

**Village of Balsam Lake**  
**Ordinance Amendment 2024-04**

The Village of Balsam Lake Board of Trustees at their meeting held on the 11<sup>th</sup> day of September, 2024 adopted the following changes.

**122-2 Building permits; construction standards; unsafe buildings; Fire District shall be amended to read:**

1. Application. Replace Zoning Administrator with Building Inspector.
2. Minor Repairs. Replace Zoning Administrator with Building Inspector.
3. Unsafe buildings. Replace Zoning Administrator with Building Inspector.

**122-4 Electrical work shall be amended to read:**

An electrical jurisdiction is authorized and established covering all areas within the municipal boundaries of the Village of Balsam Lake. The Village of Balsam Lake shall be the authority having jurisdiction ("AHJ") for all residential and commercial electrical installations.

**Electrical Inspector**

- (a) The position of Electrical Inspector is authorized and established. The Electrical Inspector shall be appointed, hired, or contracted by the Village.
- (b) The Electrical Inspector shall be a person who is skilled in the installation, planning, designing, superintending and inspection of electrical wiring and equipment. He/she shall be well versed in approved methods of electrical construction for safety to life and property and the laws and ordinances pertaining thereto.
- (c) The Electrical Inspector shall not be interested as a partner or otherwise with any person or persons, or in any business dealing in electrical supplies, fixtures or material, or carrying on the trade or work of an electrician.
- (d) In all respects the Village of Balsam Lake Electrical Inspector shall comply with the provisions of the Wisconsin Administrative Code SPS Chapter 316.
- (e) Certification. The Electrical Inspector shall be certified for inspection purposes by the Department of Safety and Professional Services in each of the categories specified under Wis. Admin. Code SPS 305.62.

**Electrical inspector—Powers and duties.**

- (a) The Electrical Inspector may make or cause to be made a thorough inspection of any wires or equipment within the Village at any time.
- (b) The Electrical Inspector shall have the power to enter any building or premises at any reasonable hour in the discharge of his duties. He shall also have the power to enter any building used in whole or in part for the purpose of public assemblage when occupied by the public, or at any time in order to examine electrical equipment in such building.
- (c) The Department shall issue permits, with the approval of the electrical inspector as provided in this chapter.

Village not liable for damages.

This chapter shall not be construed as assuming any liability on the part of the Village for damages to anyone injured, or any property destroyed by defective work, material or plan in any building or the permanent equipment thereof.

**Permit required.**

- (a) No electrical wiring or other equipment shall be installed or repaired without securing a permit therefore from the Department. The application for such permit shall state clearly the work planned, alterations to be made and equipment and materials to be used.
- (b) Permits will not be required for:
  - (1) Installing, altering or repairing equipment or appliances that merely plug into an existing electrical receptacle;
  - (2) Adjustment or repair of highly specialized electrical apparatus or equipment such as, but not limited to, computers, elevators, dental and medical equipment and X-ray machines, when performed by company or factory authorized personnel;
  - (3) Only minor routine repairs and maintenance of existing facilities;
  - (4) Electrical work in or on Federal or State-owned buildings or property.
- (c) An electrical permit shall have lapsed and be void unless the electrical work is commenced within twelve months from the date of issuance thereof. Electrical permits may be renewed at a fee as stated in the Village of Balsam Lake Fee Schedule within six months from the date of lapse. A permit shall expire if work on a project is not completed within 12 months. Expired permits may be reissued at the regular permit fee. All code and ordinance requirements in effect at the time of renewal or reissuance shall apply to the project.

**Permit—Issuance.**

Such permits shall be issued only to licensed electrical contractors, or to an owner to do the work on his homestead, and such permits shall not be transferable. For the purpose of this chapter the word "homestead" shall be construed to mean a single-family dwelling occupied or to be occupied by the owner. However, permits may also be issued to plants and/or manufacturing facilities for the installation, alteration and control of electrical equipment when such establishment has in its employ a full time registered electrical engineer or Wisconsin State Certified Master Electrician supervising an established electrical maintenance department.

**Minimum standards.**

All electrical work, including the installation and placing of wires and other electrical equipment, shall be done in conformity with minimum standards established by the National Electrical Code, the Wisconsin State Electrical Code (Wisconsin Administrative Code SPS Chapters 316), and this chapter. Said codes are by this reference incorporated herein. Copies thereof shall be on file in the office of the Electrical Inspector and be open to public inspection. All electrical work performed in the City shall be performed in such a manner as not to endanger life or constitute a fire hazard.

