

Town of Long Lake, Washburn County, WI

Ordinance #2013-3.2004-2012

Uniform Dwelling Code Ordinance

Revising Ordinance #2004-2012

1.1 AUTHORITY. These regulations are adopted under the authority granted by s. 101.65, Wisconsin Statutes

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 administrative 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 Dwellings built since June 1, 1980. Notwithstanding s. Comm 20.05, the scope also includes the construction and inspection of structural 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 a hearing by Town Planning Commission and with final approval by the Township Board. Petitions for variance shall be decided per s. Comm 20.19 (Intro) so that equivalency is maintained to the intent of the rule being petitioned. As the town board approves petitions for variance, the chief inspector is granted the power to apply the results to similar circumstances by precedent.

Notwithstanding s. Comm 20.05, the scope also requires inspection of new construction and additions to outbuildings (i.e. detached garages, pole buildings and other similar structures) whenever the newly planned space will equal 400 square feet or more. New garages, pole buildings, and outbuildings or additions to these types of existing buildings of any size with a bathroom and/or a kitchen, either built in or roughed in, require a building permit and shall be inspected. The structure's roof load rating, and any heating, electrical or plumbing systems shall comply with the Uniform Dwelling Code. Petitions for variance and appeals shall be handled as in the previous paragraph

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 & 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. (NOTE: The Division of Safety & Buildings may be contacted at (608) 261-8500 for certification information.)

1.6 BUILDING PERMIT REQUIRED. If a person builds, structurally alters or adds onto a dwelling or structure within the scope of this ordinance, they shall first obtain a building permit for such work from the building inspector, follow the UDC building requirements, and have appropriate inspections by the building inspector. A Town Driveway and Highway Access Permit must be issued prior to issuance of any building permit for new construction, additions and structural alterations. Replacement of rafters and/or trusses will be considered a structural alteration. Restoration or repair of an installation to its previous code-compliant condition is exempt from permit requirements. Re-siding, re-roofing, replacement of existing windows or doors, finishing of interior surfaces and installation of cabinetry shall be exempted from permit requirements. (Note: Farm and Commercial buildings are not covered by this ordinance and thus will also be exempt from local building requirements.) Either the building inspector, or town designee, shall inspect the driveway prior to issuance of an occupancy permit to determine if it was constructed according to the plans and is consistent with the requirements of the Town Driveway & Highway Access Permit Ordinance.

1.7 BUILDING PERMIT FEE. The building permit fees shall be determined by the building inspector. The fees for all new dwellings shall include the fee for the Wisconsin Uniform Building Permit Seal that will be purchased by the inspection agency from the Wisconsin Department of Administration. Payment of the building permit fees are the ultimate responsibility of the permit applicant. No construction can commence prior to the permit being issued, to avoid early fees.

1.8 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 injunction action. Forfeitures shall not be less than \$25.00 nor more than \$1,000.00 per day of noncompliance.

1.9 EFFECTIVE DATE. This ordinance shall be effective December 20, 2013, upon passage and posting/publication as provided by law.

Passed on the 10th day of December, 2013

by the Town Board of the Town of Long Lake.

LeRoy Sandridge, Chairman

Attest: _____
Mick Givens, Clerk