

## Wisconsin Uniform Dwelling Code

### TOWN OF CRESCENT ORDINANCE # 01-25 CONTENTS

- 1.1 Authority
- 1.2 Purpose
- 1.3 Scope
- 1.4 Adoption of Wisconsin Uniform Dwelling Code
- 1.5 Building Inspector
- 1.6 Building Permit Required
- 1.7 Building Permit Fees
- 1.8 Penalties
- 1.9 Severability
- 1.10 Effective Date

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 construction and inspection of one and two-family dwellings built since June 1, 1980~~ the following:

~~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.~~

~~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.~~

- A. Construction and inspection of all new one – and two – family dwellings built after the date of adoption of this Ordinance.
- B. Construction and inspection of habitable additions to all dwellings. For purposes of this Ordinance, habitable additions are those that add year-round conditioned space, either horizontally or vertically to an existing dwelling.
- C. The building structure and any HVAC, Electrical and Plumbing systems shall comply with the Wisconsin Uniform Dwelling Code.
- D. Commercial Building (Structural and HVAC) Plan Review per Wis. Stat. 101.12(3)(b).
- E. Commercial Building (Structural and HVAC, Fire Suppression, and Fire Alarm) inspection per Wis. Stat. 361.60(2)(d)2.
- F. Commercial Electrical Permitting and Inspection per Wis. Stat. 316.011; and
- G. Manufactured Home Communities.
- H. Ch. SPS 302.31 Plan Review Fee Schedule  
Ch. SPS 305 Credentials

- Ch. SPS 316 Electrical Code
- Ch. SPS 320-325 Uniform Swelling Code
- Ch. SPS 327 Campgrounds
- Ch. SPS 361-366 Commercial Building Code
- Ch. SPS 375-379 Buildings Constructed Prior to 1914
- Ch. SPS 381-387 Uniform Plumbing Code

1.4 WISCONSIN UNIFORM DWELLING CODE ADOPTED. The Wisconsin Uniform Dwelling Code, Chs. ~~Comm 20-25~~ SPS 320-325 & 327 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~~ Wisconsin Building Code Inspector. Additionally, this or other assistant inspectors shall possess the certification categories of UDC HVAC, UDC Electrical, and UDC Plumbing. The Town Board will contract with a building inspector, who will serve at the pleasure of the Town Board.

1.6 BUILDING PERMIT REQUIRED. No person shall alter, in excess of \$5,000.00 value in any twelve-month period, build, add onto or alter any building within the scope of this ordinance without first obtaining 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. 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 exempted from permit requirements.

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 between the Town Board and the contracted building inspector by resolution.

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.

- a. ~~Failure to obtain a building permit the building permit fee would then be doubled~~
- b. ~~If building permit expires and needs to be renewed a \$50.00 administrative fee will be charged~~

1.9 SEVERABILITY. The several section of this ordinance are declared to severable. If any section of 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 those terms that conflict.

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

Adopted this 8<sup>th</sup> day of January, 2025

Roll Call Vote: 3 Yes 0 No

Ross W. Jones  
(Chairperson)

Accepted  
(Attest)

W. M.  
(Supervisor I)

Michael Poydenik  
(Supervisor II)

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