

**VILLAGE OF FRIENDSHIP
ORDINANCE NO. 67**

Chapter 3

Building Control Permit Ordinance

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Sec. 7-3-1 Title/Purpose.

The title of this Ordinance is the Village of Friendship Building Permit Control Ordinance. The purpose of this Ordinance is for the Village of Friendship to control and permit the installation, repair, construction, reconstruction, removal, demolition, maintenance, and remodeling of certain buildings and structures in the Village.

Sec. 7-3-2 Authority.

The Village Board of the Village of Friendship has the specific authority under ss. 62.17, 62.23(a), 101.65, 101.76, and 101.86, Wis. stats, and general authority to adopt this Ordinance, subject to the requirement that villages shall submit ordinances to the State Department of Commerce for review if the Village intends to enforce the Uniform Dwelling Code.

Sec. 7-3-3 Adoption of Ordinance.

The Village Board of the Village, by this Ordinance, adopted with a quorum and by a roll call vote by a majority of the Village Board present and voting, provides the authority for the Village to regulate, permit, and enforce against those persons who are not in compliance with this Ordinance in the Village. REGARDLESS OF ANY PROVISION OF THIS ORDINANCE OR ANY PERMIT ISSUED UNDER THIS ORDINANCE, ANY ONE-OR 2-FAMILY DWELLING BUILT AFTER JUNE 1, 1980, SHALL COMPLY WITH THE UNIFORM DWELLING CODE AND CHAPTER COMM. 20-25 OR THE WISCONSIN ADMINISTRATIVE CODE. THE VILLAGE SHALL SUBMIT THIS ORDINANCE TO THE DEPARTMENT OF COMMERCE FOR REVIEW IF THE VILLAGE INTENDS TO ENFORCE THIS WISCONSIN UNIFORM DWELLING CODE.

Sec. 7-3-4 Definitions.

In this ordinance:

- (a) "Building or structure" means any building or structure, and any installation, construction, remodeling, enlargement, alteration, removal, or demolition with any such building or structure.

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- (b) "Building Inspector" means a Building Inspector retained or employed by the State, County, or Village. If the Building Inspector is to enforce the State Uniform Dwelling Code, he or she shall be certified for inspections by the State of Wisconsin and approved to inspect one and two family dwellings in the Village under the current Wisconsin Uniform Dwelling Code or its successor code. A Village Building Inspector appointed by the Village Board may be retained or employed by the Village.
- (c) "Camping unit" means any portable device, no more than 400 square feet in area, used in the Village as a temporary or seasonal dwelling, including but not limited to a camping trailer, motor home, bus, van, pick-up truck or tent.
- (d) "Closed construction" means any building, building component, assembly, or system manufactured in a manner so that it cannot be inspected before installation at the building site without disassembly, damage, or destruction.
- (e) "Dwelling unit" means a structure or that part of a structure that is used or intended to be used as a home, residence, or sleeping place by one person or by 2 or more persons maintaining a common household, to the exclusion of all others.
- (f) "Manufactured dwelling" means any structure or component of a structure that is intended for use as a dwelling and:
 - (1) Is of closed construction and fabricated or assembled on site or offsite in manufacturing facilities for installation, connection or assembly and installation at the building site; or
 - (2) Is a building of open construction, which is made or assembled in manufacturing facilities away from the building site for installation, connection, or assembly and installation on the building site and for which certification is sought by the manufacturer.

