

Building and Utilities Inspection Ordinance — 2017-01
Superceding and Replacing Ordinance 2016-01

STATE OF WISCONSIN, Town of Rusk, Rusk County

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 Wisc. 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, as well as the *construction* of various buildings, additions, and improvements as described below (1.6).

1.4 WISCONSIN UNIFORM DWELLING CODE ADOPTED. The Wisconsin Uniform Dwelling Code, Chapters. 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 continued 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.

1.6 BUILDING PERMIT REQUIRED.

- If a person builds or installs a new building as a one- or two-family dwelling, they shall first obtain a building permit for such work from the town's Clerk.
- *Additional instances* requiring that a Town building permit be obtained in advance, through the Town Clerk, are:
 - newly built or installed freestanding garages
 - renovations, remodeling and/or expansions of existing structures that increase the square footage or cost more than \$20,000.⁰⁰ (decks are to be included in overall measurements of expansions)
 - major changes to mechanical systems that involve extensions
 - new decks, attached and unattached
 - adding electrical &/or plumbing systems to an existing structure that previously did not have electrical &/or plumbing system(s)

The following construction activities shall NOT require a building permit:

- Normal repairs of HVAC, plumbing and electrical equipment or systems
- Re-siding, re-roofing, finishing or re-finishing of interior surfaces, and installation of cabinetry
 - However, a permit—accompanied by structural load-bearing calculations—shall be required for re-roofing a building if the proposed re-roofing would constitute a third or more layer of roofing.

1.7* BUILDING PERMIT FEE. The building permit fee is set at \$75, payable to the Town of Rusk.

1.8 PENALTIES. The enforcement of this section and all other laws and ordinances relating to building shall be by means of forced work stoppage—via the building inspector—and an Ordinance Violation Fee of \$350, along with any attorney fees.

1.9 EFFECTIVE DATE. This ordinance shall be effective on April 18, 2017, upon passage and publication as required under Wis. Stats. Section 60.80.

Adopted this 18th day of April, 2017.

Chairman: *Lisa S. Sobrowski*

Attest: *Ann Kemicka* Clerk

* as updated 9/14/17