

Chapter 170

BUILDING CONSTRUCTION

ARTICLE I One- and Two-Family Dwellings

§ 170-1. Authority

§ 170-2. Purpose

§ 170-3. Scope

§ 170-4. Wisconsin Uniform Dwelling Code adopted.

§ 170-5. Building Inspector.

§ 170-6. Building permit required.

§ 170.8. Violations and penalties.

[HISTORY: Adopted by the Town Board of the Town of Washington as indicated in article histories. Amendments noted where applicable.]

GENERAL REFERENCES

Historic preservation — See Ch. 221.

Zoning — See Ch. 360.

ARTICLE I One- and Two-Family Dwellings [Adopted 10-11-2004 by Ord. No. 2004-2]

§ 170-1. Authority.

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

§ 170-2. Purpose.

The purpose of this article is to promote the general health, safety and welfare and to maintain required local uniformity with administrative and technical requirements of the Wisconsin Uniform Dwelling Code.

§ 170-3. Scope.

~~The scope of this article includes the construction and inspection of one and two family dwellings built since June 1, 1980. Notwithstanding § Comm 20.05, Wis. Adm. Code, the scope also includes the construction and inspection of detached garages serving one and two family dwellings which shall comply with the Uniform Dwelling Code.~~

3/17/2015 to replace above

170-03. Scope.

The scope of this article includes the construction and inspection of Residential – 1 & 2 family dwellings and Manufactured Homes built since June 1, 1980. Notwithstanding Comm 20.05, Wis. Adm. Code, the scope also includes the construction and inspection of Additions, remodels and alterations of such dwellings, which shall comply with the Uniform Dwelling Code.²

§ 170-4. ~~Wisconsin Uniform Dwelling Code adopted.~~

~~The Wisconsin Uniform Dwelling Code, Chs. Comm 20 to 25, Wis. Adm. Code, and all amendments thereto, is adopted and incorporated by reference and shall apply to all buildings within the scope of this article.~~

§170-4. Adoption of Codes.³

The following chapters of the Wisconsin Administrative Codes, as well as all subsequent revisions, are adopted by the town and shall be enforced by the building inspector:

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| (a) SPS chapter 302.31 | Plan Review Fees |
| (b) SPS chapter 305 | Credentials |
| (c) SPS chapter 316 | Electric Code |
| (d) SPS chapters 320-325 | Uniform Dwelling Code |
| (e) SPS chapter 360 | Erosion Control, Sediment Control & Storm Water |
| (f) SPS chapters 361-366 | Commercial Building Code |
| (g) SPS chapters 375-379 | Existing Building Code |
| (h) SPS chapters 384-387 | Uniform Plumbing Code |

Certified municipality status.

The town has adopted the certified municipality status as describes in Wisconsin Administrative Code SPS-361.60

§ 170-5. Building Inspector.

There is hereby created the position of Building Inspector, who shall administer and enforce this article and shall be certified by the Division of Safety and Buildings, as specified by § 101.66(2), Wis. Stats., 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.

§ 170-6. Building permit required.¹

No person shall alter, in excess of \$1,000 value in any twelve-month period, build or add onto any building within the scope of this article 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. Re-siding, re-roofing, finishing of interior surfaces and installation of cabinetry shall be exempted from permit requirements.

§ 170-7. Building permit fee.

The building permit fees shall be determined by resolution.

§ 170-8. Violations and penalties.

The enforcement of this article and all other laws and ordinances relating to building shall be by means of withholding of building permits, imposition of forfeitures and injunctive action. Forfeitures shall be no less than \$25 nor more than \$1,000 for each day of noncompliance.

1. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).
2. Editor's Note: Amended at Regular Town Board Meeting 3 17 2015
3. Editor's Note: Amended at Regular Town Board Meeting 2/15/17