

9.26 BUILDING PERMITS:

(1) **Building Permits Required** No one or two-family dwelling of which initial construction shall be commenced after the effective date of this ordinance shall be built, enlarged, altered or repaired unless a building permit for that work shall first be obtained by the owner or his agent from the building inspector. Application for a building permit shall be made in writing upon that form designated as the Wisconsin Uniform Dwelling Permit Application, furnished by the Dept. of Commerce.

(2) **Repairs and Additions Requiring Permits.** No addition, alteration or repair to any existing one or two-family dwelling which was constructed after June 1, 1980, which is not deemed minor repair by the building inspector, shall be undertaken unless a building permit for this work shall first be obtained by the owner or his agent from the inspector.

(3) **Submission of Plans** The applicant shall submit two sets of plans for all new or repairs or additions to existing one and two-family dwellings at the time that the building permit application is filed.

(4) **Issuance of Permit** If the building inspector finds that the proposed building or repair or addition complies with all town ordinances and the uniform dwelling code, the inspector shall approve the application and the building permit shall be subsequently issued to the applicant. The issued building permit shall be posted in a conspicuous place at the building site. A copy of any issued building permit shall be kept on file with the building inspector.

9.27 FEES FOR BUILDING PERMITS AND INSPECTIONS.

The fees for building permits and inspections shall be set by resolution of the Town Board.

9.28 VIOLATION AND PENALTIES

(1) No person shall erect, use, occupy or maintain any one or two-family dwelling in violation of any provision of this ordinance or the uniform dwelling code or cause to permit any such violation to be committed. Any person violating any of the provisions of the ordinance shall, upon conviction, be subject to a forfeiture of not less than \$25.00 nor more than \$1,000.00 together with the costs of prosecution.

(2) If an inspection reveals a non-compliance with this ordinance or the uniform dwelling code, the building inspector shall notify the applicant and the owner in writing of the violations to be corrected. All cited violations shall be corrected within 30 days after written notification unless extension of time is granted pursuant to Chapter Comm 20.10(1)(c), Wisconsin Administrative Code.

(3) If, after written notification, the violation is not corrected within 30 days, a stop work order may be served on the owner, his or her representative and a copy thereof shall be posted at the construction site. Such stop work order shall not be removed except by written notice of the building inspector after satisfactory evidence has been supplied that the cited violation has been corrected.

(4) Each day each violation continues after the 30 day written notice period has run shall constitute a separate offense. Nothing in this ordinance shall preclude the town from maintaining any appropriate action to prevent or remove a violation of any provision of this ordinance or the Uniform Dwelling Code.

(5) If any construction or work governed by the provisions of this ordinance or the Uniform Dwelling Code is commenced prior to the issuance of a permit, double fees shall be charged.

9.29 APPEAL TO BOARD OF APPEALS. Any person feeling aggrieved by an order or a determination of the building inspector may appeal or apply for a variance from such order or determination in accordance with the procedure set forth in Chapter Comm 20.19 to 20.22.

9.30 LIABILITY FOR DAMAGES This ordinance shall not be construed as an assumption of liability by the Town for damages because of injuries sustained or property destroyed by any defect in any dwelling or equipment.