The term manufactured dwelling does not include a building of open construction that is not defined under par. (2). A single or double width manufactured or mobile home is not considered a manufactured dwelling.
- (g) "Manufactured-home" means any of the following:
 - (1) A structure manufactured or assembled before July 15, 1976, but which is transportable in one or more section and which in the traveling mode is 8 body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities.
 - (2) A structure which meets all the requirements of par. (1), except the size requirements, and with respect to which the manufacturer voluntarily files a certification required by the secretary of housing and urban development and complies with the standards established under 42 USC 5401 to 5425.
- (h) "Mobile home" means any mobile home manufactured or assembled before July 15, 1976, which is or was originally constructed and designed to be transported by any motor vehicle upon a public highway and designed, equipped and used primarily for sleeping, eating and living quarters, or is intended to be so used; and includes any additions, attachments, annexes, foundations and appurtenances.
- (i) "One- or 2-family dwelling unit" means any building that contains one or 2 dwelling units.
- (j) "Open construction" means any building, building component, assembly or system manufactured in such a manner that it can be readily inspected at the building site without disassembly, damage, or destruction.
- (k) "Owner" means
 - (1) Any person having a legal or equitable interest in a dwelling unit.
 - (2) "Owner" does not include any person whose legal or equitable interest in a dwelling unit is a security interest derived solely from the extension of credit to permit construction or remodeling of the dwelling or purchase of the dwelling unit by a third party.
- (l) "Subdivision" means a division of a lot, parcel, or tract of land by the owner thereof, or the owner's agent, for the purpose of sale or of building development, where:
 - (1) The act of division creates five (5) or more parcels or building sites of one and one-half (1-½) acres each or less in area; or
 - (2) Five (5) or more parcels or building sites of one and one-half (1-1/2) acres each or less in area are created by successive divisions within a period of five (5) years.
- (m) "Temporary or seasonal dwelling" means

- (1) Any dwelling, cabin, shack, cottage, manufactured home, manufactured dwelling, mobile home, camping unit, or similar structure constructed, installed, parked, or maintained on a parcel of land in the Village for temporary or seasonal human habitation, sleeping, lodging, shelter, or living quarters for recreational, camping, hunting, fishing, or travel on a temporary or seasonal basis.
- (2) "Temporary or seasonal dwelling" does not include any of the following:
 - (i) A structure or dwelling unit that has proper and lawful septic or sewage, water and electrical connections attached to the dwelling to properly service the projected occupants.
 - (ii) A manufactured dwelling, mobile home, manufactured home, or camping unit that is used for permanent and year-round habitation, sleeping, lodging, shelter, or living quarters.
 - (iii) Any hotel, tourist rooming house, motel, inn, or bed and breakfast as defined in s. 254.61, Wis. stats.
 - (iv) Any structure or dwelling constructed or installed and in compliance with the One- or 2-Family Dwelling Code adopted under Chapter 101, Wis. stats.
 - (v) A multi-family dwelling unit, including any apartment, Village house, condominium, row house, nursing home, jail, prison, or community based residential facility that has installed, conducted, and maintained sufficient and proper and lawful septic or sewage, water, and electrical connection to properly service the projected occupants of these facilities, as determined in writing the Village Board of the Village and with sufficient and proper minimum sleeping room square footage and total square footage to properly service the projected occupants as determined by the Village Board of the Village or its designee.
 - (vi) Any dwelling unit used for temporary or seasonal habitation less than 90 days in any calendar year.
- (n) "Village" means the Village of Friendship, Adams County, Wisconsin and includes the Village's, officers, employees, and agents, including any Village Building Inspector, where appropriate.
- (o) "Village board" means the Board of Trustees for the Village of Friendship, or any person designated to act for the Village Board.
- (p) "Village Clerk" means the Clerk of the Village of Friendship or his or her deputy or agent.
- (q) "Wis. Stats." means the Wisconsin Statutes, including successor provisions.

Sec. 7-3-5 Exemptions from Permit.

All of the following are exempt from the requirements for obtaining a permit under this ordinance:

- (a) Minor repairs and alterations. The Building Inspector may authorize minor repairs or alterations which do not change the occupancy area, structural strength, fire protection, exits, light or ventilation of the building without requiring a building permit to be issued.
- (b) Any private agricultural building or structure.
- (c) Any commercial or industrial building or structure for which the costs and expenses, including labor costs, of construction, alteration, installation, repair, reconstruction, demolition, removal or remodeling shall not exceed \$2,000 dollars within a twelve (12) month period.
- (d) Any public or quasi-public building for which the costs and expenses, including labor costs, of construction, repair, reconstruction, alteration, demolition, removal, installation, or remodeling shall not exceed \$5,000 dollars-within a twelve (12) month period. This shall include labor costs.
- (e) Any residential building or structure, including apartments and other multifamily residence buildings or structures, where the costs and expenses, including labor costs, of construction, repair, reconstruction, removal, demolition, installation or remodeling shall not exceed \$2,000 dollars within a twelve (12) month period. This shall include labor costs.
- (f) Any mobile home, camping unit, or manufactured home installed or parked inside a licensed Mobile Home Park or Campground approved by the Village Board or would have received an Annual Permit or Occupancy Permit issued by the Village Board for habitation occupancy in the Village under the Village Mobile Home, Camping Unit or Manufactured Home Ordinance.

