

Town of Eau Galle St. Croix County

Uniform Dwelling Code Enforcement Ordinance Ordinance Number 2004-01

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- 1.1 **AUTHORITY.** These regulations are adopted under the authority granted by s. 101.65, Wisconsin Statute.
- 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 administration and technical requirements of the Wisconsin Uniform Dwelling Code.
- 1.3 **SCOPE.** The scope of this Ordinance includes the construction and inspection of one and two family dwelling built since June 1, 1980.

Notwithstanding s. Comm 20.05, the scope also includes the construction and inspection of alterations and additions to one- and two- family dwellings built before June 1, 1980. Because such projects are not under state jurisdiction, petitions for variance and final appeals under ss. Comm 20.19 and 20.21, respectively, shall be decided by the municipal board of appeals. Petitions for variance shall be decided per s. Comm 20.19(intro) so that equivalency is maintained to the intent of the rules being petitioned. As the Board of appeals approves petitions for variance, the chief inspector is granted the power to apply the results of similar circumstances by precedent.

- 1.4 **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 this ordinance.

- 1.5 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 Statue, Section 101.66(2), in the category of the Uniform Dwelling Code Construction Inspector. Additionally, this or other assistants inspectors shall possess the certification categories of UDC HVAC, UDC Electrical, and UDC Plumbing.
- 1.6 BUILDING PERMITS REQUIRED. No person shall alter in excess of \$5000.00 value in any twelve months period, 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. Restoration or repairs of an installation to its previous code-compliant conditions as determined by the building inspector is exempt from permit requirements. Residing, re-roofing, finishing of interior surfaces and installation of cabinetry shall be exempt from permit requirements.
- 1.7 BUILDING PERMIT FEES. The building permit fees shall be determined by resolution.
- 1.8 PENALTIES. The enforcement of this section and all other laws and ordinances relating to building shall by means of the withholding of building permit, imposition of forfeitures and injunctive actions. Forfeitures shall be not less then \$25.00 nor more than \$1,000.00 for each day of noncompliance.
- 1.9 EFFECTIVE DATE. This ordinance shall be effective January 1, 2005, upon passage and publication as provided by law.

Adopted this 13, day of Dec 2004

John Murtha
Chairman

Attest: Vilhoim Peavy

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