

Town of Winchester, County of Vilas
ORDINANCE #2018-01
Building Ordinance

1) AUTHORITY

These regulations are adopted under the authority granted by Section 101.65 Wis. Stats.

2) PURPOSE

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

3) SCOPE

The scope of this ordinance includes the construction and inspection of one and two family dwellings.

4) WISCONSIN UNIFORM DWELLING CODE ADOPTED

The Wisconsin Uniform Dwelling Code, Chapters SPS320 to SPS327, Wisconsin Administrative Code, and all amendments thereto, is hereby adopted and incorporated by reference and shall apply to all buildings within the scope of that ordinance located in Winchester Township.

5) BUILDING INSPECTOR

Hereby, there is created the position of Building Inspector, who shall administer and enforce this ordinance.

- a) The Building Inspector shall be certified by the DSPS as specified by Wisconsin Statutes, Section 101.66(2).
- b) The Town Board will contract for the services of a building inspector with a Certified UDC inspection agency at the discretion of the Town Board.

6) QUALIFICATIONS OF THE BUILDING INSPECTOR

Building Inspectors shall possess the certification categories of the UDC Construction, UDC HVAC, UDC Electrical and UDC Plumbing.

- a) The Inspection Agency shall provide the town with a Certificate of Insurance as to both liability and workman's compensation insurance annually.
- b) The minimum liability policy shall be \$1,000,000.00.
- c) A copy of the UDC credentials for all inspectors working for the inspection agency shall be sent to the Town of Winchester upon request.

7) UNIFORM DWELLING PERMITS REQUIREMENTS

UDC Permits are required as per Chapter SPS320.08 Wisconsin Administrative Code, whenever a Vilas County Zoning Permit is required.

8) UCD PERMIT FEES

The UDS permit fees shall be determined between the Town Board and the Building Inspection Agency.

9) REQUIREMENTS OF THE BUILDING INSPECTION AGENCY

- a) For new one and two family houses, the minimum list of inspections shall be as follows: footings, foundation, under floor plumbing, erosion control, rough structural, rough plumbing, final electrical, final HVAC, and final structural.
- b) The inspector may do more than one inspection per visit on the site.
- c) The building inspector shall notify the contractor requesting the inspection of any items that are not code compliant within two business days.
- d) For UDC permits that are issued to one and two family dwellings that are being remodeled, the inspector shall determine which inspections shall be required.
- e) Monthly, the building inspection agency shall report to the town clerk all UDC permits issued in the town.

10) PENALTIES

The enforcement of this section and all other laws and or ordinances relating to building shall be by any or all of the following means: the withholding of building permits, imposition of forfeitures and injunctive action.

- a) Forfeitures shall not be less than \$25.00 nor more than \$1000.00 for each day of non-compliance.
- b) It will be the responsibility of the building inspector to issue any citations for non-compliance with this ordinance.
- c) A stop construction order may be issued by the building inspector if any violation of the UDC code are not corrected within thirty days of written notification of violation.

11) APPEALS OF CITATIONS

Citations issued by the building inspector can be appealed to the Town Board.

- a) The Town Board shall hold a special town board meeting to discuss the citations.
- b) The building inspector shall be required to provide proof of the nature of the violations, a copy of the citations, reasoning of the citations and any other information the inspector believes the Town Board needs to make a decision on the citation.
- c) The person receiving the citations shall be able to review all information presented to the Town Board by the inspector and refute any claims made by the inspector.
- d) The Town's attorney shall represent the Town in any court proceedings. If a violation of this ordinance results in court action, the violator will be responsible for all actual attorneys' fees incurred by the Town of Winchester as allowed by law.

12) OCCUPANCY PERMITS

Any new one or two family dwelling issued a UDC permit shall not be occupied until the building inspector issues an occupancy permit.

- a) The inspector shall issue a final inspection report when the dwelling is code compliant.
- b) Citations can be issued to the property owner if the dwelling is occupied before an occupancy permit is issued.

- c) Occupancy during construction of the dwellings that are being remodeled will be determined by the building inspector.
- d) If the building inspector determines that a person can occupy a dwelling during remodeling, the inspector shall make a note of that on the permit.

13) MOBILE HOMES

The Town of Winchester, Vilas County, Wisconsin, has adopted the Vilas County Zoning Ordinance and is therefore subject to said ordinance. The Town is also subject to State Statutes regulating mobile homes.

14) EFFECTIVE DATE

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