

**ORDINANCE #2024-13  
AN ORDINANCE AMENDING CHAPTER 112 OF THE GENERAL ORDINANCES  
FOR THE VILLAGE OF WEBSTER, BURNETT COUNTY, WISCONSIN  
ORDINANCE 112-3: STATE UNIFORM BUILDING CODE, ORDINANCE 112-4:  
SEVERABILITY, ORDINANCE 112-5 CONSTRUCTION STANDARDS; CODED  
ADOPTED, ORDINANCE 112-7 UNSAFE BUILDINGS, ORDINANCE 112-9  
PLUMBING CODE, ORDINANCE 112-12 GARAGES**

**The Village of Webster Board for the Village of Webster, Burnett County,  
Wisconsin, do ordain as follows:**

**Effective August 15, 2024, revise the noted sections and strike the noted sections of the Code or Ordinances of the Village of Webster by amending Chapter 112 Ordinance §112-3 State Uniform Building Code, §112-4 Severability, §112-5 Construction Standards; Codes Adopted, §112-7 Unsafe Buildings, §112-9 Plumbing Code, §112-12 Garages. The revised Ordinance is hereby enacted by the Village of Webster Board.**

§ 112-3 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 ~~IND 20 to 25~~ SPS 320 to SPS 325 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 Village of Webster. A copy of these Administrative Code provisions and any future amendments shall be kept on file in the Village Clerk-Treasurer's office.

B. Existing buildings.

(1) The Wisconsin Uniform Dwelling Code shall also apply to buildings and conditions where:

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

(2) Additions and alterations.

(a) An existing structure is altered or repaired

(b) 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 §112-2 shall also apply.

(c) As allowed by the WI UDC Chapter SPS 320.02(2)c & d Adm. Code the scope of the Ordinance includes the construction and inspection of additions to one- and two - family dwellings regardless of age, including said dwellings built before June 1, 1980 and the relocation of said dwellings. To this effect the Village adopts all provisions of Chs, SPS 320-325 by reference.

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 Commerce.

**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 following chapters of the Wisconsin Administrative Code:

~~(1) Chapter IND 20, Administration and Enforcement~~

~~(2) Chapter IND 21, Construction Standards.~~

~~(3) Chapter IND 22, Energy Conservation Standards.~~

~~(4) Chapter IND 23, Heating, Ventilating and Air Conditioning Standards.~~

~~(5) Chapter IND 24, Electrical Standards.~~

~~(6) Chapter IND 25, Plumbing and Potable Water Standards.~~

Chapter SPS 320, Administration and Enforcement

Chapter SPS 321, Construction Standards

Chapter SPS 322, Energy Conservation

Chapter SPS 323, Heating, Ventilating and Air Conditioning

Chapter SPS 324, Electrical Standards

Chapter SPS 325, Plumbing

(D) Method of enforcement.

~~(1) Certified inspector not provided. The Village of Webster, as a~~

~~provide a building inspector certified by the Department of Commerce in each category specified under Section 26.06, Wis. Adm. Code, and by the Department of Health and Family Services in the category of plumbing for the purpose of enforcing the provisions of the One and Two Family Uniform Dwelling Code adopted in this chapter. However, private individuals may, at their own expense, contract with a certified building inspector through the Department of Commerce for inspection services.~~

~~(2) Inspection powers. The Director of Public Works 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 Director of Public Works or his/her agent while in performance of his/her duties~~

(1) Certified inspector to enforce. The Building Inspector and his/her 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 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.

#### **§ 112-4 Severability.**

If any section, clause, provision or portion of this chapter or of Chapters ~~IND 20, 21, 22, 23, 24 and 25~~ SPS 320 to 325 of the Wis. Adm. Code, is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remaining provisions shall not be affected.

#### **§ 112-5 Construction Standards; Codes adopted.**

~~A. Portions of State Building Code adopted. Chapters ILHR 50 through 64, Wis. Adm Code (Wisconsin State Building Code) are hereby adopted and made a part of this section with respect to those classes of buildings to which this code specifically applies. Any future amendments, revisions and modifications of said Chapters 50 to 64 incorporated herein are intended to be made a part of this code. A copy of said Chapters 50 to 64 and amendments thereto shall be kept on file in the office of the Director of Public Works. Sections IND 52.10 through 52.19 (fire protection) of said code are hereby adopted and made a part of this section with respect to all dwellings hereafter erected within the Village of Webster.~~

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~~B. FHA standards adopted. The following chapters of the Federal Housing Administration Minimum Property Standards, One and Two Family Dwellings, Form 4900.1, Revised 1973, as revised by MPR revisions thereto, are hereby adopted by reference as part of this chapter with respect to all dwellings or parts thereof hereinafter constructed in the Village of Webster: Chapter 4 (Building Design); Chapter 5 (Materials); Chapter 6 (Construction), except Division 615.5 (Plumbing) and Division 616 (Electrical); and the Appendix as applicable to the above chapters.~~

~~C. Conflicts. If in the opinion of the Director of Public Works and the Village Board the provisions of the State Building Code adopted by Subsection A of this section shall conflict with the provisions of the Federal Housing Administration standards adopted in Subsection B in their application to any proposed building or structure, the Inspector and/or the village shall apply the most stringent provisions in determining whether or not the proposed building meets the requirements of this section.~~

~~D. Dwellings. The term "dwelling" as used in this section includes every building occupied exclusively as a residence by not more than two families.~~

A. The following chapters of the Wisconsin Administrative Code and subsequent revisions are adopted for municipal enforcement. 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 a part of this chapter. A copy of these Administrative Code provisions and amendments thereto shall be kept on file in the office of the Building Inspector.

