

**Ordinance For Adoption Of Wisconsin Uniform Dwelling Code**  
Town of Grant  
ORDINANCE #10-01

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1.1 **AUTHORITY.** These regulations are adopted under the authority granted by s. 101.65, Wisconsin Statutes

1.2 **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.

1.3 **SCOPE.** The scope of this ordinance includes the inspection and issuance of building permits for the construction of one- and two-family dwellings built since June 1, 1980. Notwithstanding s. Comm 20.05, the scope also includes the construction and inspection of structural alterations and additions to one- and two-family dwellings built before June 1, 1980, in instances where there is a structural alteration that meets or exceeds the value set forth in Paragraph 1.7. 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 Board of Adjustment. Petitions for variance shall be decided per s. Comm 20.19, so that equivalency is maintained to the intent of the rule being petitioned. As the Board of Adjustment approves petitions for variance, the chief inspector is granted the power to apply the results to similar circumstances by precedent.

1.4 **DEFINITION:** "structural alterations": Any change in the supporting members of a structure such as bearing walls, columns, beams or girders, footings and piles.

1.5 **ADOPTION OF WISCONSIN UNIFORM DWELLING CODE.** 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.

1.6 **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 assistant inspectors shall possess the certification categories of UDC HVAC, UDC Electrical, and UDC Plumbing, pursuant to state statutes.

1.7 **BUILDING PERMIT REQUIRED.** If a person structurally alters a building in excess of \$25,000 value in any twelve month period, adds onto a building in excess of \$25,000 in value

in any twelve month period, or builds or installs a new building, within the scope of this ordinance, he or she shall first obtain a building permit for such work from the building inspector. Any structural changes or major changes to mechanical systems that involve extensions shall require a permit if over the forgoing thresholds. Restoration or repair of an installation to its previous code-compliant condition as determined by the building inspector is exempted from permit requirements. Residing, re-roofing, finishing of interior surfaces, replacement of windows or doors within the same opening size and installation of cabinetry shall be exempted from permit requirements.

1.8 BUILDING PERMIT FEE. The building permit fees shall be determined by retainer agreement and shall include \$33.00 or the then-applicable required fee amount to be forwarded to the Wisconsin Department of Commerce for a UDC permit seal that shall be assigned to any new dwelling.


1.9 PENALTIES. 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 nor more than \$1,000.00 for each day of noncompliance.

2.0 EFFECTIVE DATE. This ordinance shall be effective 2/10/10, upon passage and publication as provided by law.

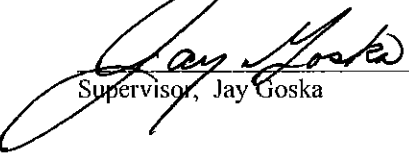
2.1 INSPECTOR LOG. The building inspector(s) shall keep a log of all inspections completed.

The Town of Grant voted to adopt this ordinance on Feb 10, 2010  
Resolution #: 10-01

Signed:

  
Chairperson, Sharon Schwab

  
Supervisor, Richard Kertis

  
Supervisor, Jay Goska

Witnessed:

  
Town Clerk, Vicky Zimmerman

2/10/2010  
Dated

3/2/2010  
Posted: Town Hall, Transfer Station, Oak & Townline

Published