

TOWN OF WATERVILLE

CHAPTER 16.1
BUILDING PERMIT ORDINANCE

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- 16.1.1 **AUTHORITY.** These regulations are adopted under the authority granted by Sec. 101.65, Wisconsin Statutes.
- 16.1.2 **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.
- 16.1.3 **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 alterations and additions to one- and two-family dwellings built before June 1, 1980, serving one- and two-family dwellings, moved one- and two-family dwellings, and installation of all mobile or manufactured homes.
- 16.1.4 **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.
- 16.1.5 **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 and Buildings, as specified by Wisconsin Statutes, Section 101.66(2), in the category of Uniform Dwelling Code Construction Inspector. In addition, the inspector shall also be certified in the categories of UDC-Electrical Inspector, UDC-Plumbing Inspector, and UDC-HVAC Inspector.

- 16.1.6 **BUILDING PERMIT REQUIRED.** If a person alters a building in excess of \$25,000.00 in value in a 12 month period, adds onto a building in excess of 800 square feet, or builds a new building, within the scope of this ordinance, they shall first obtain 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. Finishing of interior surfaces, replacement of shingles, residing, replacement of floor coverings, and installation of cabinetry shall be exempted from permit requirements. Building permits are valid for two (2) years from the date of issuance.
- 16.1.7 **NON-INSPECTED PERMITS.** If a person builds any detached building, adds on 800 square feet or less to their dwelling, or alters a building in value of \$25,000.00 or less, they shall get a Town permit from the building inspector before commencing with any such work. These permits shall be exempt from inspection. Fees shall be determined by resolution.
- 16.1.8 **BUILDING PERMIT FEE.** The building permit fees shall be determined by resolution and shall include a fee of not less than \$30.00 to be forwarded to the Wisconsin Department of Commerce for a UDC permit seal that shall be assigned to any new dwelling.
- 16.1.9 **MISCELLANEOUS.** Any person obtaining a building permit shall comply with all applicable provisions of the Town and/or County Zoning Ordinance and any State or County regulations.
- 16.1.10 **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. Failure to obtain a building permit prior to the commencement of construction shall result in the doubling of the building permit fee. Forfeitures shall be not less than \$10.00 nor more than \$500.00 for each day of noncompliance.
- 16.1.11 **EFFECTIVE DATE.** This shall be effective upon passage and publication as provided by law.

Adopted this 8 day of December, 2008.

Yes 3 No 0 Abstain 0 Absent 0

TOWN OF WATERVILLE

By: John Costantino
Town Chairman

Attest: [Signature]
Town Clerk