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- (g) Any temporary or seasonal dwelling residential unit occupied for habitation in the Village with less than 100 square feet or any temporary or seasonal dwelling residential unit parked, installed, and maintained less than 90 days in any calendar year.
- (h) Any public or private building or structure not otherwise specifically exempted under this section specifically waived in writing by the Village Board, if the Village Board determines the character of the building or structure has been adequately described in application for which the costs and expenses, including labor costs, for the construction, repair, reconstruction, demolition, removal, installation or remodeling shall not exceed \$2,000 dollars.
- (i) Any public or private building or structure exempted or preempted by State or Federal law or regulation, or by any County or extraterritorial ordinance from any Village ordinance, jurisdiction, or control.
- (j) The construction, installation, removal, reconstruction, demolition, repair, or remodeling of any of the following buildings or structures in the Village:
 - (1) Public or private driveways (Permit is required for Driveways per _____ Ordinance).
 - (2) Public roads, highways, bridges, or culverts.
 - (3) Public sewer or water systems.
 - (4) Public or quasi-public electrical, telephone, cable, or other telematic structures.
 - (5) Buildings or structures ordered to be constructed, reconstructed, demolished, removed, installed, repaired, or remodeled by a state or federal court or by any federal, state, county, or Village administrative agency order.
- (k) Outbuildings used exclusively for agricultural purposes.
- (l) Children's play structures, dog kennels and storage sheds or less than 120 square feet an acre.

Sec. 7-3-6 General Provisions.

- (a) Any person, unless exempt under this Ordinance, who constructs, installs, repairs, reconstructs, removes, demolishes, or remodels any public or private building or structure in the Village, including building, heating, ventilating, plumbing or electrical work or service, or who causes the same to occur, shall seek and obtain from the Village a Village Building Permit prior to commencing, or causing the commencement of, construction, removal, demolition, installation, repair, reconstruction or remodeling project. This shall include the following:
 - (1) New buildings.
 - (2) Additions that increase the physical dimensions of a building including decks.
 - (3) Replacement of building equipment, including water heaters, boilers, furnaces and central air conditioners.

The requirement for a permit under this subsection specifically includes any public building or structure; including any building or structure of any city, village, county, or school district. Upon proper completion of such project, the person shall seek and obtain an Occupancy Permit from the Village.
- (b) The following provisions of the Wisconsin Administrative Code are adopted by reference and made part of this Ordinance: Ch. Comm. 16-17; Ch. Comm. 20-25; Ch. Comm. 28; Ch. Con-an. 61-65; Ch. Comm. 70; Ch. Comm. 75-79; Ch. Comm. 80-86, all applicable provisions of the Wisconsin Enrolled Building Code, and all applicable provisions of the NFPA 1 Fire Code. A violation of these above noted provisions shall constitute a violation of this Ordinance.
- (c) This Ordinance regulates, provides for inspections of, and controls the construction, installation, repair, reconstruction, removal, demolition and remodeling projects specifically for the following types of buildings under this Village Ordinance:
 - (1) Residential permanent dwellings, including manufactured homes, manufactured dwellings and mobile homes and outbuildings, including barns, garages and storage buildings.
 - (2) Apartments, duplexes or other multi-family units used exclusively as permanent residences for not more than two (2) families.
 - (3) All other public and private buildings and structures shall comply in the construction, installation, repair, and remodeling projects with the Wisconsin Administrative Code as adopted by reference, including any inspection requirements.
- (d) Notwithstanding s. Comm. 20.05, the scope of the Wisconsin Uniform Dwelling Code is revised to

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include for the purposes of this ordinance:

