

ORDINANCE 2014 - 2
ORDINANCE FOR ADOPTION OF WISCONSIN UNIFORM DWELLING CODE
TOWN OF PRAIRIE LAKE, BARRON COUNTY, WISCONSIN
(Amends Ordinance 2004 – 1 & 2010 – 2 & 2013-2)

The Town Board of the Town of Prairie Lake does ordain as follows:

1. **AUTHORITY**

These regulations are adopted under the authority granted by §101.65, Wis. Statutes.

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.

3. **SCOPE**

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

Notwithstanding §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 §§Comm 20.19 and 20.21, respectively, shall be decided by the municipal board of appeals. Petitions for variance shall be decided per §Comm 20.19 (intro) so that equivalency is maintained to the intent of the rule being petitioned. As the board of appeals approves petitions for variance, the chief inspector is granted the power to apply the results to similar circumstances by precedent.

The scope also includes provision for inspection of non-compliant and/or unsafe housing and issuance of corrective action orders.

4. **WISCONSIN UNIFORM DWELLING CODE ADOPTED**

The Wisconsin Uniform Dwelling Code, Chapters 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.

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, §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.

6. **BUILDING PERMIT REQUIRED**

For dwellings and attached structures: No person shall alter, in excess of \$1000 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 changes to electrical or mechanical systems 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. Re-siding, re-roofing, finishing of interior surfaces and installation of cabinetry shall be exempted from permit requirements unless work falls under the EPA's Toxic Substance Control Act requiring the proper handling of lead and other toxic building materials and the required contractor training and registration under Wisconsin Department of Health. Contact the building inspector for the required information before beginning any work.

For permanent non-dwelling and/or detached structures: A no-fee permit from the Town Clerk is required to record new permanent non-dwelling detached structures greater than 100 sq. feet in area in the Town of Prairie Lake. The Town Clerk may consult the Building Inspector (or refer the person to contact same) prior to issuing a permit if the Town Clerk has questions or concerns regarding potential multiple uses of the structure or building.

7. BUILDING PERMIT FEE

The building permit fees shall be determined by resolution.

8. 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. The permit issuer may issue a warning citation for failure to obtain a timely permit and stipulate a specific number of days for a permit to be acquired. Should this occur the fee for a building permit is double the usual amount. Failure to obtain a building permit within the term cited in the warning citation may result in issuance of a formal town citation with forfeitures that shall not be less than \$25.00, nor more than \$1,000.00, for each day of noncompliance.

9. EFFECTIVE DATE

This ordinance shall be effective immediately upon passage and posting or publication as provided by law.

This ordinance was adopted at a regular meeting of the Town Board of the Town of Prairie Lake on the 9th day of December, 2014, and shall be in force in perpetuity, or until revoked by a future action of this Board or any succeeding Board thereof.

/s/ Dale Lehner

Dale Lehner, Chairman

Attest:

/s/ Janice Rustong

Janice Rustong, Supervisor

/s/ Karn Moe

Karn Moe, Clerk

/s/ Wayne Brenholt

Wayne Brenholt, Supervisor