

Town of Perry
Building Inspection Ordinance

- 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.s. Comm 20.05, the scope also includes the construction and inspection of 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 s.s. Comm 20.19 and 20.21, respectively, shall be decided by the Town Board. Petitions for variance shall be decided per s.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.

- 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 be appointed by the Town Board and 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.
- The Building Inspector may, at all reasonable times, enter upon any public or private premises for building inspection purposes to determine if a building permit is required. No person shall interfere with or refuse to permit access to any such premises to the Building Inspector while in performance of his/her duties.
- 1.6 BUILDING PERMIT REQUIRED.** No person shall build or add onto any building within the scope of this ordinance without first obtaining a building permit for such work from the building inspector. Additions are those construction activities that increase the outside physical

dimensions of the building, excluding decks. 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. Re-siding, re-roofing, finishing of interior surfaces and installation of cabinetry shall be exempted from permit requirements.

Permits are not required for replacement of equipment such as furnaces, central air conditioning, water heaters, and other major pieces of equipment, plumbing, ventilating, electrical or gas supply systems.

- 1.7 **SUBMISSION OF PLANS.** Two sets of building plans shall be submitted to the Inspector for any work which expands the size of the building, any new building or as required by the Inspector. If a new building or building addition is proposed, then a Site Plan showing such proposed work, location of the driveway, and existing buildings and property lines shall be submitted.
- 1.8 **ISSUANCE OF PERMIT.** The Inspector shall issue the permit after all state, county, and local submission requirements and approvals are satisfied. If a permit is issued, it shall be posted at the job site in a location visible from the street on which the building fronts.
- 1.9 **INSPECTIONS.** The following inspections shall be requested at least 48 hours in advance by the applicant:
 - a. Erosion Control
 - b. Footing/Foundation
 - c. Rough Carpentry, HVAC, Electric and Plumbing
 - d. DRAINTILE/ Basement Floor
 - e. Underfloor Plumbing/ Electric Service
 - f. Insulation
 - g. Final Carpentry, HVAC, Electric and Plumbing

Responsibility for making timely requests for inspections will fall on the contractor and/or the property owner.

- 1.10 **RECORDS.** The Inspector shall perform all administrative tasks required by the Town and under all codes covered in 1.4. In addition, the Inspector shall keep a record of all applications for permits and shall number each permit in the order of issuance.
- 1.11 **BUILDING PERMIT FEE.** The building permit fees shall be determined by resolution and shall include \$25.00 to be forwarded to the Wisconsin Department of Commerce for a UDC permit seal that shall be assigned to any new dwelling. The applicant shall pay the fee plus the Completion Deposit with the application.

- 1.12 COMPLETION DEPOSIT REQUIRED.** An additional Completion Deposit of \$ 500.00 is required for all projects. The Completion Deposit shall be refunded after the project is completed, the Inspector has found that the permitted work has been fully completed as specified by this ordinance, and all other required fees have been paid. The deposit shall be forfeited if occupancy occurs before final inspection or continues after a temporary occupancy permit expires. It shall also be forfeited if the exterior is not finished within one year of permit issuance. All buildings shall have a weather-resistant, uniform exterior finish. Tarpaper, Tyvek© or similar material is not acceptable.
- 1.13 PENALTIES.** The enforcement of this ordinance and all other laws and ordinances relating to building activity subject to this ordinance shall be accomplished by any one or more of the following remedies: the withholding of building permits, imposition of forfeitures and or injunctive action. Forfeitures shall be not less than \$25.00 or more than \$1,000.00 for each day of noncompliance.
- 1.14 SEVERABILITY.** The provisions of this ordinance shall be deemed severable, and it is expressly declared that the Town Board would have passed the other provisions of this ordinance irrespective of whether or not one or more provisions may be declared invalid. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provisions to other persons or circumstances shall not be affected thereby.
- 1.15 EFFECTIVE DATE.** This ordinance shall be effective September 1, 2004, upon passage and publication as provided by law.

Adopted this 13th day of July, 2004. _____

Patrick Downing, Chairman
Daniel Keller, Supervisor
Larry Price, Supervisor

Attest: Mary L. Price, Town Clerk

Published: August 18, 2004.