

## Title 15 ► Chapter 2

# Wisconsin Uniform Dwelling Code

### 15-2-1 Wisconsin Uniform Dwelling Code Laws Adopted

#### Sec. 15-2-1 Wisconsin Uniform Dwelling Code Laws Adopted

(a) **Authority.**

The Town Board of the Town of Big Bend has the duties and power to adopt these regulations under the authority granted by s. 101.65, Wisconsin Statutes.

(b) **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.

(c) **Scope.**

The scope of this ordinance includes

- 1) The construction and inspection of one- and two-family dwellings built after January 1, 2005, and
- 2) The construction and inspection of alterations and additions to one- and two-family dwellings built since June 1, 1980.

Manufactured homes and dwellings are subject to State-required inspections. These include, but are not limited to, footings or foundations, electrical, HVAC and plumbing hook-ups.

(d) **Wisconsin Uniform Dwelling code Adopted.**

The Wisconsin Uniform Dwelling Code, Chs. Comm. 20-25 of the Wisconsin Administrative Code, and all amendments thereto, is adopted and incorporated by reference and shall apply to all buildings within the scope of this ordinance.

(e) **Building Inspector.**

There is hereby created the position of Building Inspector, who is contracted by the Town Board. The Building Inspector shall administer and enforce this ordinance and shall be certified by the Division of Safety and Buildings, as specified by Wisconsin Statutes, Section 101.66(2), in the category of Uniform

Dwelling Code Construction inspector. Additionally, this or other assistant inspectors shall possess the certification categories of UDC HVAC, UDC Electrical, and UDC Plumbing. (NOTE: Contact the Division of Safety & Buildings at 608-261-8500 for certification information.)

**(f) Building Permit Required.**

If a person builds a new building in accordance with the scope of this ordinance, they shall first obtain a building permit for such work from the building inspector. This is in addition to the regular building permit issued by the town. Any structural changes or major changes to mechanical systems that involve extensions shall require permits if over the foregoing thresholds. Restoration or repair of an installation to its previous code-compliant condition as determined by the building inspector is exempted from permit requirements.

**(g) Building Permit Fee.**

The building permit fees shall be determined by the building inspector and shall include \$25.00 to be forwarded to the Wisconsin Department of Commerce for a UDC permit seal that shall be assigned to any new dwelling.

**(h) 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 non-compliance.

**(i) Effective Date.**

This ordinance shall be effective January 1, 2005, upon passage and publication as provided by law.

Adopted this 30th day of December, 2004.

Revised this 2<sup>nd</sup> day of February, 2005 per Safety & Buildings Division of Wisconsin.



John Stencil, Town Chairman

Attest: 

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