application for relocation of a building is made to the Building Inspector, he shall request a meeting of the Town Board of the Town of Rhine to consider the application. The Building Inspector shall inform the Town Board whether or not the application complies in all respects with all other Ordinances of the Town of Rhine. The Town Board may, if it desires, hold a public hearing on the permit.

13.15 OCCUPANCY PERMIT. If the Building Inspector after completing all required inspections finds that a building has been constructed in accordance with the applicable codes, then the Inspector shall issue an occupancy permit. If the building fails to comply with the code in minor respects which do not threaten the safety, health, or welfare of the building's occupants, the Inspector may issue a temporary occupancy permit for a specified term. No person may have occupancy of a building until an occupancy permit is issued.

13.16 EXTERIOR FINISH REQUIRED. All buildings shall have a weather-resistant, uniform, and neighborhood-compatible exterior finish. Tar paper or similar material is not acceptable.

13.17 MAINTENANCE OF YARDS. During construction or demolition, yards shall be kept free of weeds, construction debris, and trash. Open storage of non-licensed or disabled vehicles shall not be allowed unless approved by the Town of Rhine. Contractors and owners shall use their best efforts to prevent soil erosion, diversion of surface water, or damage to adjoining property.

13.18 FEES. At the time of building permit application issuance, the applicant shall pay fees as established periodically by the Town of Rhine. If work commences prior to permit issuance, the permit fee shall double.

13.19 VIOLATION AND PENALTIES

(1) **PROHIBITION.** No person, entity, or firm may construct, remodel, demolish, or repair any building in a manner which violates any provision or provisions of this Ordinance.

(2) Every person, firm, or entity which violates this code shall, upon conviction, forfeit not less than Twenty-five Dollars (\$25.00) nor more than One Thousand Dollars (\$1,000.00) for each day of non-compliance together with the costs of prosecution.

(3) Violations discovered by the Building Inspector shall be corrected within thirty (30) days or more, if allowed by the Inspector, after written notice is given. Violations involving life safety issues shall be corrected in a reasonable time frame established by the Building Inspector.

(4) Compliance with the requirements of this Ordinance is necessary to promote the safety, health, and well-being of the community and the owners, occupants, and frequenters of buildings. Therefore, violations of this Ordinance shall constitute a public nuisance which may be enjoined in a civil action.

13.20 "STOP WORK" ORDER. The Building Inspector may issue a Stop Work order for a project to prevent further non-complying work. No person, firm, or entity may continue a construction project after a Stop Work order has been issued. The person, firm, or entity which receives such a Stop Work order may contest the validity of the same by requesting a hearing before the Town Board of the Town of Rhine. The Town Board shall hear the appeal within seven (7) days. The Town Board shall affirm the Stop Work order unless the owner or contractor shows that the Building Inspector erred in determining that the construction project violated a provision or provisions of the State building codes.

13.21 VARIANCE. The Board of Appeals of the Town of Rhine shall hear requests for variances from the building code pursuant to the procedures outlined in Section 4.11 of the Municipal Code. The Board of Appeals shall approve, conditionally approve, or deny a requested variance. The Board of Appeals may grant a variance from a code requirement only if the variance is permitted by State law and if the performance of the proposed variance is equal to or greater than the code requires.

13.22 PLAN EXAMINATION AND APPROVAL FEES FOR PERMITS AND INSPECTIONS. At the time the application for a building permit is filed, the applicant shall pay ninety percent (90%) of the fees as set forth in the attached Exhibits 1 through 5, which Exhibits are incorporated herein by reference, and any other fees which may be specifically designated by State statute or Town Ordinance.

13.23 DISCLAIMER AND NON-LIABILITY FOR DAMAGES. This Ordinance shall not be construed as an assumption of liability by the Town of Rhine or the Building Inspector for damages because of injuries sustained or property destroyed by any defect in any dwelling or equipment.

13.24 SEVERABILITY. If any Section or portion thereof shall be declared by a Court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of the Ordinance. The remainder of the Ordinance shall remain in full force and effect. Any other Ordinances whose terms are in conflict with the provisions of this Ordinance are hereby repealed as to those terms that conflict.