- (1) Additions, alterations and major equipment replacements for one (1) and two (2) family dwellings built prior to June 1, 1980. Because such projects are not under State jurisdiction, petitions for variance and final appeals under s. Comm. 20.19 and 20.21, respectively, shall be decided by the Village Board of Appeals. Petitions for variance shall be decided per s. Comm. 20.19(intro) so that equivalency is maintained to the intent to the rule being petitioned. As the Village Board of Appeals approves petitions for variance, the Village Building Inspector is granted the power to apply the results to similar circumstances by precedent.
 - (2) Detached garages serving one (1) and two (2) family dwellings and any heating, electrical or plumbing systems therein, shall comply with the Uniform Dwelling Code. Petitions for variance and appeals shall be handled as in the previous paragraph.
- (e) The Village Board shall appoint a Village Building Inspector on the conditions as noted herein:
- (1) Creation and Appointment. There is hereby created the office of Village Building Inspector. The Village Building Inspector shall be appointed by the Village Board and shall be an official of the Village. The Village Building Inspector may be retained or employed by the Village. The Village Building Inspector, if he or she is to enforce the State Uniform Dwelling Code, shall be certified for inspection purposes by the State in the required categories specified under Ch. Comm. 5, Wisconsin Administrative Code, by the State of Wisconsin.
 - (2) Subordinates. The Village Building Inspector may appoint, as necessary, subordinate inspectors. Any subordinate retained to inspect buildings under the State Uniform Dwelling Code shall be certified as necessary under Ch. Comm. 5, Wisconsin Administrative Code, by the State of Wisconsin.
 - (3) Duties. The Village Building Inspector shall administer and enforce all provisions of this ordinance.
 - (4) Powers. Within the limits of the law, the Village Building Inspector 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.
 - (5) Records. The Village Building Inspector shall perform all administrative tasks required by the applicable codes and this Ordinance. In addition, the Village Building Inspector shall keep a record of all applications for Village Building Permits in a book for such purpose and shall regularly number each permit in the order of its issuance.
- (f) Two sets of building plans shall be submitted to the Village Clerk or, if appointed, to the Village Building Inspector for any work valued over \$5,000, any work which expands the size of a building, any new building, or as required by the Village Building 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.
- (g) The Village Building Inspector shall issue the requested permit after 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. Permits are valid for two (2) years.
- (h) If no non-compliances are found by the Village Building Inspector, then the Village Building Inspector shall allow occupancy. If minor non-compliances other than health or safety items are in existence, the inspector may allow temporary occupancy for a specified term. Occupancy may not be taken until occupancy is allowed by the Village Building Inspector.
- (i) All buildings shall have a weather-resistant, uniform and neighborhood-compatible exterior finish. Tar paper or similar material is not acceptable.
- (j) All buildings shall be maintained so that they do not lose value or become non-complying with applicable codes.
- (k) Before, during, or subsequent to construction, yards in the Village shall be kept free to weeds and trash and the Village Board may order action to remove these weeds and trash.
- (l) At the time of Village Building Permit application, the applicant shall pay fees as established periodically by the Village Board. If work commences prior to permit issuance, double fees may be charged by the Village Building Inspector, if appointed.
- (m) The Village Board or the Village Building Inspector, if appointed, may issue a stop work order against a project to prevent further non-complying work.

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- (n) This Ordinance shall not be construed as an assumption of liability by the municipality or inspector for damages because of injuries sustained or property destroyed by any defect in any installation or on any premises.
- (o) 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.

Sec. 7-3-7 Minimum Building and Structure Provisions.

