

Model Ordinance For Adoption Of Wisconsin Uniform Dwelling Code

It is intended that this model will assist local jurisdictions, working with corporation counsel, through regular procedures, in adopting a local ordinance. The Wisconsin Division of Safety and Buildings also offers an electronic version of this model ordinance and a more comprehensive model building code on our website at www.commerce.state.wi.us/sb on the One- & Two-Family (UDC) page. Upon adoption of a new building code, send a certified copy to: Safety & Buildings Division, P.O. Box 2658, Madison, Wisconsin 53707, Telephone (608)267-5113, Fax (608)283-7409 along with the name of your certified inspector(s).

Town, Village, City, County of _____.

ORDINANCE #

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

[IF COUNTY ORDINANCE] This ordinance shall apply in any municipality of over 2500 population without a Uniform Dwelling Code enforcement program and the following other municipalities requesting county enforcement: _____ and in the following other municipalities that the Wisconsin Department of Commerce has delegated enforcement to our county:

:

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 construction and inspection of one- and two-family dwellings built since June 1, 1980.

[OPTIONAL] Notwithstanding s. Comm 20.05, 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 municipal board of appeals. Petitions for variance shall be decided per s. Comm 20.19(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.

[OPTIONAL] 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 the 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 assistant inspectors shall possess the certification categories of UDC HVAC, UDC Electrical, and UDC Plumbing. (NOTE: Contact the Division of Safety & Buildings at (608)261-8500 for certification information.)

1.6 BUILDING PERMIT REQUIRED. If a person alters a building in excess of [INSERT AMOUNT] \$_____ value in any twelve month period, adds onto a building in excess of [INSERT VALUE or AREA AMOUNT] _____ in any twelve month period, or builds or installs a new building, within the scope of this ordinance, they 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 permits 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 and installation of cabinetry shall be [CHOOSE OPTION] included/exempted from permit requirements.

(NOTE: Fill in the threshold amount above which permits are required. Also decide whether new interior and exterior surfaces or cabinetry shall be included or exempted.)

1.7 BUILDING PERMIT FEE. The building permit fees 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 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.

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

1.10 The building inspector(s) shall keep a log of all inspections completed.

Adopted this _____, day of _____,

(Mayor, President, Chairperson)

Attest: _____

Published: _____