### **Adoption of the Wisconsin State Electrical Code.**

The Wisconsin Administrative Code, chapter SPS 316 and all amendments thereto, are hereby adopted by reference and made a part hereof. The Village of Balsam Lake hereby takes the responsibilities of electrical inspection of public buildings and places of employment pursuant to SPS 316. The Village of Balsam Lake shall employ, or contract with, a State certified commercial Electrical Inspector (COMEL). Except as otherwise regulated by this chapter, all installations of electrical equipment shall conform to and comply with the State electrical code, the statutes of the State of Wisconsin, and any orders, rules and regulations issued by authority thereof, and with approved electrical standards for safety to persons and property.

### **Inspector—Findings—Action.**

Whenever the Electrical Inspector finds wires or equipment in a dangerous condition or so placed as to interfere with the work of the fire department they may order the persons using or operating them to place them in a safe and noninterfering condition within 48 hours, and on failure to comply with such order or direction, the inspector shall have authority to order such wires disconnected. Failure to comply with such orders shall constitute a violation of this chapter. Any person who resists or obstructs any lawful exercise of authority by the inspector shall be subject to the penalty provided in this chapter.

### **Inspectors—Right-of-entry.**

The Electrical Inspector shall have the power to enter any building or premises at any reasonable hour in the discharge of his duties. He/she shall also have the power to enter any building used in whole or in part for the purpose of public assemblage when occupied by the public, or at any time, in order to examine electrical equipment in such building.

### **Inspection—Certificate.**

Unless otherwise specifically permitted by the inspector, all work shall be left uncovered for examination until examined and approved by the inspector. Whenever any work is ready for inspection, the inspector shall be notified by the person receiving permit specifying the permit number under which work is being done. The Electrical Inspector shall have the privilege of inspecting all electrical installations previous to and after completion and he/she is empowered to have removed any obstructions, such as laths, plastering, boarding or partitions which might prevent a perfect inspection. Installations when completed, found to be in accordance with the ordinances and laws relating thereto, shall be so certified by the Electrical Inspector who shall issue a certificate of inspection to the owner containing a general description of the installation, the street number of the premises and the date of the final inspection, which shall authorize the connection with the electrical supply. It is unlawful to make such a connection until such a certificate of inspection shall have been issued.

### **Emergency work.**

Any contractor doing or causing emergency work to be done shall report the same to the Electrical Inspector within one day after the beginning of the work.

### **122.5 Plumbing shall be amended to read:**

Replace Zoning Administrator with Building Inspector.

## **Article II Commercial Buildings**

### **122-12 Adoption of commercial building codes shall be amended to read:**

*State Commercial Building Code.* The Building and Heating, Ventilating and Air Conditioning Code, Energy Conservation, Fuel Gas Appliances, Existing Buildings under Wis. Admin. Code Chs. SPS 361—366 are hereby made a part of this article by reference and shall apply to all new construction, additions, alterations, remodeling, repairs and change of occupancies to all buildings and structures, except one- and two-family dwellings and accessory buildings thereto. A copy of same and amendments thereto shall be kept on file in the department.

**122-13 Building Inspector shall be amended to read:**

The Village Building Inspector authorized by the Village Board to enforce the adopted codes shall be properly certified by the Wisconsin Department of Professional Services.

**122-14 Building Permit required shall be amended to read:**

- A. No person or business shall build or cause to be built any new public building containing less than 50,000 cubic feet in total area or alter a public that is less than 100,000 cubic feet in area without first submitting plans and specifications to the Building Inspector and obtaining a building permit for such building. NOTE: All other larger public buildings and places of employment are required to have their plans and specifications submitted to the Wisconsin Department of Professional Services for approval prior to municipal permit issuances.
- B. A local building permit shall also be required for larger commercial buildings which will be state reviewed but locally inspected.

This ordinance shall take effect and be in force September 12<sup>th</sup>, 2024 upon passage and publication as provided by law.

Adopted on this 11<sup>th</sup> day of September 2024.

Balsam Lake Village Board Trustees: President James Duncan Jr, Jamey Flaherty, Kellie Flaherty, Gary Johnson, Len Manning, Jena Paquette, Corby Stark

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Signed \_\_\_\_\_  
James Duncan Jr, Village President

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Amy VanDeBrake, Clerk-Treasurer