- (a) No public or private building or structure of any type shall be constructed, repaired, removed, demolished, reconstructed, remodeled, or installed, without Village Board written approval or a proper permit issued by the Village Board or its agents, including the Village Building Inspector, if appointed, in or within 100 feet of any State highway, County highway or any Village road or right-of-way or in or within 50 feet of any Village owned land.
- (b) No public or private building or structure of any type shall be constructed, repaired, reconstructed, removed, demolished, remodeled or installed, without Village Board written approval or a proper permit issued by the Village Board or its agents, including the Village Building Inspector, if appointed, within the setbacks and/or sideyards as applicable to the land division requirements in which the improvement is located and as applicable to the requirements for setbacks and/or sideyards in the time that the land division was last approved in the Village.
- (c) No public or private building or structure of any type shall be Constructed, repaired, reconstructed, remodeled, removed, demolished or installed in any subdivision without compliance with all of the following:
 - (1) Chapter 236, Wis. stats.
 - (2) Any County, extraterritorial, or State requirements adopted under Chapter 236, Wis. stats.
 - (3) Any Village Subdivision Ordinance enacted under Chapter 236, Wis. stats.
 - (4) Obtaining prior written approval by the Board under Chapter 236, Wis. stats.
- (d) No public or private building or structure of any type shall be constructed, repaired, removed, demolished, reconstructed, remodeled or installed in any land division, as created under a Village land division ordinance enacted under Chapter 236 Wis. Stats and as defined in the Village Land Division Ordinance, without compliance with that Ordinance and without prior written approval by the Village Board or a permit, by the Village Board or its agents, including the Village Building Inspector, if appointed.
- (e) No public or private building or structure of any type shall be constructed, installed, removed, demolished, remodeled, reconstructed, repaired, or maintained without compliance with all appropriate and relevant State and federal laws and regulations, County ordinances, extraterritorial ordinances and Village ordinances including compliance with all applicable Village and county plans, approvals, permits, licenses, plats, and all Village, County or extraterritorial comprehensive wetland, shoreland, construction site erosion control, and storm water management zoning laws and regulations.
- (f) No one- or 2-family residential dwelling units or other building or structure, not exempt from the permit requirement under this Ordinance, shall be constructed, repaired, removed, demolished, reconstructed, remodeled, installed, occupied, or used without compliance with this Ordinance and without specific timely receipt of both a proper and lawful Village Building Permit issued by the Village Board or its agents, including the Village Building Inspector, if appointed, and, when necessary, an Occupancy Permit timely and properly sought by the owner and issued by the Village Board or its agents, including the Village Building Inspector, if appointed.
- (g) No Village Building Permit shall be issued for any one- or 2-family dwelling units by the Village to a person who is required to be certified under the State contractor financial responsibility certification statute, s. 101.654, Wis. stats, unless that person produces a certification of financial responsibility under s. 101.65, Wis. stats. No building or structure, public or private, unless exempt, in the Village shall be demolished, removed or intentionally destroyed by the owner or occupant of the land or the building without written approval of the Village Board of the Village or a permit issued by the Village Board or its agents, including the Village Building Inspector, if appointed, and in compliance with any conditions for demolition, removal or destruction established by the Village Board.

- (h) No public or private building shall be used as a dwelling unit in the Village without a functional smoke detector in the basement and on each floor level, except the attic or storage area of such dwelling, as required in s.101.645 Wis. Stats. The Village by the Village Board or its agents, including the Village Building Inspector, if appointed, may inspect new dwellings, common areas, or other areas with approval of the landowner pursuant to s. 101.645, Wis. stats.
- (i) All public and private buildings and structures shall remain in full compliance with all appropriate fire controls, public nuisance regulations, waste disposal, treatment, and storage regulations, and hazard regulations under any state or federal laws and rules or under any county, Village or extraterritorial ordinances applicable to these building or structures in the Village, including any Village inspection, approval, permit, license, and order regulations.
- (j) All public and private buildings and structures, unless exempt, shall be timely and properly constructed, repaired, removed, demolished, reconstructed, remodeled, installed, and maintained in proper occupancy, use, and habitation conditions to prevent any public nuisances or to prevent substantial hazards to the public health or safety in the Village.
- (k) No building or structure shall be issued a Village Building Permit by the Village Board, the Village Clerk or the Village Building Inspector, if appointed, if the building or structure, as proposed or as constructed, reconstructed, repaired, remodeled, or maintained by the Village does not comply with this Ordinance, does not comply with any other relevant Village ordinances or does not comply with any appropriate County, State or extraterritorial laws, regulations, requirements, or ordinances.

Sec. 7-3-8 Special Provisions.

