

**Village of Potter, County of Calumet
Ordinance #2006-1
UDC BUILDING CODE**

1.1 AUTHORITY. These regulations are adopted under the authority granted by section 101.65, Wisconsin statutes.

1.2 PURPOSE. The purpose of this ordinance is to promote the general health, safety, 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. Comm20.05, the scope also includes the construction and inspection of 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 Village Board of Appeals. Petitions for variance shall be decided per s. Comm. 20.19 (Intro) so that the 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.

Notwithstanding s. Comm. 20.05, the scope also includes the construction and inspection of detached garages serving one and two family dwellings. The building structure and any heating, electrical or plumbing systems shall comply with the Uniform Dwelling Code. Petitions for variance and appeals shall be handled as in 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 Inspectors shall possess the certification categories of UDC HVAC, UDC Electrical, and UDC Plumbing.

1.6 BUILDING PERMIT REQUIRED. No person shall alter, in excess of \$1000.00 value in any twelve month period, build, add onto or alter any building within the scope of this ordinance 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 any interior surfaces and installation of cabinetry shall be exempted from permit requirements.

1.7 BUILDING PERMIT FEE. The building permit fee 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.

1.8 PENALITES. 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. Forfeitures shall be not less than \$25.00 or more than \$1000.00 for each day of noncompliance.

1.9 EFFECTIVE DATE. This ordinance shall be effective April 12, 2006, upon passage and publication as provided by law.

Adopted this 14th day of March 2006.

President Doug Lau

Attest: Clerk. Dennis Gruett

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