

**TOWN OF EAU GALLE**  
**St. Croix County**

An Ordinance Amending the Town Building Inspection and Permit Ordinance

**BUILDING CODE ORDINANCE 2024-01**

The Town Board of the Town of Eau Galle does ordain as follows:

**1.0 ORDINANCE AMENDED**

Ordinance 2024-01 is hereby amended as follows:

**1.1 AUTHORITY**

The Town of Eau Galle, County of St. Croix adopts these regulations under the authority granted by s. 101.65, Wisconsin Statutes and 101.12, Wisconsin Statutes.

**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 and Commercial Building Codes.

**1.3 SCOPE**

This chapter applies to all dwellings, commercial buildings/structures, swimming pools, garages, structures, buildings, and residential accessory buildings.

**1.4 ADOPTION OF CODES**

The Wisconsin Uniform Dwelling Code, Chs. SPS 320-325, and CH 327, and its successors, 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.

The following Wisconsin Administrative Codes, their referenced codes and standards, and subsequent revisions are adopted for municipal enforcement by the building inspector, who shall be commercially certified by the WI Division of Industry Services.

Chs. SPS 360-366 Wisconsin Commercial Building Code

Chs. SPS 375-379 Buildings Constructed Prior to 1914 Code

Chs. SPS 316 Electrical

Chs. SPS 381-387 Plumbing

## **1.5 BUILDING INSPECTOR**

The building inspector authorized by the municipality to enforce the adopted codes shall be properly certified by the Division of Industry Services.

## **1.6 RESIDENTIAL BUILDING PERMIT REQUIRED**

No person shall alter, build, add onto or alter any building within 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. This permit shall be issued after receipt of State of Wisconsin approved plans, where required, and sanitary permits, if applicable, and a determination has been made of compliance with, zoning, setbacks, ordinances, and regulation of the Town of Eau Galle, the County of St. Croix, and the State of Wisconsin.

## **1.7 EXEMPTIONS FROM PERMIT REQUIREMENT**

**1.7.1** Repairs, remodeling, or alterations to buildings, when the cost of the work, including labor shall be less than \$20,000 (in a 12-month period) and does not change occupancy area (footprint), structural strength, fire protection, exits, natural light or ventilation.

**1.7.2** The restoration or repair of building equipment, such as furnaces, central air conditioners, water heaters, and similar mechanical equipment without the alteration or addition to building or structure.

**1.7.3** Fences or other similar enclosures.

**1.7.4** Re-roofing projects that do not involve the repair or replacement of any structural elements.

**1.7.5** Outbuildings less than 300 square feet, and without a foundation or slab and without electricity and plumbing. However, a permit for use and location is required by the Town.

**1.7.6** Restoration or repair of an installation to its previous code-compliant condition as determined by the building inspector on a case-by-case basis.

**1.7.7** Residing, finishing of interior surfaces and installation of cabinetry.

**1.7.8** Replacement of same size windows and doors

**1.7.9** Landscaping, not including decks

**1.7.10** Agriculture accessory buildings less than 1,500 square feet, and without electricity and plumbing, solely used to house livestock and or livestock supplies (feed, bedding, etc.) However, a permit for use and location is required by the Town.

## **1.8 GENERAL PROVISIONS**

No building permit for the construction or alteration of a dwelling in the Town shall be issued unless the following minimum standards are met.

**1.8.1 Roof.** All dwellings shall have a roof with a pitch of at least three inches in height for each foot of width and an eave which extends at least 12 inches from the wall which supports the roof.

**1.8.2 Foundation.** All dwellings shall be placed on a permanent foundation, with footings that extend at least 4 feet below finished grade.

**1.8.3 Minimum Size.** Every dwelling shall be at least 24 feet in width and 24 feet in length. Attached garages, carports, and open decks shall not be included in the measurements of length and width.

## **1.9 COMMERCIAL BUILDING CODE PERMIT REQUIRED**

No person shall build or cause to be built any new public building or place of employment or any alteration or addition to an existing public building or place of employment without first obtaining a commercial building permit from the building inspector. This permit shall be issued after receipt of State of Wisconsin approved plans, where required, and sanitary permits, if applicable, and a determination has been made of compliance with, zoning, setbacks, ordinances, and regulations of the Town of Eau Galle, the County of St. Croix, and the State of Wisconsin.

