

Chapter 104

Construction Codes, Uniform

[HISTORY: Adopted by the Town Board of the Town of Omro as indicated in article histories. Amendments noted where applicable.]

Article I

Uniform Dwelling Code

[Adopted 5-13-2002 by Ord. No. 2002-02]

§ 104-1 Authority.

This article is adopted under the authority granted by § 101.65, Wis. Stats.

§ 104-2 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 the Wisconsin Uniform Dwelling Code.

§ 104-3 Scope.

The scope of this article includes the construction and inspection of one- and two-family dwellings built since June 1, 1980, and additions to dwellings built prior to June 1, 1980, including attached garages.

§ 104-4 Standards adopted.

The Wisconsin Uniform Dwelling Code, Chs. SPS 320 to 325, Wis. Adm. Code, and all amendments thereto, is adopted and incorporated by reference and shall apply to all buildings within the scope of this article.

§ 104-5 Building Inspector.

There is hereby created the position of Building Inspector, who shall administer and enforce this article and shall be certified by the Department of Safety and Professional Services, as specified by § 101.66(2), Wis. Stats., in the category of Uniform Dwelling Code Construction Inspector. Additionally, this or other assistant inspectors shall possess the certification categories of UDC HVAC, UDC Electrical, and UDC Plumbing.

§ 104-6 Permit required.

No person shall alter, where the aggregate fair market value of such work in a twelve-month period exceeds \$1,000, build, add onto or alter any building within the scope of this article 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, window replacement with like in kind, finishing of interior surfaces and installation of cabinetry shall be exempted from permit requirements so long as the aggregate fair market value of such work in a twelve-month period does not exceed \$1,000.

§ 104-7 Building permit fee.

The building permit fees shall be determined by resolution.

§ 104-8 Violations and penalties.

The enforcement of this article and all other laws and ordinances relating to building shall be by means of withholding of building permits, imposition of forfeitures and injunctive action. Forfeitures shall be not less than \$10 nor more than \$100 for each day of noncompliance.

§ 104-9 Triple fee.

Notwithstanding the above penalty provisions, when any work is begun on site without first obtaining the required permit, the Building Inspector shall have the power to stop work until a permit has been obtained. The required permit fees shall be tripled. The payment of such triple fees shall not relieve any person from fully complying with all the regulations of this article, nor from any of the penalties prescribed herein.

§ 104-10 Effective date.

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

Article II

Commercial Building Code and Buildings Constructed Prior to 1914

[Adopted 5-20-2019 by Ord. No. 01-0519]

§ 104-11 Authority.

These regulations are adopted under the authority granted by § 101.12, Wis. Stats.

§ 104-12 Purpose.

The purpose of this article is to promote the general health, safety and welfare by enforcing the adopted codes.

§ 104-13 Adoption of codes.

The following Wisconsin Administrative Codes, their referenced codes and standards, and subsequent revisions are adopted for municipal enforcement by the Building Inspector, who shall be commercially certified by the Wisconsin Department of Safety and Professional Services:

- A. Chs. SPS 361-366, Wisconsin Commercial Building Code.
- B. Chs. SPS 375-379, Buildings Constructed Prior to 1914 Code.

§ 104-14 Building Inspector.

The Building Inspector authorized by the municipality to enforce the adopted codes shall be properly certified by the Department of Safety and Professional Services.

§ 104-15 Permit required.

No person shall build or cause to be built any new public building or alter a public building without first submitting plans and specifications to the Building Inspector and obtaining a building permit for such building.

§ 104-16 Building permit fee.

Building permit fees shall be determined by resolution.

§ 104-17 Violations and penalties.

Enforcement of this article shall be by means of withholding of building permits, imposition of forfeitures and injunctive action. Forfeitures shall be not less than \$25 nor more than \$1,000 for each day of noncompliance.

§ 104-18 Effective date.

This article shall be effective May 30, 2019, upon passage and publication as provided by law.