

The Village of Sullivan, Jefferson COUNTY, WISCONSIN

ADOPTION OF RESIDENTIAL AND COMMERCIAL BUILDING CODES

ORDINANCE NO. 01-2024

The Village of Sullivan, Jefferson County, Wisconsin, do

ordain, as follows:

Adoption of State Codes:

- 1) The following Chapters of the Wisconsin Administrative Code, as well as all subsequent revisions, are adopted by the Municipality and shall be enforced by the Building Inspector.

Ch. SPS 305	Credentials
Ch. SPS 316	Electrical Code
Chs. SPS 320-325	Uniform Dwelling Code
Ch. SPS 327	Campgrounds
Chs. SPS 361-366	Commercial Building Code
Chs. SPS 375-379	Buildings Constructed Prior to 1914
Chs. SPS 381-387	Uniform Plumbing Code

Adopted by the Village of Sullivan on this 17th day of December,

2024

Gary Kernodle
Gary Kernodle-President

Heather Rupnow
Attested: Heather Rupnow-Clerk

12/17/24
Date

Passed: yes

Approved: 4-0

- (1) Wisconsin Administrative Codes adopted. The following Wisconsin Administrative Codes and subsequent revisions pertaining to construction activity are adopted by reference for municipal enforcement and incorporated herein:

Replace existing chart with these updates →

- Ch. SPS 305 **Credentials**
- Ch. SPS 316 **Electrical Code**
- Chs. SPS 320-325 **Uniform Dwelling Code**
- Ch. SPS 327 **Campgrounds**
- Chs. SPS 361-366 **Commercial Building Code**
- Chs. SPS 375-379 **Buildings Constructed Prior to 1914**
- Chs. SPS 381-387 **Uniform Plumbing Code**

- (2) Violations; amendments. Any act required to be performed or prohibited by a Wisconsin Administrative Code provision incorporated herein by reference is required or prohibited by this chapter. Any future amendments, revisions or modifications of the Wisconsin 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 Village of Sullivan. A copy of these Administrative Code provisions and any future amendments shall be kept on file in the Building Inspector's Office.

B. Scope of Uniform Dwelling Code expanded. For the purposes of this chapter, the provisions of the Wisconsin Uniform Dwelling Code are the standards for construction of the following:

- (1) Additions. Additions, alterations and major equipment replacements for one- and two-family dwellings built prior to June 1, 1980.⁵

C. 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 Village 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 § 173-2 shall also apply.
- (4) 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.

D. Definitions. The following definitions shall be applicable in this chapter:

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.

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- (2) Subordinates. The Building Inspector may appoint, as necessary, subordinates as authorized by the Village 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/her agent while in performance of his/her duties.
- (5) Records. The Building Inspector shall perform all administrative tasks required by the state 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.

§ 173-4. Construction standards; codes adopted.

- A. Portions of State Commercial Building Code adopted. Chapters SPS 361 through SPS 366, Wis. Adm. Code, (Wisconsin State Commercial Building Code) are hereby adopted and made a part of this chapter with respect to those classes of buildings to which this chapter specifically applies. Any future amendments, revisions and modifications of said Chs. SPS 361 to 366, Wis. Adm. Code, incorporated herein, are intended to be made a part of this chapter. A copy of said Wisconsin Administrative Codes and amendments thereto shall be kept on file in the office of the Village Building Inspector.
- B. State Plumbing Code adopted. ³⁸¹⁻³⁸⁷ The provisions and regulations of Ch. 145, Wis. Stats., and Chs. SPS ~~381~~, ~~382~~ and ~~383~~, Wis. Adm. Code, 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 Village of Sullivan. Any further amendments, revisions and modifications of said Wisconsin Statutes and Administrative Code herein are intended to be made part of this chapter. [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. III)]
- C. State Electrical Code adopted.
 - (1) Chapter SPS ~~324~~ ³¹⁶, Wis. Adm. Code, and the currently adopted version of the National Electric Code, are 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 Electrical Code, Volume 1, and Rules of Electrical Code, Volume 2, of the Wisconsin Administrative Code