

CHAPTER 3

Building Regulations

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SEC 10-3-1 Building permits generally

A. General permit requirements. No construction, remodeling or improvements shall be performed in the Village of Plainfield unless a permit therefor is obtained as required in the provisions of this chapter.

B. Payment of fees. All fees shall be paid to the Village Clerk/Treasurer. No permit shall be issued to the owner, or the owner's agent, until said fees are paid.

C. Permit lapses. A building permit shall lapse and be void unless operations under the permit are commenced within 60 days from the date of issuance thereof.

D. Revocation. If the Village Clerk/Treasurer shall find at any time that the above-mentioned ordinances, laws, orders, plans and specifications are not being complied with, and that the holder of the permit refuses to conform after a written warning or instruction has been issued to the holder, the Village Clerk/Treasurer shall revoke the building permit by written notice posted at the site of the work. When any such permit is revoked, it shall be unlawful to do any further work thereunder until the permit is reissued, excepting such work as the Village Clerk/Treasurer may order to be done as a condition precedent to the reissuance of the permit, or as the Village Clerk/Treasurer may require for the preservation of human life and safety or property.

E. Report of violations. It shall be the duty of all police officers to report at once to the Village Clerk/Treasurer any building work which is being carried on without a permit as required by this chapter.

F. Records. The Village Clerk/Treasurer shall keep a record of all permits, fees and inspections. She shall submit to the Village Board on the first of each month a report of permits, to whom issued, value of proposed building, fee, and inspections made, if any, during previous month.

SEC 10-3-2 Building permits and inspections

A. Permit required. No building or any part thereof shall hereafter be erected within the Village of Plainfield or ground broken for the same, except as hereinafter provided until a permit therefor shall first have been obtained from the Village Clerk/Treasurer by the owner, or the owner's authorized agent. The term "building" as used in this section shall include any building or structure, and any enlargement, alteration, heating or ventilating or electrical installation, moving or demolishing, or anything affecting the fire hazards or safety of any building or structure.

(1) List of permits listed in Table 1 Permits and Fees

B. Application. Application for a building permit shall be made in writing to the Zoning Administrator upon a form furnished by the Village Clerk/Treasurer and shall state the name and address of the owner of the land, and the owner of the building, if different, the legal description of the land upon which the building is to be located and shall contain such other information as the Village Clerk/Treasurer may require for effective enforcement of this section.

C. Plans. With each application there should be submitted two (2) complete sets of plans and specifications, including a plot plan showing the location of the proposed building with respect to adjoining streets, alleys, lot lines and buildings. The original plan must bear approval of the Building Inspector. Plans for the buildings required to comply with the State Building Code shall bear a stamp of approval from the State Department of Industry, Labor and Human relations. Such plans and specifications shall be submitted in duplicate; one set shall be returned after approval as hereinafter provided; the other shall remain on file in the office of the Clerk- Treasurer. All plans and specifications shall be signed by the designer and bear certification by the applicant that all electrical and plumbing work be installed in compliance with Wisconsin Administrative Code.

D. Fees. The fees for building permits for any construction other than that covered by the One- and two- Family Dwelling Code of the Village of Plainfield shall be as follows:

See TABLE NO. 1

The current fee schedule is on file in the Village offices.

SEC. 10-3-3 Construction standards.

A. Portions of State Code Adopted. The State of Wisconsin Uniform Dwelling Code provisions under the Department of Safety and Professional Services are hereby adopted and made a part of this chapter.

1. Chapters Ind. 51 through Ind. 64, Wis. Adm. Code (Wisconsin State Building Code)

2. Sections Ind. 52.10 through 52.19 (Fire Protection)

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

C. Dwellings. The term "dwellings" as used in this section includes every building occupied exclusively as a residence by not more than one family zoned in R1 area or multiple family in zoned R2 area.

SEC. 10-3-4 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 Safety and Professional Services 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.

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 Safety and Professional Services. 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 Industry, Labor and Human Relations.

SEC. 10-3-5 Unsafe buildings

Whenever the Village 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, and shall order the owner, after consulting with the Village Board, 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 § 66.05, Wis. Stats.

SEC. 10-3-6 Disclaimer on inspections

The purpose of this code is to allow the Village to determine the value of the property for tax purposes and to improve the quality of housing in the Village. While the Village reserves the right to conduct inspections and investigations, if it has probable cause to believe the provisions of this chapter have been violated, the Village assumes no duty to conduct routine inspections or to determine that improvements made pursuant to a permit issued under this chapter do in fact comply with the State of Wisconsin Uniform Dwelling Code. Such compliance is solely the responsibility of the person or persons making the improvements.

SEC. 10-3-7 Violations and penalties

A. Any building or structure hereafter erected, enlarged, altered or repaired, or any use hereafter established, in violation of the provisions of this chapter shall be deemed an unlawful building, structure or use. The Village Clerk/Treasurer shall promptly report all such violations to the Village Attorney, who shall bring an action to enjoin the erection, enlargement, alteration, repair or moving of such building or structure or the establishment of such use, or to cause such building, structure or use to be removed and may also be subject to a penalty as provided in Section 1-1-6 of this Code. In any such action, the fact that a permit was issued shall not constitute a defense, nor shall any error, oversight or dereliction of duty on the part of the Village Clerk/Treasurer constitute a defense.

B. Compliance with the provisions of this chapter may also be enforced by injunctive order at the suit of the owner or owners of any real estate within the jurisdiction of this chapter.