- (1) Chapter SPS 305, Licenses, Certifications and Registrations.
- (2) Chapter SPS 316, Electrical.
- (3) Chapters SPS 361 to SPS 366, Commercial Building Code.
- (4) Chapters SPS 375 to SPS 379, Buildings Constructed Prior to 1914.
- (5) Chapters SPS 381 to SPS 387, Plumbing.

B. By virtue of adopting § SPS 361.05, Wis. Adm. Code, the following codes are also adopted and incorporated by reference:

- (1) IBC. The International Building Code® 2015, subject to the modifications specified in Chs. SPS 361 and SPS 362, Wis. Adm. Code.
- (2) IECC. The International Energy Conservation Code® 2015, subject to the modifications specified in Chs. SPS 361 and SPS 363, Wis. Adm. Code.
- (3) IMC. The International Mechanical Code® 2015, subject to the modifications specified in Chs. SPS 361 and SPS 364, Wis. Adm. Code.
- (4) IFGC. The International Fuel Gas Code® 2015, subject to the modifications specified in Chs. SPS 361 and SPS 365, Wis. Adm. Code.



(5) IEBC. The International Existing Building Code® 2015, subject to the modifications specified in Chs. SPS 361 and SPS 366, Wis. Adm. Code.

C. State Plumbing Code adopted. The provisions and regulations of Ch. 145, Wis. Stats., and Chs. SPS 381 to SPS 387, 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 City. 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.

D. State Electrical Code adopted. 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 are hereby adopted by reference and made a part of this section and shall apply to all buildings, except those covered in § 112-3 above.

E. Conflicts. If, in the opinion of the Building Inspector and the Village Board, the provisions of the State Building Code adopted by Subsection A of this section shall conflict with the provisions of the Federal Housing Administration standards in their application to any proposed building or structure, the Inspector and/or the Village shall apply the most stringent provisions in determining whether or not the proposed building meets the requirements of this section.

## § 112-6 New Methods and Materials.

A. All materials, methods of construction and devices designed for use in buildings or structures covered by this chapter and not specifically mentioned in or permitted by this chapter shall not be so used until approved in writing by the State Department of Commerce for use in buildings or structures covered by the Wisconsin State Building Code, except sanitary appliances, which shall be approved in accordance with the State Plumbing Code issued by the State Board of Health.

B. Such materials, methods of construction and devices, when approved, must be installed or used in strict compliance with the manufacturer's specifications and any rules or conditions of use established by the State Department of Commerce. The data, tests and other evidence necessary to prove the merits of such material, method of construction or device shall be determined by the State Department of Commerce.

## § 112-7 Unsafe Buildings

Whenever the ~~Director of Public Works~~ Zoning Administrator and/or Village Board finds any building or part thereof within the village to be in its judgment so old, dilapidated or out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human occupancy or use, and so that it would be unreasonable to repair the same, it shall order the owner to raze and remove such building or part thereof or, if it can be made safe by repairs, to repair and make safe and sanitary or to raze and remove at the owner's option. Such order and proceedings shall be as provided in § 66.0413, Wis. Stats.

## § 112-9 Plumbing Code

A. State code ~~applies.~~adopted. The construction, reconstruction, installation and alteration of all plumbing, drainage and plumbing ventilation shall conform to the Wisconsin Administrative Code ~~and Chapters H 61, H 62 and H 63 (State Plumbing Code), adopted by the State Board of Health,~~ the provisions and regulations of Ch. 145, Wis. Stats., and Chs. SPS 381 to SPS 387, Wis. Adm. Code which is hereby adopted by reference as a part of this chapter.

~~B.~~ Permit. No plumbing or drainage of any kind shall be installed or altered, except that leakage or stoppage repairs may be made without first securing a permit therefore from the ~~Director of Public Works~~ Building Inspector. The application for such permit shall be on a form furnished by the ~~Director of Public Works~~ Village and shall state clearly 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 ~~Director of Public Works.~~ Building Inspector.

C. Licensed plumber required. All plumbing work shall be done only by a plumber licensed by the State Board of Health, except that a property owner may make repairs or installations in a single-family

building owned and occupied by him as his home provided that a permit is issued and the work is done in compliance with the provisions of this chapter.

D. Inspection of work. Upon completion of the plumbing work on any premises, the person doing such work shall notify the ~~Director of Public Works~~ Building Inspector before such work is covered up, and the ~~Director of Public Works~~ Building Inspector shall at once inspect or cause to be inspected the work. If he finds that the work conforms to the State Plumbing Code, he shall issue a certificate of compliance, 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 ~~Director of Public Work~~. Building Inspector. No person shall use or permit to be used any plumbing or drainage until it has been inspected and approved by the ~~Director of Public Works~~. Building Inspector.

#### § 112-12 Garages.

Private garages shall be built in accordance with the general construction standards established in the Wisconsin Uniform Dwelling Code. Whenever a garage is constructed as part of any building, the ceiling and the walls or wall separating the garage from other portions of the building shall be of not less than forty-five-minute fire-resistive construction as specified in Wisconsin Administrative Code Chapter ~~IND 51~~. SPS 321.

Dated this 14<sup>th</sup> day of August 2024.

Effective date August 15, 2024.

Motion by: *Weis*

Seconded by: *Dedman*

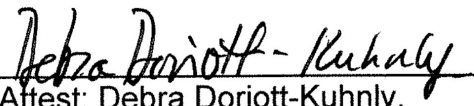
Ayes: 7-0

Absent: 0

  
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Bill Summer, Village President

Nays: 0

Abstained: 0

  
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Attest: Debra Doriott-Kuhnly,  
Clerk/Treasurer