TOWN OF RHINE PERMIT FEE SCHEDULE

Effective March 1, 2025

Residential 1 & 2 Family	Fee	Minimum
New Dwelling	\$0.35 sq ft	\$160.00
Addition	\$0.35 sq ft	\$160.00
Erosion Control: New dwelling	\$175.00	
Erosion Control: Addition	\$100.00	
Alterations/Remodeling	\$0.35 sq ft	\$100.00
Accessory Structure	\$0.35 sq ft	\$65.00
Deck	Less than 100 sq ft \$50.00 Greater than 100 sq ft \$100.00	
Pool (separate electrical permit required)	\$15.00 per \$1000.00 valuation	\$65.00 Min \$540.00 Max
Early Start (footings and foundations)	\$200.00	
Occupancy Permit	\$65.00 per unit	
Temporary Occupancy Permit	\$102.00	
Plumbing		
New Building/Addition/Alteration	\$0.10 sq ft	\$100.00
Replacement and Miscellaneous Items	\$100.00	
New Home Outside Sewer Lateral	\$100.00	
Electrical		
New Building/Addition/Alteration	\$0.10 sq ft	\$100.00
Replacement and Miscellaneous Items	\$100.00	
HVAC		
New Building/Addition/Alteration	\$0.10 sq ft	\$100.00
Replacement and Miscellaneous Items	\$100.00	
Razing	\$0.14 sq ft	\$100.00
Other	\$100.00	
Plan Review		
New Home	\$250.00	
Addition/Remodel	\$150.00	
Accessory Structure	\$75.00	
Commercial	Fee	Minimum
New Structure/Addition		
Multi-Family (3+ family), Motel, CBRF, Daycare, Restaurant, Merchant, Tavern, Hall, Church, Office, School, Institution, Hospital, Vehicle/Small engine repair, Parking, Storage, Auto body, Warehouse, Mini-warehouse, Building shell for multi tenant building.	\$0.38 sq ft	\$150.00
Manufacturing and Industrial (office area follow office fees)	\$0.36 sq ft	\$150.00
Build Out* - See new structure fees above		
Shed, Special occupancy, Outdoor pool, Tower	\$15.00 per \$1000.00 valuation	\$100.00
Tent (400 sq ft or more and 50 or more occupants)	\$65.00	

Commercial Fees (cont.)	Fee	Minimum
Erosion Control	\$175.00 per building plus \$6.50 per 1,000 sq ft of disturbed lot area with a \$2,640.00 maximum	
Reroof/Residing	\$13.00 per \$1000.00 valuation	\$100.00
Occupancy, Temporary occupancy, Change of use	\$355.00	
Plumbing		
New Building/Addition/Alteration	\$0.10 sq ft	\$100.00
Replacement	\$100.00	
New construction outside sewer lateral	\$100.00 for the first 100 ft then \$0.50 per ft thereafter	
Electrical		
New Building/Addition/Alteration	\$0.10 sq ft	\$100.00
Replacement	\$100.00	
HVAC		
New Building/Addition/Alterations	\$0.10 sq ft	\$100.00
Replacement	\$100.00	
Commercial Plan Review - Certified Municipality per SPS	SBD118 or SBD6154 (Plumbing)	
Early Start Permit	\$300 (footings & foundations)	
Razing	\$0.14 sq ft	\$100.00
Other	\$100.00	
Miscellaneous		
	Fee	Minimum
Work started without permit	Triple fees	
Re-inspection - each occurrence	\$65.00	
Failure to Call for Inspection - each occurrence	\$65.00	
State seal	Per Town fee schedule	
Zoning Permits		
	Fee	Minimum
Residential 1&2 Family		
New Dwelling	\$150.00	
Addition/Alteration	\$100.00	
Accessory Building, Fence, Deck, Pool	\$75.00	
Commercial		
New Structure	\$250.00	
Addition/Alteration	\$175.00	
Signs	\$90.00 base fee plus \$0.50 per sq ft sign face per sign	
Agricultural building	\$75.00	