

Chapter 218. Building Construction

§ 218-3. State Uniform Dwelling Code adopted.

A.

State code adopted. The administrative code provisions describing and defining regulations with respect to one and two-family dwellings in Chapters **SPS 316**, 320 through 325, **and 327** of the Wisconsin Administrative Code are hereby adopted and by reference made a part of this chapter as if fully set forth herein. Any act required to be performed or prohibited by an Administrative Code provision incorporated herein by reference is required or prohibited by this chapter. Any future amendments, revisions or modifications of the Administrative Code provisions incorporated herein are intended to be made part of this chapter to secure uniform statewide regulation of one and two-family dwellings in the Town of Koshkonong. A copy of these administrative code provisions and any future amendments shall be kept on file in the Town Clerk's Office.

B.

Existing buildings. The "Wisconsin Uniform Dwelling Code" shall also apply to buildings and conditions where:

(1)

An existing building to be occupied as a one or two-family dwelling, which building was not previously so occupied.

(2)

An existing structure that is altered or repaired, when the cost of such alteration or repair during the life of the structure exceeds 50% of the equalized value of the structure, said value to be determined by the Town Assessor.

(3)

Additions and alterations, regardless of cost, made to an existing building when deemed necessary in the opinion of the Building Inspector shall comply with the requirements of this chapter for new buildings. The provisions of § **218-2** shall also apply.

(4)

Roof coverings. Whenever more than 25% of the roof covering of a building is replaced in any twelve-month period, all roof covering shall be in conformity with applicable Sections of this chapter.

(5)

Additions and alterations. Any addition or alteration, regardless of cost, made to a building shall be made in conformity with applicable Sections of this chapter.

C.

Definitions. As used in this section, the following terms shall have the meanings indicated:

ADDITION

New construction performed on a dwelling which increases the outside dimensions of the dwelling.

ALTERATION

A substantial change or modification other than an addition or minor repair to a dwelling or to systems involved within a dwelling.

DEPARTMENT

The Department of Safety and Professional Services.

DWELLING

(1)

Any building, the initial construction of which is commenced on or after the effective date of this chapter which contains one or two dwelling units; or

(2)

An existing structure, or that part of an existing structure, which is used or intended to be used as a one or two-family dwelling.

MINOR REPAIR

Repair performed for maintenance or replacement purposes on any existing one or two-family dwelling which does not affect room arrangement, light and ventilation, access to or efficiency of any exit stairways or exits, fire protection or exterior aesthetic appearance and which does not increase a given occupancy and use. No building permit is required for work to be performed which is deemed minor repair.

ONE- OR TWO-FAMILY DWELLING

A building structure which contains one or separate households intended to be used as a home, residence or sleeping place by an individual or by two or more individuals maintaining a common household to the exclusion of all others.

PERSON

An individual, partnership, firm or corporation.

UNIFORM DWELLING CODE

Those Administrative Code Provisions and any future amendments, revisions or modifications thereto, contained in the following chapters of the Wisconsin Administrative Code:

(1)

Chapter SPS 320, Administrative and Enforcement.

(2)

Chapter SPS 321, Construction Standards.

(3)

Chapter SPS 322, Energy Conservation.

(4)

Chapter SPS 323, Heating, Ventilating and Air Conditioning.

(5)

Chapter SPS 324, Electrical Standards.

(6)

Chapter SPS 325, Plumbing.

(7)

Chapter SPS 327, Camping Units

(8)

Chapter SPS 316, Electrical

D.

Method of enforcement.

(1)

Certified inspector to enforce. The Building Inspector and his delegated representatives are hereby authorized and directed to administer and enforce all of the provisions of the Uniform Dwelling Code. The Building Inspector shall be certified for inspection purposes by the Department in each of the categories specified under § SPS 305.63, Wis. Adm. Code.

(2)

Subordinates. The Building Inspector may appoint, as necessary, subordinates as authorized by the Town Board.

(3)

Duties. The Building Inspector shall administer and enforce all provisions of this chapter and the Uniform Dwelling Code.

(4)

Inspection powers. The Building Inspector or an authorized certified agent 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. No person shall interfere with or refuse to permit access to any such premises to the Building Inspector or his agent while in performance of his duties.

(5)

Records. The Building Inspector shall perform all administrative tasks required by the Department under the Uniform Dwelling Code. In addition, the Building Inspector shall keep a record of all applications for building permits in a book for such purposes and shall regularly number each permit in the order of its issue. Also, a record showing the number, description and size of all buildings erected indicating the kind of materials used and the cost of each building and aggregate cost of all one and two-family dwellings shall be kept.