- (a) The Village Building Permit and Occupancy Permit shall be issued to the owner or agent of owner by the Village Clerk, the Village Building Inspector, if appointed, or other Village officer designated from time-to-time by the Village Board to issue Village building permits, including the standard State Building Permit form provided.
- (b) The authority to make inspections authorized and required under this Ordinance and to identify and report violations of this Ordinance and the Wisconsin Administrative Codes adopted under this Ordinance is vested in the Village Board or its agents, including the Village Building Inspector, if appointed, or other persons designated from time-to-time by the Village Board.
- (c) Any owner or occupant of any building or structure in the Village shall allow the Village Board, the Village Building Inspector, if appointed, or any other person designated by the Village Board, access to the building or structure in case of emergency, for inspection purposes. In cases where there is no emergency, as determined by the Village Board, the Village Building Inspector, if appointed, or the person designated by the Village Board, and the owner or occupant denies access to the building or structure, the Village Board, Village Building Inspector, or other person designated by the Village Board may seek a special inspection warrant from the Circuit Court under for the County under s. 66.0119, Wis. stats. In this subsection, "inspection purposes" includes such purposes as building, housing, electrical, plumbing, heating, gas, fire, health, safety, environmental pollution, water quality, waterways, use of water, food, zoning, property assessment, and meter.
- (d) Application for a Village Building Permit and Occupancy Permit shall be made to the Village through the Village Clerk or the Village Building Inspector, if appointed, by the owner of the land, or the owner's agent, in writing on a form provided by the Village Clerk. The form, at minimum, shall require.
 - (1) The applicant's (and owner's if different) name, address, telephone number, facsimile number, and E-mail address.
 - (2) The name of contractor (if different). If agent for owner, cite name and address of agent.
 - (3) The address for the building or structure.
 - (4) The legal description of the land where the building or structure is, or is to be, located and the type of building or structure to be built, constructed, or remodeled.
 - (5) The estimated cost of all improvements, repairs, and reconstruction, including for the building, structure, and associated improvements, including construction, removal, demolition, installation, remodeling, repair, and reconstruction costs, including labor costs.
 - (6) Any other information determined as relevant by the Village Board, the Village Clerk or the Village Building Inspector, if appointed, including building or structure plans, plats and any

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- permits, licenses or approvals obtained or to be obtained.
- (e) The Village Building Permit and Occupancy Permit administrative and inspection fees and costs shall be as provided by yearly resolution adopted by the Village of Friendship. A schedule of fees is available at the office of the Village Clerk, or as publicly posted at the Village Hall.
 - (f) The Village Building Permit fees shall be timely paid to the Village Clerk of the Village with the filing of the Building Permit application. Any Occupancy fee or inspection fee shall be timely paid to the Village Clerk upon demand by the Village Clerk or upon determination of completeness of the project by the Village. No permit shall be issued until the appropriate fee for that permit has been paid in full.
 - (g) The Village Clerk will determine for the owner or applicant for the building or structure whether the application is Complete, the amount of fees and costs due, whether the project is complete for purposes of this Ordinance and whether all the proper fees have been paid. The Village Clerk may delegate this responsibility to the Village Building Inspector. The Village Clerk or Village Building Inspector, if appointed, shall issue the Village Building Permit or Occupancy Permit to the owner of the building or structure only upon assurance by the owner and the proper Village officials, employees or agents that the building or structure, as proposed in the application, is in compliance with all Federal and State laws and regulations and all County, extraterritorial, and Village ordinances and any and all necessary permits, licenses, and approvals.
 - (h) The Village Building Permit shall lapse and be void after six (6) months from the date of issuance if no construction has commenced or after two (2) full years following the date of issuance of the Permit if construction has commenced and work is not completed within the two (2) year period. If the building or structure project is not complete, the owner, or the owner's agent, may seek an extension prior to the expiration date, at no cost, from the Village Clerk. The extension shall be allowed for an additional 90 days. Failure to timely file for an extension will require full payment of a new Building Permit fee and will require reapplication for a Building Permit.
 - (i) The owner or agent of the building or structure shall notify the Village Clerk of the completion of the project within 30 days of the completion of the project and shall return the Building Permit and shall seek an Occupancy Permit issued by the Village Clerk or Village Building Inspector, if appointed. No Occupancy Permit shall be issued by the Village Clerk or Village Building Inspector if the owner of the building or structure has not fully complied with all Federal and State laws and regulating and with all County, extraterritorial or Village regulations, requirements, or Ordinances, including this Ordinance. No person shall occupy the building or structure without an Occupancy Permit for the building or structure having been issued. The Village Clerk or Village Building Inspector, if appointed, may require the owner to execute a statement of full compliance with Federal and State laws and regulations and any County, extraterritorial, and Village regulations, ordinances, permits, licenses, plans, and plats issued or ordered prior to issuance of the Occupancy Permit.
 - (j) If the Village Board, after consultation with the Village Building Inspector, if appointed, Village Clerk or other Village employees or agents, finds in writing non-compliance by the owner with any Federal, State, or local laws, regulations, permits, licenses, approvals, or ordinances, including this Ordinance, or any submitted applications, plats, or plans and the owner refuses to comply as requested in writing, the Village Board may, after a public hearing with a Class II Notice of such hearing, refuse any such Village Building Permit or Occupancy Permit or revoke by written order any existing Village Building Permit or any Occupancy Permit issued in writing. The Village Board shall post the written order notice at the building or structure, at the last known address, or by service upon the owner of the building or structure, or both. Upon posting of the written order notice, no further work nor occupancy may occur by the owner or any person at the building or structure site, except as authorized by the written order notice or until the Village Board determines, after hearing and in writing, that the owner of the building or structure can and will fully comply with the appropriate laws, regulations, permits, licenses, approvals, plats, plans, and ordinance. Upon such written determination order, the owner may complete the work or occupy the building or structure upon the conditions of the written determination order of the Village Board. The hearing shall provide the applicant or permittee the right at the hearing to submit evidence, including witnesses to the Village Board. The applicant or permittee may be represented at the hearing by an attorney who may examine and cross-examine witnesses, submit argument, submit testimony of witnesses for applicant or permittee under oath and cross-examine witnesses for the Village.
 - (k) The Village Clerk shall keep a record of the receipt and issuance of all applications, plans, plats, licenses, permits, approvals, fees, inspections, notices, and orders and shall make an annual report

