

## CHAPTER IX

### SUBCHAPTER I BUILDING CODE

#### 9.01 **BUILDING INSPECTOR**

(1) The building inspector shall be appointed by the Town Board. No persons shall interfere with such officer while in the performance of his duties under this chapter.

(2) The building inspector shall keep a record of all permits, fees and inspections as provided for in this chapter, and shall make reports to the Town Board at such times as requested by the Town Board.

(3) The building inspector, as certified by the Department of Commerce, is hereby authorized and directed to administer and enforce all of the provisions of the Wisconsin Uniform Dwelling Code.

#### 9.02 **BUILDING PERMIT**

(1) **Permit Required.** No building or structure or any part thereof shall be built, enlarged, altered, including interior alterations, moved or demolished within the Township unless a permit therefor shall first be obtained by the owner or agent from the building inspector. No person shall build or cause to be built any one or two-family dwelling without first obtaining a state uniform building permit for such dwelling from the building inspector.

(2) **Application.** Application for building permit shall be made in writing upon a form furnished by the building inspector and shall state the name and address of the owner of the land and also of the owner of the building, if different, the legal description and the street address of the land upon which the building is to be located and shall contain such other information as the building inspector may require for effective enforcement of this section.

(3) **Plans.** With such application there shall be submitted two complete sets of plans and specifications including a plot plan showing the location of the proposed building with respect to the adjoining street, alleys, lot lines and buildings. Plans for buildings required to comply with the State Building Code shall bear a stamp or approval from the State Department of Commerce. Such plans and specifications shall be submitted in duplicate. One set shall be returned after approval as herein provided. The other set shall remain on file in the office of the building inspector. All plans and specifications shall be signed by the designer.

(4) **Waiver of Plans.** If, in the opinion of the building inspector, the work is sufficiently described in the application, he may waive the filing of plans and specifications, except that no waiver shall be permitted in the filing of the plot plan as required in (3) above.

(5) **Approval of Plans** If the building inspector determines that the proposed building will comply in every respect with all ordinances of the township and all applicable laws and orders of the State of Wisconsin, he shall officially approve and sign one set of the plans, unless waived as provided herein, and return it to the owner, and shall issue a building permit therefor which shall be kept and displayed at the site of the proposed building. After being approved, the plans and specifications shall not be altered in any respect which involves any of the ordinances of the township laws and building or the occupants except with the written consent of the building inspector.

(6) **Repairs** No permit shall be required for any repairs or minor alterations if the same should pertain to the replacement of siding, roof, doors, windows, eaves, porches, or chimneys, provided the same shall result in the building openings remaining the same size as existed prior to the repair. No permit shall be required for any other repairs unless the value of said repairs consisting of the cost of materials and the value of labor, whether purchased or provided, shall exceed \$500.00 in value.

(7) **Payment of Fees** All fees shall be paid as prescribed in this chapter and shall be paid before any permit shall be issued to the owner or his agent.

(8) **Permit Lapses** A building permit shall lapse and be void unless operations under the permit are commenced within six (6) months from the date of issuance thereof.

(9) **Revocation.** If the building inspector finds at any time that the provisions of this code and any orders, plans and specifications are not being complied with and that the holder of the permit refuses to conform after a written warning or instruction has been issued to him, he shall revoke the building permit by written notice posted at the site of the work. When any such permit is revoked, it shall be unlawful to do any further work thereunder until the permit is reissued except such work as the building inspector may order to be done as a condition precedent to the reissuance of the permit or as he may require for the preservation of human life and safety of the property.

(10) **Report of Violation** The Town Constable or Police Officer and Town Officials shall report at once to the building inspector any building work which is being carried on without a permit as required by this chapter. If confirmed by the building inspector that a violation is present, the Town Official shall take immediate action to enforce this ordinance.

(11) **Culverts.** No building permit shall be granted nor construction commenced until a proper culvert shall be installed if needed. The town chairperson shall determine whether a culvert is required.

(12) **Fees.** The fees for building permits shall be set by resolution of the Town Board.