

ORDINANCE NO. 2012-2

AN ORDINANCE TO REPEAL SECTION 9.01 AND TO RECREATE SECTION 9.01 OF THE MUNICIPAL CODE OF THE VILLAGE OF HIGHLAND, IOWA COUNTY, WISCONSIN, RELATED TO ADOPTING THE UNIFORM DWELLING CODE AND PROVIDING FOR COMMERCIAL BUILDING INSPECTIONS

The Village Board of the Village of Highland, Iowa County, Wisconsin, Do Ordain As Follows:

Section I. Section 9.01 of the Municipal Code of the Village of Highland shall be and hereby is repealed and recreated to read as follows:

“9.01 UNIFORM DWELLING CODE AND COMMERCIAL BUILDING INSPECTION

- 1) **AUTHORITY.** This section is adopted under the authority granted by s. 101.65, Wisconsin Statutes
- 2) **PURPOSE.** The purpose of this section 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.
- 3) **SCOPE.** The scope of this ordinance includes the construction, remodeling and inspection of one- and two-family dwellings built since June 1, 1980. Notwithstanding s. SPS 320.05 or any other exemptions of the Uniform Dwelling Code, the scope of this ordinance 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. SPS 320.19 and 320.21, respectively, shall be decided by the municipal board of appeals. Petitions for variance shall be decided per s. SPS 320.19(Intro) so that equivalency is maintained to the intent of the rule being petitioned.

Notwithstanding s. SPS 20.05 or any other exemptions of the Uniform Dwelling Code, the scope of this ordinance also includes the construction and inspection of detached garages serving one and two family dwellings. The building structure and any heating, electrical or plumbing systems shall comply with the requirements of the Uniform Dwelling Code, other than for smoke alarms, carbon monoxide alarms and frost protection of footings, which shall be determined by the code official. Petitions for variance and appeals shall be handled by this municipality.

- 4) **WISCONSIN UNIFORM DWELLING AND COMMERCIAL BUILDING CODES ADOPTED.** The Wisconsin Uniform Dwelling Code, Chs. SPS 320-325 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. In addition, the Wisconsin Commercial Building Code Chs. SPS 360-366, and all amendments thereto, is adopted and incorporated by reference and shall apply to all commercial buildings within the scope of this ordinance.
- 5) **BUILDING INSPECTOR.** The Building Inspector 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 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.

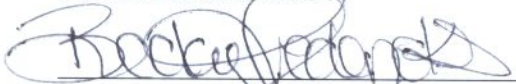
- 6) **BUILDING PERMIT REQUIRED.** No person shall alter, in excess of \$5,000.00 value in any twelve month period, build, add onto or alter any building within the scope of this ordinance without first obtaining a building permit for such work from the Building Inspector. Any structural changes or major 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, reroofing, finishing of interior surfaces and installation of cabinetry shall be exempted from building permit requirements.
- 7) **BUILDING PERMIT FEE.** The building permit fee shall be determined by resolution and shall include the applicable fee per Ch. SPS 32 to be forwarded to the Wisconsin Department of Safety and Professional Services for a UDC permit seal that shall be assigned to any new dwelling.
- 8) **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. In addition to any other penalty provided for in this section, the fee for a building permit shall double if the person required to obtain the permit commences work prior to obtaining the required permit."

SECTION II: This ordinance shall be effective upon passage and posting as required by law.

Adopted and approved this 1st day of October, 2012.


Thomas Pinch, Village President

COUNTERSIGNED:


Becky Fredericks, Village Clerk

Date Adopted:	October 1, 2012
Date Posted:	October 2, 2012
Date affidavit filed:	October 2, 2012
Date Effective:	October 2, 2012