in April to the Village Board of the number of Village Building and Occupancy Permits applied for, issued, and revoked, the fees collected, the plats or plans received, the notices, permits, licenses, approvals and orders issued, and the Building Inspections, if any, commenced and completed. A copy of all Building Permits issued shall be timely forwarded to the Village Assessor. The Village Building Inspector, if appointed, shall comply and cooperate with the Village Clerk in keeping the noted records.

Sec. 7-3-9 Penalty Provisions.

Any person, partnership, corporation, or other legal entity that fails to comply With the provisions of this Ordinance shall, upon conviction, pay a forfeiture of not less than \$25 nor more than \$100, plus the applicable surcharges, assessments and costs for each violation. Each day a violation exists or continues shall be considered a separate offense under this Ordinance. Violations discovered by the Village Clerk or the Village Building Inspector, if appointed, shall be corrected after notice within thirty (30) days or more if allowed by the inspection after written notice is given. In addition, the Village Board may seek injunctive relief from a Court of record to enjoin further violations.

Sec. 7-3-10 Severability.

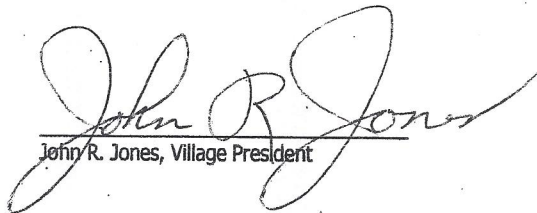
If any provision of this ordinance of its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end, the provision of this ordinance are severable.

Sec. 7-3-10 Effective Date.

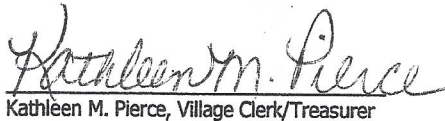
This Ordinance is effective on publication.

The Village Clerk shall properly publish this ordinance as required under s. 61.50, Wis. stats.

Adopted this 5th day of May 2008.



John R. Jones, Village President

Attest:


Kathleen M. Pierce, Village Clerk/Treasurer

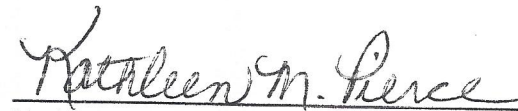
**VILLAGE OF FRIENDSHIP
BUILDING CONTRCL PERMIT ORDINANCE**

The Village of Friendship Board adopted Articles A, B, D, E, H, K, L, M, N & O on May 4th, 2009 and Articles C, F, G, I, & J at a Special Meeting on May 14th, 2009.



John R. Jones, Village President

Attest:



Kathleen M. Pierce, Village Clerk/Treasurer