

TITLE 17 UNIFORM DWELLING CODE – Village of Gays Mills

TITLE 17

UNIFORM DWELLING CODE

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17-1-1 AUTHORITY

This Chapter is adopted under the authority granted by s. 101.65, Wisconsin Statutes

17-1-2 PURPOSE

The purpose of this Chapter 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.

17-1-3 SCOPE

The scope of this ordinance includes the construction, remodeling and inspection of one- and two-family dwellings built since June 1, 1980.

17-1-4 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.

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17-1-5 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 & Buildings, as specified by Wisconsin 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 Electrical, and UDC Plumbing. This position may, at the Board's discretion, be filled by a qualified employee of the Village or by a qualified independent contractor.

17-1-6 BUILDING PERMIT REQUIRED

No person shall alter, in excess of \$2,500.00 value in any twelve month 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 repair of an installation to its previous code-compliant condition as determined by the Building Inspector is exempted from permit requirements. Residing, re-roofing, finishing of interior surfaces and installation of cabinetry shall be exempted from building permit requirements.

17-1-7 BUILDING PERMIT FEE.

The building permit fee shall be determined from time to time by resolution of the Village Board.

17-1-8 PROCEDURE FOR OBTAINING PERMIT

Any person required to obtain a building permit under this Chapter shall first apply for a Zoning Permit with the Village's Zoning Administrator as required by s. 13-1-11 of the Municipal Code. The Zoning Administrator shall determine whether the proposed building or alteration complies with Chapter 13 of this Code. The applicant shall also file his, her or its application for a building permit, together with the Building Permit fee and seal fee, with the Village's Zoning Administrator at the time that application for a Zoning Permit is made. The Zoning Administrator shall forward the application, fee and a copy of the Zoning Permit to the Building Inspector within three (3) business days of the grant of the Zoning Permit. In the event a Zoning Permit is not granted, the application and fees shall be returned to the applicant. In the event the Village Board contracts with an independent contractor for the provision of building inspection services, the fees shall be made payable directly to the Building Inspector.

17-1-9 PENALTIES

The enforcement of this section and all other laws and ordinances relating to building except where other specifically provided in this Code 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.”