

Chapter 2 - COMPREHENSIVE BUILDING CODE

2.01 AUTHORITY

These regulations are adopted under the authority granted by chs. 59, 60, 61, 62, 66 and 101, Wis. Stats. Where this ordinance conflicts with applicable uniform state codes, the latter shall govern.

Chapter 2 Buildings, of the Code of Ordinances of the Town of Vermont, adopted June 11, 2012, is hereby repealed and replaced with this ordinance.

2.02 PURPOSE

The purpose of this building code is to promote the health, safety and welfare of our municipality.

2.03 SCOPE

This building code applies to all dwellings, commercial buildings, in-ground swimming pools, garages and other outbuildings. Excepted are outbuildings used exclusively for agricultural purposes, children's play structures, private, non-commercial dog kennels, and sheds or outbuildings less than 200 square feet in area.

2.04 PERMIT REQUIRED

Prior to commencing any of the following work, the owner or agent of the real property upon which the building or structure is or will be located shall obtain a valid permit from the municipal building inspector:

- A. Construction of new buildings or structures.
- B. Additions that increase the physical dimensions of a building or structure, including decks.
- C. Alterations to a building or structure, including alterations to heating, electrical or plumbing systems.
- D. Replacement of major building equipment, including furnaces and central air conditioners. Water heater replacements shall require a permit if the plumbing, venting, electrical or gas supply systems are altered.
- E. Restoration or repair of a building or structure to its previous code compliant condition as determined by the building inspector is exempted from permit requirements. Residing, re-roofing and finishing of interior surfaces and installation of cabinetry shall be exempted from permit requirements. However, unless structural calculations are provided establishing structural integrity, no more than two layers of roofing material shall be installed on a roof.

2.05 ADOPTION OF CODES

The following Wisconsin Administrative Codes and subsequent revisions are adopted and incorporated by reference and shall apply to all buildings and structures within the scope of this ordinance:

Ch. SPS 316
Ch. SPS 320-325

Electrical Code
Uniform Dwelling Code

Ch. SPS 328	Smoke Detectors
Ch. SPS 361-65	Commercial Building and Heating, Ventilating and Air Conditioning Code
Ch. SPS 370	Historic Building Code
Ch. SPS 375-379	Existing Buildings Code
Ch. SPS 381-387	Uniform Plumbing Code

2.06 SCOPE OF UNIFORM DWELLING CODE EXPANDED

Notwithstanding SPS 320.05, the scope of the Wisconsin Uniform Dwelling Code is revised to include for the purposes of this ordinance:

- A. Additions, alterations and major equipment replacements for one- and two-family dwellings built prior to June 1, 1980. Because such projects are not under state jurisdiction, the municipal board of appeals, respectively, shall decide petitions for variance and final appeals under SPS 320.19 and 320.21. Petitions for variance shall be decided per SPS320.19 (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.
- B. Detached garages serving one- and two-family dwellings and any heating, electrical or plumbing systems therein, shall comply with the Uniform Dwelling Code. Petitions for variance and appeals shall be handled as in the previous paragraph
- C. Residential sheds or outbuildings of over 200 square feet in area.

2.07 BUILDING INSPECTOR

- A. Creation and Appointment. There is hereby created the office of Building Inspector. The municipality shall appoint the building inspector. The building inspector shall be certified for inspection purposes by the state in the required categories specified under SPS 305, Wisconsin Administrative Code.
- B. Subordinates. The building inspector may appoint, as necessary, subordinate inspectors. Any subordinate retained to inspect buildings shall be certified as necessary under SPS 305, Wisconsin Administrative Code, by the state.
- C. Duties. The building inspector shall administer and enforce all provisions of this ordinance. The building inspector shall be responsible for issuing permits under this ordinance, establishing inspection requirements, inspecting work performed under permits issued, and issuing any notices and corrective or stop-work orders.
- D. Powers. Within the limits of the law, the building inspector may at all reasonable hours enter upon any public or private premises for inspection purposes, and may require the production of the permit for any building, plumbing, electrical or heating work by an owner.
- E. Records. The building inspector shall perform all administrative tasks required by the applicable codes. In addition, the inspector shall keep a record of all applications for building permits in a book for such purpose and shall regularly number each permit in the order of its issuance.

