

ORDINANCE NO. 24- 02

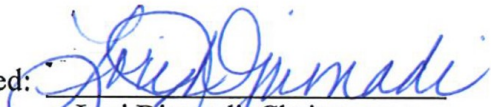
**AMENDMENT TO THE TOWN OF ROME CODE
CHAPTER 142 BUILDING CONSTRUCTION**

**SECTION 142-3 STATE CODES ADOPTED
SECTION 142-6 PERMIT PROCEDURE**

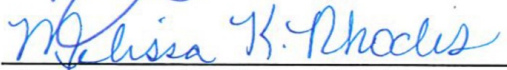
The Town Board of the Town of Rome, Adams County, Wisconsin, hereby amends the Town of Rome Code of Ordinances as set forth in Exhibit A, which is attached hereto and incorporated herein by reference. The amendment shall be published or posted pursuant to section 60.80 Wis. Stats. and shall take effect the day after such posting or publication.

Adopted this 4th day of April, 2024.

Approved:


Lori Djumadi, Chairwoman

Attested:


Melissa Rhodes, Town Clerk/Treasurer

Chapter 142, Building Construction

§ 142-3 State Codes adopted.

- A. Wisconsin Administrative Code SPS Chapter 305 (Licenses, Certifications and Registrations), Chapter 327 (Camping Units), Chapters 361 through 366 (Commercial Building Code) and Chapters 375 through 379 (Buildings Constructed Prior to 1914) are hereby adopted and made a part of this chapter. 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 and modifications of the administrative code provisions incorporated herein are intended to be made a part of this chapter.
- B. State Plumbing Code adopted.
- (1) The provisions and regulations of Ch. 145, Wis. Stats., and Wisconsin Administrative Code SPS Chapters 381 to 387 are hereby made a part of this chapter by reference and shall extend over and govern the installation of all plumbing installed, altered or repaired in the Town. Any further amendments, revisions and modifications of said Wisconsin Statutes and Administrative Code provisions incorporated herein are intended to be made part of this chapter.
 - (2) No plumbing or drainage of any kind shall be installed or altered, except that leakage, stoppage, or repairs may be made, without first securing a permit therefor from the Building Inspector.
 - (3) Upon completion of the plumbing work on any premises, the person doing the work shall notify the Building Inspector before such work is covered up, and the Building Inspector shall inspect the work. If, in his discretion, he determines that the work conforms to the State Plumbing Code, he shall complete an inspection report, which shall contain the date and an outline of the result of such inspection, a duplicate of which shall be filed by location in the office of the Building Inspector. No person shall use or permit to be used any plumbing or drainage until it has been inspected and approved by the Building Inspector.
- C. State Electrical Code adopted.
- (1) Wisconsin Administrative Code SPS Chapter 324 is hereby adopted by reference and made a part of this chapter and shall apply to the construction and inspection of new one- and two-family dwellings and additions or modifications to existing one- and two-family dwellings.
 - (2) Subject to the exceptions set forth in this chapter, the State of Wisconsin Electrical Code SPS Chapter 316, of the Wisconsin Administrative Code is hereby adopted by reference and made a part of this chapter.
 - (3) No electric wiring or other equipment shall be installed or altered without first securing a permit therefor from the Building Inspector, except the repairs or replacements of broken or defective sockets, switches, or base receptacles may be made without a permit. The application for such permit shall be on a form furnished by the Building Inspector and shall clearly state the work planned, alterations to be made, and equipment and materials to be used; all later deviations from such plan must be submitted to and approved by the Building Inspector.
 - (4) After roughing in the wiring of any building and before any such work is covered up, or upon the completion of any outside construction work, it shall be the duty of the person doing such work to notify the Building Inspector who shall inspect the same. Upon completion of such wiring, the Inspector shall be notified and shall inspect the finished work. If, in his discretion, he determines that the work conforms to the State Electrical Code, he shall complete an inspection report, which shall contain the date and an outline of the result of such inspection, a duplicate of which shall be

room arrangement, light and ventilation, access to or efficiency of any existing stairways or exits, fire protection, or exterior aesthetic appearance and which do not increase a given occupancy or use, shall be deemed minor repairs.

