

**TOWN OF LAND O' LAKES
UNIFORM DWELLING CODE
ORDINANCE 2009-2**

1. AUTHORITY.

These regulations are adopted under the authority granted by s.101.65, Wisconsin Statutes.

2. PURPOSE.

The purpose of this Ordinance is to promote general health, safety, and welfare and to maintain required local uniformity with the administrative and technical requirements of the Wisconsin Uniform Dwelling Code (UDC).

3. SCOPE.

The scope of this Ordinance includes the following:

- Construction and inspection of all new one and two family dwellings built after the date of adoption of this Ordinance.
- 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.
- The building structure and any HVAC, Electrical and Plumbing systems shall comply with the Wisconsin Uniform Dwelling Code.

4. 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 the Ordinance.

5. BUILDING INSPECTOR.

There is hereby created the position of Building Inspector, who shall administer and enforce this Ordinance and shall be certified by the Division of Safety and Buildings, as specified by Wisconsin Statute 101.66(2), in the category of Uniform Dwelling Code Construction Inspector. In addition, this or other assistant inspectors shall possess certification categories of UDC HVAC, UDC Electrical and UDC Plumbing. The position shall be filled by the town by entering into a contractual agreement with a certified UDC inspection agency.

6. BUILDING PERMIT REQUIRED.

No person shall build, add on to or alter any building within the scope of this Ordinance without first obtaining a UDC permit for such work from the building inspector. Any structural changes or major changes to mechanical systems that involve extensions shall require UDC permits. Restoration or repair of an installation to its previous code compliant condition as determined by the building inspector is exempted from permit requirements. Residential re-roofing, finishing



of interior surfaces, window replacement or original size or smaller, floor coverings and installation of cabinetry shall be exempted from UDC permits.

7. UDC PERMIT FEES.

UDC permit fees shall be determined by resolution of the Town Board. The Building Inspector shall not charge any permit applicant more than the fees established by the Town Board.

8. ZONING REQUIREMENTS.

All applicants for a Town or County Zoning Permit must have a valid UDC permit from the Building Inspector before any Zoning Permit will be issued.

9. PENALTIES.

The enforcement of this section and all other laws and ordinances relating to building shall be by any or all of the following means: the withholding of Building Permits, imposition of forfeitures and injunctive action.

- A. Forfeitures shall be not less than \$25.00 or more than \$1,000.00 for each day of noncompliance.
- B. It will be the responsibility of the Building Inspector to issue any citations for noncompliance with this Ordinance.
- C. A Stop Construction order may be issued by the Building Inspector if any violations of the UDC CODE are not corrected within 30 days of written notification of violations.

10. APPEALS OF CITATIONS.

- A. Citations issued by the Building Inspector can be appealed to the Town Board.
- B. The Town Board shall hold a special Town Board meeting to discuss the citations.
- C. The Building Inspector shall be required to provide proof of the nature of the violations, a copy of the citations, reasoning for the citations and any other information the Inspector believes the town board needs to make a decision on the citation.
- D. The person receiving the citations shall be able to review all information presented to the Town Board by the Inspector and refute any claims made by the Inspector.

11. OCCUPANCY PERMITS.

Any new one or two family dwelling issued a UDC permit shall not be occupied until the Building Inspector issues an occupancy permit.

- A. The Inspector shall issue an occupancy permit when the dwelling is code compliant.
- B. Citations can be issued to the property owner if the dwelling is occupied before an occupancy permit is issued.
- C. Occupancy during construction of dwellings that are being remodeled will be determined by the Building Inspector.

D. If the Building Inspector determines that a person can occupy a dwelling during remodeling, the Inspector shall make a note of that on the permit.

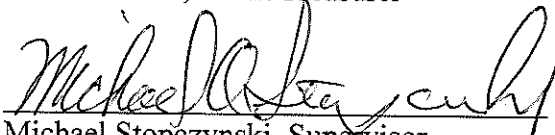
12. EFFECTIVE DATE.

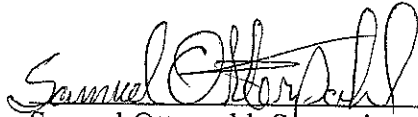
This ordinance shall be effective June 3, upon passage and publication as provided by law.

Adopted this 19th, day of May 2009


Daniel G. Balog, Town Chairman


Flossie Knoth, Clerk/Treasurer


Michael Stopczynski, Supervisor


Samuel Otterpohl, Supervisor