

WINNEBAGO COUNTY, WISCONSIN

Ordinance Amending Town of Black Wolf Wisconsin Uniform Dwelling Code Ordinance

The Town Board of the Town of Black Wolf, Winnebago County, Wisconsin, upon proper notice and with quorum present, hereby ordains the following amendments to the Town of Black Wolf Wisconsin Uniform Dwelling Code Ordinance:

Section 1.2 is amended to read:

The purpose of this Code is to promote the health, safety, and general welfare of our community, to protect property values and provide for orderly, appropriate development and growth of the community

Section 1.3 is amended to read:

SCOPE. The scope of this ordinance includes the construction and inspection of one- and two-family dwellings built since June 1, 1980.

Section 1.4 is amended to read:

1) BUILDING PERMIT REQUIRED. Any person, unless exempt under this Ordinance, who constructs, installs, repairs, reconstructs, removes, demolishes, or remodels any private building or structure in the Town, including building, heating, ventilating, plumbing or electrical work or service, or who causes the same to occur, shall seek and obtain from the Town a Town Building Permit prior to commencing, or causing the commencement of, construction, removal, demolition, installation, repair, reconstruction or remodeling project. This shall include the following:

(A) New buildings.

Section 1.5 is amended to read:

Registration for construction of alternations/additions/accessory buildings:

1) The Town Building Inspector will only perform inspections on construction covered by Section 1.3 above. For construction of structures outside the scope of this ordinance and Section 1.4 above, the Town encourages the owner or contractor to do the following:

(a) Owner and/or contractor should complete a building record form, which is provided by the Town and available on the Town's website. The form must be completed to the best of the applicant's ability.

(b) There is no fee associated with the form.

(c) Return the form to the Town Hall via mail or drop-off.

2) The Town encourages the owner or contractor to register for the following types of construction:

(a) Additions that increase the physical dimensions of a building including decks.

(b) Alterations to the building structure, cost shall include market labor value, or alterations to the building's heating, electrical or plumbing systems.

(c) Alteration of plumbing, venting, electrical or gas supply systems.

(d) Any electrical wiring for remodeling.

(e) Any HVAC for remodeling.

(f) Any plumbing for remodeling.

(g) Construction of remodeling to a detached accessory structure that is over 100 sq. ft.

Section 1.6 is amended to read:

- 1) WISCONSIN UNIFORM DWELLING CODE ADOPTED. The Wisconsin Uniform Dwelling Code, Chs. SPS 320-325 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.

Section 1.7 is amended to read:

- 1) Creation and Appointment. BUILDING INSPECTOR. There is hereby created the position of Building Inspector, who shall administer and enforce this ordinance and shall be certified by the Department of Safety and Professional Services, 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.
- 2) Records. The Building Inspector shall perform all inspections required by 1.3 and administrative tasks requires by the Department under all codes covered in 1.6. In addition, the Inspector shall keep a record of all applications for permits and shall number each permit in the order of its issuance.

Section 1.8 is amended to read:

ISSUANCE OF PERMIT. The Inspector shall issue the requested permit if the owner or contractor demonstrates that all state, county and local submission requirements are satisfied. If a permit card is issued, it shall be posted at the job site in a visible location from the street. The permit shall expire 24 months after issuance if the dwelling exterior has not been completed. Permit may be extended for 30, 90, or up to 180 days with the Building Inspector's approval and payment of permit fees. By accepting a permit, the applicant, owner or contractor grants the Building Inspector the right of access to the real estate on which the permitted construction or demolition will occur. Permits are issued conditionally on the condition that the owner and/or contractor(s) shall conform to the requirements of all applicable codes, zoning ordinances and setback requirements in constructing the building.

Section 1.9 is created to read:

Fees

BUILDING PERMIT FEE. The building permit fees shall be determined by resolution and shall include \$30.00 to be forwarded to the Wisconsin Department of Safety and Professional Services for a UDC permit seal that shall be assigned to any new dwelling

Section 1.10 is created to read:

Disclaimer and Non-Liability for Damages

This ordinance shall not be construed as an assumption of liability by the municipality or the Building Inspector for damages because of injuries sustained or property destroyed by any defect in any dwelling or equipment.

Section 1.11 is created to read:

Severability

If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

This ordinance shall be effective upon passage and publication or posting as required by law.

The Town Clerk and Town attorney are authorized to take such further action as may be necessary to implement this Ordinance.



Frank Frassetto, Town Chairman

Attest: s/ 

Susan M. Snyder, Clerk

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