- D. Application for a building permit shall be made in writing upon a form furnished by the Building Inspector or his designee and shall state the name and address of the owner of the land and also the owner of the building, if different; the legal description of the land upon which the building is to be located; the name and address of the designer; the use to which said building is to be put; the County Sanitation number; and such other information as the Building Inspector may require.
- E. Plans. At the time of such application and no later than 10 days prior to construction activity, there shall be submitted a complete set of plans and specifications of such building and such building site which shall include the following:
- (1) A site map(s), drawn to scale or adequately dimensioned, and clearly demonstrating the exact location of the following:
 - (a) All structures existing or to be constructed. Front, side, and rear yards shall be clearly indicated.
 - (b) All areas of excavation relating to the building structure, including, but not limited to, basement, foundation, well and sewer facilities.
 - (2) A signed representation by the owner that the parcel for which the application is made is in compliance with all Town ordinances, including but not limited to Chapter 360, Zoning, and Chapter 326, Subdivision of Land, as well as restrictions on nuisance violations.
 - (3) Materials and equipment specifications describing the quality, kind, and grade of material and equipment as is deemed necessary by the Building Inspector. At a minimum, it shall include information as to the materials used to construct; any real property improvement; the electrical, plumbing, and heating systems; and information relating to materials and equipment used to affect the energy efficiency of the structure. Such plans and specifications shall be submitted in duplicate; one set shall be returned after approval as hereinafter provided; the other set shall remain on file in the office of the Building Inspector. The person by whom they are drawn shall sign all plans and specifications. Plans for all new one- and two-family dwellings shall comply with the provisions of Wisconsin Administrative Code § SPS 320.09.
- F. Waiver of plans; minor repairs.
- (1) If the Building Inspector finds that the character of the work is sufficiently described in the application, he may waive the filing of plans for alterations, repairs or moving.
 - (2) The Building Inspector may authorize minor repairs or maintenance work on any structure or to heating, ventilating or air-conditioning systems installed which do not change the occupancy area, exterior aesthetic appearance, structural strength, fire protection, exits, light or ventilation of the building or structure without issuance of a building permit.
- G. Approval of plans.
- (1) If the Building Inspector, in his discretion, determines that the building will comply in every respect with all ordinances and orders of the Town and all applicable laws and orders of the State of Wisconsin, he shall issue a building permit which shall state the use of which said building is to be put, which shall be kept and displayed at the site of the proposed building. After being approved, the plans and specifications shall not be altered in any respect which involves any of the above-mentioned ordinances, laws or orders, or which involves the safety of the building or

plans, drawings, data specifications or certified lot or plot plan on which the issuance of the permit or approval was based.

- (f) Whenever there is a violation of any of the conditions of an approval or certificate of occupancy given by the Building Inspector for the use of all new materials, equipment, methods or construction devices or appliances. [**Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)**]
 - (2) The notice revoking a building, plumbing, HVAC or electrical permit, certificate of occupancy or approval shall be in writing and shall be served upon the applicant of the permit, owner of the premises and his agent, if any, and on the person in charge of construction.
 - (3) A revocation placard shall also be posted upon the building, structure, equipment or premises in question by the Building Inspector.
 - (4) After the notice is served upon the persons as aforesaid and posted, it shall be unlawful for any person to proceed thereafter with any construction operation whatsoever on the premises, and the permit which has been so revoked shall be null and void, and before any construction or operation is again resumed, a new permit, as required by this section, shall be procured and fees paid therefor, and thereafter the resumption of any construction or operation shall be in compliance with the requirements of this chapter. However, such work as the Building Inspector may order as a condition precedent to the reissuance of the building permit may be performed, or such work as he may require for the preservation of life and safety.
- L. Display of permit. Building permits shall be displayed in a conspicuous place on the premises where the authorized building or work is in progress at all times during construction or work thereon.