## **1.10 BUILDING PERMIT FEE**

The building permit fees shall be determined by resolution. The building permit fee shall be doubled for any project requiring a permit which is commenced without a permit or prior to issuance of a permit. See town fee schedule.

## **1.11 OCCUPANCY/ROAD DAMAGE DEPOSIT**

Any applicant for a building permit for a new dwelling or commercial building shall pay an occupancy and road damage deposit to the Town in the amount of \$2,000.00 prior to the issuance of the permit. This deposit shall be held in a non-interest bearing account by the Town. If the project is completed, final inspection conducted, and the structure has not been occupied nor road damage observed, this deposit shall be refunded to the applicant. Any damage to Town roads due to the project shall be repaired by the Town and charged against the deposit. Any balance remaining shall be paid by the applicant within 30 (thirty) days of written invoice by the Town. Any amounts not paid within that time frame shall be charged against the property and placed on the tax roll pursuant to Wisconsin Statutes Section 66.0627.

## **1.12 EXPIRATION OF PERMIT**

Work to be done pursuant to the permit must be commenced within six months of the date of issuance or the permit shall expire notwithstanding work pursuant to SPS 316 which shall expire within one year of the date of issuance if work has not been commenced. All work to be done pursuant to the permit must be completed within two years of the date of issuance; permits shall expire two years from the date of issuance.

### **1.13 OCCUPANCY PERMITS**

No single-family dwelling or multiple family dwelling or commercial structure may be occupied by any person or party until an occupancy permit has been issued. An occupancy permit will be issued only after all inspections have been satisfactorily completed, all required fees associated with this ordinance paid, and all required terms of the ordinance have been met.

### **1.14 RIGHT OF ENTRY**

The 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. No person shall interfere with, or refuse access to any such premises, the building inspector while in the performance of his duties.

### **1.15 APPEALS**

Any person feeling aggrieved by an order or a determination of the Building Inspector may appeal from such order or determination to the Town Board. Those procedures customarily used to effectuate an appeal to the Town Board shall apply.

### **1.16 PENALTIES**

The enforcement of this section and all other laws and ordinances relating to Wisconsin State Building Codes 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 noncompliance.

### **1.17 EFFECTIVE DATE**


This ordinance shall replace Ordinance 2021-03 and 2021-04 and be effective 10/01/2024 upon passage and publication as provided by law.

### **Public Notice:**

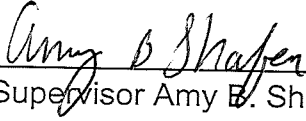
(a) Public Hearing. A notice was published in the Baldwin Bulletin on September 4, 2024, to inform residents that a Public Hearing will be conducted by the Town of Eau Galle Town Board on Monday, September 9, 2024 beginning at 7:30 PM at the Town

Hall, 285 County Road BB Baldwin, WI 54022 to consider the proposed changes to The Town of Eau Galle St. Croix County, WI **NON-RESIDENTIAL BUILDING PERMIT ORDINANCE 2021-03 and BUILDING CODE ORDINANCE FOR RESIDENTIAL AND COMMERCIAL 2021-04**. The purpose of the public hearing is to accept public comments on the proposed changes to this ordinance. The proposed changes of these Ordinances were on file with the Town Clerk and the public may review copies of the proposed updates during regular town office hours. Interested parties may also make arrangements with the Town Clerk to obtain a copy of the proposed updates. (b) Posting. A Notice of Adoption of Ordinances relating to this Ordinance was posted on September 19, 2024, at the TOWN HALL and on the Town's Website.

Adopted by the Town Board this 9 day of Sept., 2024.



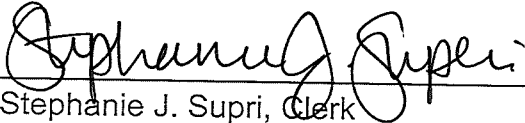
Board Chairperson James M. Lund



Board Supervisor Amy B. Shafer



Board Supervisor Kevin M. Larson



Attest: Stephanie J. Supri, Clerk

Published: October 1, 2024