2.08 APPLICATION AND SUBMISSION OF PLANS

Applications for a permit shall be made by the owner or agent of the building or structure in writing upon a form provided by the building inspector. Two sets of building plans sufficiently showing the nature and character of the work to be done shall be submitted to the building inspector for any work which expands the size of a building, any new building over 200 square feet, or as required by the building inspector. If a new building or building addition is proposed, then a plot plan showing such proposed work, and existing buildings and property lines shall be submitted. One copy of approved plans shall be kept at the job site at all times during construction.

2.09 ISSUANCE OF PERMIT

The building inspector shall issue the requested permit after all state, county and local submission requirements are satisfied, fees are paid and upon the building inspector's review and determination that the submission and plans comply with the requirements of this ordinance. If a permit is issued, the owner shall be provided a permit card as evidence of issuance which shall be posted by the owner at the job site in a visible location until all work under the permit is completed. Permits are valid for two years.

2.10 OCCUPANCY PERMIT

If, upon final inspection, the building inspector finds no non-compliances, then the building inspector shall allow occupancy and issue a certificate of occupancy. If minor non-compliances, other than health or safety items, are in existence, the inspector may allow temporary occupancy for a specified term during which full compliance shall be completed. No building or structure may be occupied until the building inspector allows occupancy in writing.

2.11 EXTERIOR FINISH REQUIRED

All buildings shall have a weather-resistant, exterior finish. Tarpaper or similar material is not acceptable.

2.12 MAINTENANCE OF BUILDINGS AND YARDS

All buildings shall be maintained so that they comply with applicable codes. Yards shall be kept free of weeds and trash.

2.13 HOLDING TANKS

Except where a variance is granted in accordance with the standards and procedures provided in SPS 383, holding tanks for new construction shall not be approved. Each new building must have suitable area, as required by Ch. SPS 383, Wis. Adm. Code, for a private sewage system that incorporates soil disposal. When use of a holding tank becomes the only available alternative for the disposal of sanitary liquid waste for an existing building, a holding tank shall be permitted as a replacement system provided it meets the requirements established for use of holding tanks for newly developed properties under Ch. SPS 383, Wis. Adm. Code.

2.14 FEES

At the time of building permit application, the applicant shall pay fees as established periodically by the municipal governing body. If work commences prior to permit issuance, the building inspector may charge double fees.

2.15 VIOLATIONS AND PENALTIES

Violations of this code shall, upon conviction, be subject to penalty as provided in Chapter 20.04 of the Town of Vermont Municipal Code for each day of noncompliance, together with the costs of prosecution. The building inspector may serve a notice of violation and order for correction on any person responsible for work performed on any property subject to this ordinance. Violations

discovered by the building inspector shall be corrected within 30 days, or more if allowed by the building inspector, after written notice is given.

2.16 STOP WORK ORDER

The building inspector may issue a stop work order against a project found to be non-compliant with this ordinance, in order to prevent further non-complying work.

2.17 LIABILITY FOR DAMAGES


This ordinance shall not be construed as an assumption of any liability by the municipality or building inspector for damages related to injuries sustained or property damaged by any defect in any building or structure subject to a permit issued under this ordinance

2.18 EFFECTIVE DATE

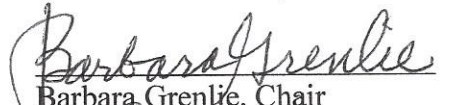
This amended Chapter 2 of the Municipal Code of the Town of Vermont shall take effect and be in force after its passage by the Town Board of Supervisors of the Town of Vermont and publication as provided by law.

Dated this 13th day of June, 2016


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June 30, 2016



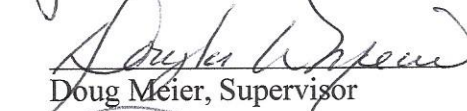
Karen Carlock, Clerk



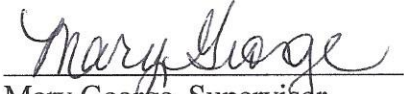
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