

**TOWN OF STELLA
ONEIDA COUNTY, WISCONSIN**

**ORDINANCE TO ADOPT STATE BUILDING CODES
Ordinance No. 2025-01**

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The Town of Stella, Oneida County, does ordain as follows:

1.1 AUTHORITY. This ordinance is adopted under the authority granted by §101.65, Wis. Stats.

1.2 PURPOSE. The purpose of this ordinance 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.

1.3 SCOPE. The scope of this ordinance includes the following:

- (1) Construction and inspection of all new one – and two – family dwellings built after the date of adoption of this ordinance.
- (2) Construction and inspection of habitable additions to all dwellings. For purposes of this Ordinance, habitable additions are those that add year-round conditioned space, either horizontally or vertically to an existing dwelling.
- (3) The building structure and any HVAC, Electrical and Plumbing systems shall comply with the Wisconsin Uniform Dwelling Code.
- (4) Commercial Building (Structural and HVAC) Plan Review per Wis. Stat. 101.12(3)(b).

- (5) Commercial Building (Structural, HVAC, Fire Suppression, and Fire Alarm) inspection per Wis. Stat. 361.60(2)(d)2.
- (6) Commercial Electrical Permitting and Inspection per Wis. Stat. 316.011.
- (7) Manufactured Home Communities.
- (8) Ch. SPS 302.31 Plan Review Fee Schedule
 Ch. SPS 305 Credentials
 Ch. SPS 316 Electrical Code
 Chs. SPS 320-325 Uniform Dwelling Code
 Ch. SPS 327 Campgrounds
 Chs. SPS 361-366 Commercial Building Code
 Chs. SPS 375-379 Building Constructed Prior to 1914
 Chs. SPS 381-387 Uniform Plumbing Code

1.4 WISCONSIN UNIFORM DWELLING CODE ADOPTED. The Wisconsin Uniform Dwelling Code (UDC), Wis. Adm. Code Chs. SPS 320-325, 327 and all amendments thereto is hereby adopted and incorporated by reference and shall apply to all buildings with the scope of this ordinance. A copy of the UDC shall be kept by file in the office of the Building Inspector.

1.5 BUILDING INSPECTOR.

(1) **QUALIFICATIONS.** The Building Inspector shall be certified by the Division of Safety and Buildings, as provided by §101.66(2), Wis. Stats., in the category of Uniform Dwelling Code Construction Inspector. In addition, the Building Inspector or deputy inspectors shall possess the certification categories of UDC HVAC, UDC Electrical, and UDC Plumbing. The Town Board will contract with a building inspector, who will serve at the pleasure of the Town Board.

(2) **GENERAL POWERS AND DUTIES.** The Building Inspector shall administer and enforce all provisions of this ordinance. The Inspector may at all reasonable times enter upon any public or private premises for inspection purposes. No person shall interfere with the Inspector while in the performance of his duties.

(3) **RECORDS.** The Building Inspector shall keep a record of all permits issued and inspections made. The permits shall be marked in order and shall coordinate with the seal numbers purchased from the State. A record shall also be kept of all condemnation and removal of buildings. The Inspector shall make an annual report to the Town Board.

1.6 BUILDING PERMIT REQUIRED. No person shall alter, in excess of \$2500.00 value in any twelve-month period, build, add onto or alter any building withing the scope of this ordinance 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 and determined by the inspector is exempted from permitting requirements. Residing, re-roofing, finishing of interior surfaces and installation of cabinetry or new interior and exterior surfaces or cabinetry or window replacement shall be exempted from permit requirements. Decks and porches are exempt from this requirement.

(1) **APPLICATION FORMS TO BE USED.** The Building Inspector shall use forms prescribed by the Department of Commerce and shall file a copy of each form with the Department of Commerce in accordance with §101.65(3), Wis. Stats.

(2) **OCCUPANCY PERMIT.** The dwelling may not be occupied until an occupancy permit is issued. The Building Inspector shall issue an occupancy permit if no violations exist that could reasonably be expected to affect health or safety. Occupancy without approval will result in forfeiture of bond.

(3) **PERMIT LAPSE.** The building permit shall expire one year after issuance if the dwelling exterior has not been completed.

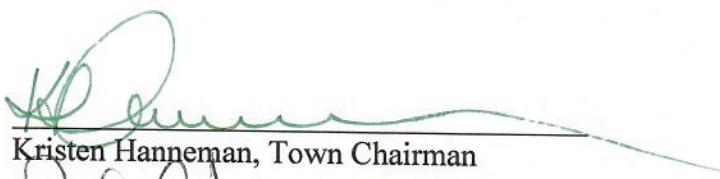
1.7 BUILDING PERMIT FEE. The building permit fees shall be determined between the Town Board and the contracted building inspector by resolution.

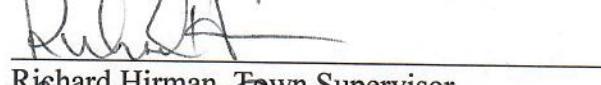
1.8 VIOLATIONS AND PENALTIES. The enforcement of this ordinance and all other laws and ordinances relating to the building shall be by means of the withholding of building permits, imposition of forfeitures and injunctive action. Forfeitures shall be no less than \$50 nor more than \$500 for a first offense and not less than \$100 nor more than \$1000 for a second offense. Said forfeitures shall be for each day of noncompliance. When the Building Inspector cites violations of this ordinance, the violations shall be promptly corrected. All written violations shall be corrected within 10 days unless an extension of time is granted pursuant to Wis. Adm. Code SPS 20.21.

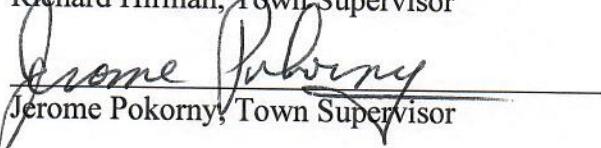
1.9 SEVERABILITY. Several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified 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.

1.10 EFFECTIVE DATE. This ordinance is effective upon publication or posting as provided by law.

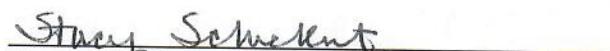
Adopted this 11th day of March, 2025.


Kristen Hanneman, Town Chairman


Richard Hirman, Town Supervisor


Jerome Pokorny, Town Supervisor

Attest:


Stacy Schickert, Town Clerk