

CHAPTER 7.01 BUILDING CODE

Sec. 7.01.01	Title and Purpose
Sec. 7.01.02	Permit Required
Sec. 7.01.03	Building Inspector
Sec. 7.01.04	Adoption of Administrative Codes
Sec. 7.01.05	Certified Municipality Status
Sec. 7.01.06	Violations and Penalties

Sec. 7.01.01 Title and Purpose

This Chapter may be referred to as the Town of Sumpter Building Code Chapter. The purpose of this Chapter is to promote the general health, safety, and welfare of the public and to maintain local uniformity with the administrative and technical requirements of Wisconsin's building codes.

Sec. 7.01.02 Permit Required

No owner or contractor may commence construction of any building or mechanical system prior to obtaining a valid permit from the Municipal Building Inspector.

- A. The construction that shall require a building permit includes, but is not limited to:
 - (1) New one- and two- family dwellings and commercial buildings including agricultural buildings, detached structures (decks), and detach accessory buildings.

- (2) Additions that increase the physical dimensions of a building, including decks.
- (3) Alterations to the building structure, cost shall include market labor value, or alterations to the building's heating, electrical, or plumbing systems.
- (4) Replacement of major building equipment including furnaces and central air conditioners, water heaters, and any other major piece of equipment.
- (5) Any electrical wiring for new construction or remodeling excluding the new wiring for existing industrial and manufacturing facilities that do not require State mandated building plan review.
- (6) Any HVAC for new construction or remodeling.
- (7) Any plumbing for new construction or remodeling.
- (8) Any new or re-wired electrical service, including services for agricultural buildings.

Sec. 7.01.03 **Building Inspector**

- A. Office of Building Inspector. The Town Board shall appoint a Building Inspector. The Building Inspector shall be certified by the Department of Safety and Professional Services in the required categories specified under SPS 305, Wis. Admin. Code.
- B. Delegates. The Building Inspector may appoint, as necessary, delegated agents to assist the Building Inspector in its duties hereunder. Any delegate performing inspections must be certified for inspection purposes by the Department in the required categories specified under SPS 305, Wis. Admin. Code.
- C. Duties. The Building Inspector is hereby authorized and is directed to administer and enforce all the provisions of this Chapter and the respective building codes adopted herein.
- D. Inspection Powers and Right of Entry. The Building Inspector or their delegated agents may at all reasonable hours enter upon any public or private premises for inspection purposes and 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 Building Inspector or its agent while in the performance of their

duties. In performing its duties, the Building Inspector or its delegates may proceed with a special inspection warrant under §66.0119, Wis. Stat. if necessary.

- E. Records. The Building Inspector shall perform all administrative tasks required by the Department under the Uniform Dwelling Code. In addition, the Inspector shall keep a record of all applications for building permits for such purpose and shall regularly number each permit in the order of its issuance. The Building Inspector shall record the number, description and size of all buildings erected, indicating the kind of materials used and shall keep a record of the cost of each building and aggregate cost of all buildings of the various classes. The Building Inspector shall keep a record of all inspections made. A copy of issued permits shall be filed with the Town Clerk.

Sec. 7.01.04 Adoption of Administrative Codes

The following Chapters of the Wisconsin Administrative Code, and any future amendments thereto, are hereby adopted by reference as if fully set forth herein.

- A. Section SPS 302.31 Plan Review Fee Schedule
- B. Chapter SPS 305 - Credentials
- C. Chapter SPS 316 - Electrical Code
- D. Chapter SPS 320 - Administration and Enforcement
- E. Chapter SPS 321 - Construction Standards
- F. Chapter SPS 322 - Energy Conservation
- G. Chapter SPS 323 - Heating, Ventilating, and Air Conditioning
- H. Chapter SPS 324 - Electrical Standards
- I. Chapter SPS 325 - Plumbing
- J. Chapter SPS 327 - Camping Units
- K. Chapters SPS 361-366 - Commercial Building Code
- L. Chapters SPS 375-379 - Buildings Constructed Prior to 1914
- M. Chapters SPS 381-387 - Uniform Plumbing Code

Sec. 7.01.05 **Certified Municipality Status**

- A. Certified Municipality. The Town has adopted the Certified Municipality Status as described in SPS 361.60 of the Wisconsin Administrative Code.
- (1) Responsibilities. The Town shall assume the following responsibilities for the Department of Safety and Professional Services:
- (a) Provide inspection of commercial buildings with certified commercial building inspectors.
 - (b) Provide plan examination of commercial buildings with certified commercial building inspectors.
- (2) Plan Examination. Drawings, specifications, and calculations for all the types of buildings and structures, except state-owned buildings and structures, to be constructed within the limits of the municipality shall be submitted, if the plans are for any of the following:
- (a) A new building or structure containing less than 50,000 cubic feet of total volume.
 - (b) An addition to a building or structure where the area of the addition results in the entire building or structure containing less than 50,000 cubic feet of total volume.
 - (c) An addition containing no more than 2,500 square feet of total floor area and no more than one floor level, provided the largest roof span does not exceed 18 feet and the exterior wall height does not exceed 12 feet.
 - (d) An alteration of a space involving less than 100,000 cubic feet of total volume.
 - (e) A certified municipality may waive its jurisdiction for the plan review of a specific project or types of projects, or components thereof, in which case plans and specifications shall be submitted to the Department for review and approval.
 - (f) The Department may waive its jurisdiction for the plan review of a specific project, where agreed to by a certified municipality, in which case plans and specifications shall be submitted to the certified municipality for review and approval.
- (3) Plan Submission Procedures. All commercial buildings, structures, and alteration, including new buildings and additions less than 25,000 cubic feet, require plan submission as follows:
- (a) Building permit application.

- (b) Application for review – SBD-118
 - (i) Fees per Table SPS 302.31-2 and SPS 302.31.
 - (ii) Fees apply to commercial projects.
- (c) Four sets of plans.
 - (i) Signed and sealed per SPS 361.31.
 - (ii) One set of specifications.
 - (iii) Component and system plans.
 - (iv) Calculations showing code compliance.

Sec. 7.01.06 **Violations and Penalties**

- A. 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.
- B. Every person, firm, or entity which violates this code shall, upon conviction, forfeit not less than \$25.00 nor more than \$1,000.00 for each day of non-compliance, together with the costs of prosecution.
- C. Violations discovered by the Building Inspector shall be corrected within 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.
- D. 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 that may be enjoined in a civil action.