

Chapter 67

BUILDING CONSTRUCTION

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[HISTORY: Adopted by the Village Board of the Village of Waldo by Ord. No. 3-2011 on 4 – 11 – 2011 to repeal and recreate Chapter 67.]

GENERAL REFERENCES

Numbering of buildings — See Ch. 70.
Water and sewers — See Ch. 169.
Floodplain zoning — See Ch. 178.

Shoreland-wetland zoning — See Ch. 184. Subdivision
of land — See Ch. 189.
Zoning — See Ch. 195.

ARTICLE I Uniform Dwelling Code

§ 67-1. Authority.

These regulations are adopted under the authority granted by Wis. Stats. §§61.34 and 101.65, and Wisconsin Administrative Code COMM 20.

§ 67-2. Purpose

The purpose of this Article is to promote the general health, safety and welfare and to maintain required local uniformity with the administrative and technical requirements of Wisconsin Uniform Dwelling Code.

§ 67-3. Scope.

- A. General. This Article applies to the construction and inspection of one- and two-family dwellings built since June 1, 1980.
- B. Dwellings Built Before June 1, 1980. Notwithstanding COMM 20.05, this article also applies to 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 COMM 20.19 and 20.21, respectively, shall be decided by the Village Board of Appeals. Petitions for variance shall be decided per 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 Building Inspector is granted the power to apply the results to similar circumstances by precedent.
- C. Detached Garages and Accessory Buildings. Notwithstanding COMM 20.05, this Article also applies to the construction and inspection of detached garages serving one- and two-family dwellings, and accessory buildings with more than one hundred fifty square feet (150 ft²) of floor area. The building and related systems shall comply with the Uniform Dwelling Code. Petitions for variance and appeals shall be handled as in the previous paragraph.

§ 67-4. 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 and structures within the scope of this Article.

§ 67-5. Building Inspector.

The Village Building Inspector shall be certified by the Wisconsin Department of Commerce, Division of Safety and Buildings, or its successor state agency, as specified by Wis. Stats. §101.66(2), in the category of Uniform Dwelling Code Construction Inspector. The Building Inspector or delegated representatives shall also possess the certification categories of UDC HVAC, UDC Electrical, and UDC Plumbing. The Building Inspector or an authorized certified agent, while in performance of his/her duties, may at all reasonable hours enter upon any public or private premises for inspection purposes and may require the production of the permit for any building, plumbing, electrical or heating work.

§ 67-6. When Building Permits and Inspections are Required¹.

- A. **Building Permit and Inspections are Required.** A property owner, or his/her agent shall first obtain a building permit from the Building Inspector before starting a new building, or altering, expanding, or remodeling an existing building in excess of Two Thousand Dollars (\$2000.00) in market value in any twelve (12) month period within the scope of this Article. Any structural changes, major changes or upgrades to mechanical systems that involve extensions shall require permits, and be subject to inspections, if over the foregoing threshold. All electrical service installations or upgrades shall require Village issued permits and inspections. The purposes of the inspections under this Chapter are to ensure compliance with applicable Building Codes and to improve the quality of housing in the Village of Waldo. Such inspections do not involve a detailed examination of the mechanical systems

1. Editor's Note: See Ch. A212, Fees.

or the closed structural and nonstructural elements of the building and premises. No warranty of the operation, use or durability of equipment and materials is either expressed or implied.

- B. **Building Permit Is Required – No Inspection is Required.** Prior to starting work, a Building Permit must be obtained when the market value of the construction, enlargement, alteration, moving, or other repairs exceeds Two Thousand Dollars (\$2,000). Provided that the project does not increase a given occupancy or use, or affect access to or efficiency of any existing stairways or exits, no inspections shall be required.

Market value shall be the higher of the actual amounts expended or the reasonable amount that would have been charged by a competent and experienced contractor. These permits may be obtained at the Village Hall during normal business hours.

[Such projects may involve: re-siding, replacing windows or doors, re-roofing or accessory buildings under one hundred fifty square feet (150 ft²) of floor area.]

- C. **Building Permit is Not required.** No building permit shall be required when the project is limited to repairs and replacements in any existing building or structure which do not exceed more than Two Thousand dollars (\$2000.00).

[Such projects may involve: cabinets, countertops, interior refinishing, carpet, trim or light fixture replacements.]

§67-7. Building Permit and Inspection Fees.

The building permit and inspection fees shall be as set forth in Chapter A212. Future changes to the Chapter A212 Fee Schedule shall be made by passage of a resolution of the Village Board.

§67-8. Building Permit Lapses or Revocation.

Notwithstanding Village Board or Building Inspector authority to rescind any Village issued permit, Building Permits shall lapse and be void twelve (12) months from the date of issuance or can be renewed for an additional twelve (12) months, by paying the building permit renewal fee set forth in Chapter A212.

ARTICLE II Building Razing and Demolition

§67-9. Permit Required.

No person, firm or entity may cause or commence the demolition of any structure or part of a structure greater than four hundred square feet (400 ft²) in area without having first applied for and obtained a demolition permit from the Building Inspector.

§67- 10. Application.

An application for a permit to demolish all or part of a structure shall include the following information:

- A. The name and address of the owner of the structure on the date of application and, if different, on the date of demolition;
- B. The name, address, and telephone number of the contractor(s) performing the work;
- C. A description of all methods to be used to prevent water runoff and soil erosion from the site to neighboring properties.

§ 67-11. Utilities.

Along with the permit application, the applicant shall present a release from all utilities serving the property stating that their respective service connections and appurtenant equipment such as meters and regulators have been removed or sealed and plugged in a safe manner.

§ 67-12. Demolition.

The demolition shall be conducted in a manner that is safe and that does not adversely affect the environment.

§ 67-13. Clearing, Filling and Grading the Site.

- A. The site of any demolition shall be cleared of debris, rubbish, and pavement; graded and leveled to conform with the adjoining grade of neighboring properties; and seeded, sodded, or treated in some other manner acceptable to the municipality so as to prevent blowing dust, dirt, or sand. Excavations remaining after demolition shall be filled, graded, and covered within thirty (30) days after demolition was commenced.
- B. Excavations shall not be filled with any materials subject to deterioration.

§ 67-14. Removal and Disposal.

Removal, transportation, and disposal of all hazardous waste, hazardous and toxic substances, and asbestos shall be conducted in compliance with all applicable State, Federal and local statutes, ordinances and regulations.

ARTICLE III
Building Moving

§ 67-15. General.

No person shall move any building or structure upon any public street or right-of-way of the Village without first obtaining approval of the Building Inspector and paying the required fee. Such moving permit shall designate the route to be taken, the conditions to be complied with, and shall limit the time during which moving operations may occur.