

Chapter 18

Uniform Dwelling Code

Section 1: Authority. These regulations are adopted under the authority granted by s. 101.65, Wisconsin Statutes.

Section 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.

Section 3: Scope. The scope of this ordinance includes the placement or construction and inspection of one and two family dwellings or any additions or exterior wall structural changes thereto where construction was begun after the effective date of June 1, 1980 and adoption of this ordinance.

Section 4: Wisconsin Uniform Dwelling Code Adopted. The Wisconsin Uniform Dwelling Code, Chs. Comm 20-25 and consisting of Chapter 20: Administration and Enforcement; Chapter 21: Construction Standards; Chapter 22: Energy Conservation; Chapter 23: Heating, Ventilation and Air Conditions; Chapter 24: Electrical Standards, and Chapter 25: Plumbing Standards of the Wisconsin Administrative Code and all amendments thereto, is adopted by reference and authority granted by Wisconsin Statutes 101.6 are hereby adopted and incorporated by reference and shall apply to all buildings within the scope of this ordinance.

Section 5: Building Inspector.

A. The Building Inspector created position shall administer and enforce this ordinance and shall be certified by the Safety and Buildings Division as specified in Wi. Statutes 101.566(2), in the category of Uniform Dwelling Code Construction Inspector. Additionally inspectors shall possess the certification categories of UDC HVAC, UDC Electrical, and UDC Plumbing.

B. A copy of the Inspector's certificate shall be filed with the Town Clerk. The Building Inspector shall enforce the provisions of this chapter and all other ordinances and laws of the State of Wis. which relate to UDC building construction. The Building Inspector shall be allowed to enter upon all premises in the Town upon which building activities subject to this ordinance are occurring and may do so at all reasonable times to perform his or her duties hereunder. No person shall interfere with this Inspector during the performance of his/her duties. In the event that the Inspector is refused the right to enter premises or is otherwise interfered with in the performance of his or her duties, the inspector is authorized to make application for and seek to obtain a special inspection warrant under §66.122, Wis. Stats.

C. Records produced by the inspector in the course of his duties, whether required to be drafted and maintained under the Uniform Dwelling Code or deemed by the Inspector to be a convenient means of fulfilling his duties and responsibilities as inspector shall at all times be considered to be records of the Town. The Inspector shall provide a copy of all

records to be placed on file in the Clerk's office.

D. Records which shall be kept by the Building Inspector under this Ordinance shall include but not be limited to all applications for permits and the permit, together with its number, in sequence, as issued by him or her. In addition the inspector shall keep a record showing the number, description and size of all structures built during his or her term of office.

E. The Building Inspector shall be appointed by the Town Board and shall hold office at the pleasure of the Board.

Section 6: Building Permits Required. No person shall build, place, add onto or structurally alter the exterior walls of any dwelling within the scope of this ordinance without first obtaining a building permit for such work from the Town of Tilden. Restoration, normal maintenance or repair of a dwelling of its previous code compliant condition installation is exempted from the permit requirements. Re-roofing, finishing of interior surfaces and cabinetry and other normal maintenance activities shall be exempted from permit requirements. Re-siding, window and door replacement, modernization, and similar operations are considered as normal maintenance activities.

A. Applications for Town building permits are to be obtained from a Town official, designated by the board, completed by the applicant or the applicant's agent, and returned to the Town Chairman or his/her designee. After a site inspection, if there are no apparent discrepancies, nonconformities, or violations of any laws or ordinances, the Town Chairman or his/her designee may issue a building permit.

B. If an application does not meet all requirements, the permit will not be immediately issued. The applicant may make necessary changes or request a variance at the next regularly scheduled meeting of the Town Plan Commission.

Section 7: Manufactured & Mobile Home Requirements. The requirements for placement of a manufactured or mobile home as are described in Chapter 19 of the Code of Ordinances shall be applicable and are enforceable under this chapter.

Section 8: Compliance with Ordinances Required. Issuance and continuation of a building permit is contingent upon compliance with all legal requirements of the Town or County, including those found in Chapter 15, 16,17,and 21 of this Code of Ordinances.

Section 9: Building Permit Fee. The building permit fees shall be determined by resolution of the Town Board. A portion of the fee is to go to the administrator.

Section 10: Permit Expiration. Any permit issued under this chapter shall expire two years after the date of issuance, except that a single extension of no more than one year may be granted if the building inspector determines that the dwelling is substantially complete. An additional building permit fee shall be charged by the Town for the extension of time.

Section 11: Permit Revocation. Any building permit issued under this chapter may be revoked by the building inspector upon a finding that any provision of the Uniform Dwelling Code or any provision of any Town or County Ordinance pertaining but not limited to land division, sanitation, potable water, and driveways has been violated and/or a violation order has not been corrected.

Section 12: Penalties. See chapter 2.