

TOWN OF DOVRE

BARRON COUNTY WISCONSIN

An ordinance for the adoption of the Wisconsin Uniform Dwelling Code and Wisconsin Enrolled Building Code

Ordinance Number 2014-6

1.1 Authority. These regulations are adopted under the authority granted by s. 101.65 Wis. Stats. All Town of Dovre ordinances or portions of ordinances found to be in conflict with this ordinance are hereby repealed.

1.2 Purpose. The purpose of this ordinance is to promote the general health, safety and welfare and to maintain required uniformity with the administrative and technical requirements of the Wisconsin Uniform Dwelling Code and Wisconsin Enrolled Building Code.

1.3 Adoption of Codes. The following chapters of the Wisconsin Administrative Codes are hereby adopted by reference and shall be enforced by the Building Inspector:

COM 5	Credentials
COM 16 and 17	Electrical Code
COM 20-25	Uniform Dwelling Code
COM 61	Wisconsin Enrolled Building Code
COM 75-79	Existing Building Code
COM 82-87	Uniform Plumbing

1.4 Definitions.

- a. UDC- Wisconsin Uniform Dwelling Code
- b. HVAC- Heating, ventilation, and air conditioning

1.5 (a) The scope of this ordinance includes the construction of new one and two family dwellings, inspection of additions to one and two family dwellings, remodeling, commercial and multi-family dwellings. Buildings that are subject to inspection include, but are not limited to the following:

- 1. Any addition that costs more than \$2500. This includes decks or any other structure attached to the dwelling.
- 2. Any building that is constructed that exceeds \$2500.
- 3. All pre-owned manufactured homes are subject to inspection and must pass inspection prior to permanent placement. Pre-owned manufactured homes that fail inspection and cannot be brought up to code must be removed within 30 days from the date of original inspection. Failure to remove these structures shall result in a fine of \$50 per day until unit is removed.
- 4. Any remodeling that exceeds \$2500.
- 5. Commercial construction as required by adopted codes listed in Section 1.3 above.

1.5 (b) Construction that is determined to be exempt from inspection still requires a building permit. The permit may be obtained from the building inspector for a fee of \$100 payable to the Town of Dovre.

- 1.6 Maintenance of buildings such as residing, replacing doors and windows or re-roofing shall require a permit but at no cost to the owner. Permits may be obtained from the building inspector.
- 1.7 Building Inspector. There is hereby created the position of Building Inspector, who shall administer and enforce this ordinance and shall be certified by the Department of Safety and Professional Services, as specified by Wis. 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 Plumbing and UDC Electrical. The Building Inspector will be contracted for a one year period, the terms and conditions defined in a written contract. The building inspector agrees to enforce all aspects of this ordinance, or to inform the Town Of Dovre Supervisors of all non-compliance. In addition the Building Inspector agrees to collect and forward to the Town Clerk the Town building permit fee. Also the Building inspector will forward a copy of each building permit to the Town Clerk along with a monthly report of active project
- 1.8 Building Permit Fee. The building permit fee is \$100. This fee pertains to UDC and non-UDC construction excluding Commercial Buildings.
- 1.9 Unsafe Buildings. Whenever the Building Inspector finds any building or part thereof within the town to be dilapidated or out of repair so as to be dangerous, unsafe, unsanitary or otherwise unfit for human occupancy or use and so it would be unreasonable to repair the same, it shall order the owner, after consulting with the Town Board, to raze and remove such building or part thereof or, if it can be made safe by repairs, to repair it and make it safe and sanitary or to raze and remove it at owners option. Such order and proceedings shall be as provided in Wisconsin Statutes 66.0413. Where public safety requires immediate action, the Building Inspector shall enter the premises with such assistance as may be necessary and cause the building or structure made safe to be removed, and the expenses of such work may be recovered by the town in an action against the owner or tenant.
- 1.10 Commercial Buildings. For buildings required to comply with the State Commercial Codes, a single set of original plans, bearing the stamp of approval from the Department Of Safety and Professional Services and the signature or stamp of the engineer and architect, shall be submitted as a condition of the building permit.
- 1.11 Commercial electrical inspections. The inspection of commercial electrical wiring projects shall not be made by the Inspector. It shall be the responsibility of the electrical contractor to certify all work done complies with State and National Electric Codes.
- 1.12 Commercial Building Fee is calculated at \$.15 square foot.
- 1.13 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 not be less than \$25 nor more than \$1000 for each day of noncompliance, or as stated in other sections of this ordinance.
- 1.14 Effective Date. This ordinance shall be effective June 10, 2014, upon passage and publication as provided by law.

Signature Page for Ordinance for the Adoption of the Wisconsin Uniform Dwelling Code and Wisconsin Enrolled Building Code.

Dean Trowbridge – Chairman Absent

Tim Nelson – Supervisor Tim Nelson

Dan North – Supervisor Dan North

Jim Plummer – Supervisor Jim Plummer

Mitch Hanson – Supervisor Mitch Hanson

Attest -

Clerk/Treasurer – Linda K. Reinolt Linda K. Reinolt

Date Ordinance Adopted and Signed

June 10, 2014

Date Ordinance Posted June 17, 2014