

Waushara County, Wisconsin - Code of Ordinances

Chapter 8 - BUILDINGS AND BUILDING REGULATIONS

Sec. 8-35. - Permit required.

- (a) No owner or contractor may commence construction of any building or mechanical system on a structure referenced in section 8-34 above, prior to obtaining a valid permit from the municipal building inspector.
- (b) The construction which shall require a building permit includes, but is not limited to:
 - (1) New one- and two-family dwellings, including decks serving an exit from the dwelling, and commercial buildings.
 - (2) Additions that increase the physical dimensions of a building including decks.
 - (3) Alterations or additions to the building structure, that are either greater than \$1,000.00 market value, (cost shall include market labor value, or alterations to the building's heating, electrical or plumbing systems), or that constitute 100 square feet or more in area.
 - (4) Alteration of plumbing, venting, electrical or gas supply systems.
 - (5) Any electrical wiring for new construction, additions and alterations.
 - (6) Any HVAC for new construction, additions and alterations.
 - (7) Any plumbing for new construction, additions and alterations.
 - (8) All electrical wiring associated with swimming pools.
 - (9) All new electrical service and re-connection service shall have both a permit issued to and work verified by a master electrician.
 - (10) Any conversion of a building from one use to a different use.
- (c) In addition to the construction activities noted above, the demolishing or razing of any one- and two-family dwellings, or the razing of any commercial buildings shall require a valid permit from the building inspector. Whenever a building or structure is razed or demolished hereunder, all debris and materials resulting from such demolition shall be removed from the premises, all basements and other excavations and depressions revealed or caused by such demolition shall be filled to the general grade of the premises, and all surfacing on such premises shall be removed. All appurtenant structures on the premises no longer useful for the intended use of the premises shall likewise be razed or demolished and the resulting debris removed from the premises. All resulting vacant areas shall be seeded or planted as required by the building inspector.
- (d) The following construction activities shall not require a building permit:

- (1) Detached one- and two-family accessory structures, including residential swimming pools and major equipment replacements (i.e., furnace, water heater, air conditioning, etc.).
- (2) Re-siding, reroofing and finishing of interior surfaces, installation of cabinetry, and repairs which are deemed minor by the building inspector.
- (3) Normal repairs of HVAC, plumbing and electrical equipment or systems such as replacing switches, receptacles, light fixtures and dimmers.
- (4) Agricultural structures.
- (5) Structures or remodeling when the proposed work is less than \$1,000.00 market value and less than 100 square feet in area. All building codes shall be complied with whenever the structure or remodeling will be to a one- or two-family dwelling, or any commercial building, regardless of whether a permit is required by this section.

(Ord. No. 401, § 1-1-05, 4-20-2004; Ord. No. 512, 3-10-2009; Ord. No. 554, 3-19-2013; Ord. No. 624, 3-20-2018)

Sec. 8-36 Adoption of codes.

The following chapters of the Wisconsin Administrative Codes, as well as all subsequent revisions, are adopted by the county and shall be enforced by the building inspector:

Ch. SPS 302.31 Plan Review Fee Schedule

Ch. SPS 305 Credentials

Ch. SPS 316 Electrical Code

Chs. SPS 320—325 Uniform Dwelling Code

Chs. SPS 361—365 Commercial Building Code

Chs. SPS 381—387 Uniform Plumbing Code

(Ord. No. 401, § 1-1-06, 4-20-2004; Ord. No. 541, 3-20-2012)

Sec. 8-37 Scope of uniform dwelling code expanded.

For the purposes of this article, the standards contained in the Wisconsin Uniform Dwelling Code shall be expanded to apply as the standard for construction of the following:

All additions and alterations greater than \$1,000.00 market value or 100 square feet in area, for all one- and two-family dwellings.

(Ord. No. 401, § 1-1-07, 4-20-2004; Ord. No. 554, 3-19-2013)

Sec. 8-38 Certified municipality status.

The county has adopted the certified municipality status as described in SPS 361.60 of the Wisconsin Administrative Code.

- (1) *Responsibilities.* The county shall assume the following responsibilities for the department of safety and professional services (department):
 - a. Provide inspection of commercial buildings with certified commercial building inspectors.
- (2) *Plan submission for commercial buildings.* Plans for commercial buildings shall follow requirements for Wisconsin Administrative Code SPS 361.30. Two sets of departments approved plans and a building permit application shall be submitted to the building inspection department for the further processing and calculation of fees. Plans that fall under the exemption for submittal to the department will still require two sets of plans submitted to the building inspection department along with the building permit application. Those plans must be drawn to scale and contain sufficient detail for code compliance review.

(Ord. No. 401, § 1-1-08, 4-20-2004; Ord. No. 522, 3-9-2010; Ord. No. 541, 3-20-2012; Ord. No. 554, 3-19-2013; Ord. No. 624, 3-20-2018)

Sec. 8-39. - Building, HVAC, electrical, and plumbing inspector.

- (a) *Creation and appointment.* There is hereby created the office of building inspector. The building inspector shall be appointed by the municipality. The building inspector shall be certified for inspection purposes by the department in the required categories specified under SPS 305, Wisconsin Admin. Code.
- (b) *Subordinates.* The building inspector may employ, assign or appoint, as necessary, subordinate, mechanical inspectors. Any subordinate hired to inspect buildings shall be certified as defined in SPS 305, Wisconsin Admin. Code, by the department.
- (c) *Duties.* The building inspector shall administer and enforce all provisions of this article.
- (d) *Powers.* The building inspector or an authorized certified agent of the building inspector may, at all reasonable hours, enter upon any public or private premises for inspection purposes. The building inspector 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 inspector or his/her agent while in the performance of his/her duties. In the event that the inspector is refused access to any such premises, then the inspector is authorized to apply for a special inspection warrant pursuant to Wis. Stats. § 66.0119.
- (e) *Inspections.* In order to permit inspection of a building project at all necessary phases without causing delay for the owner, the owner and/or contractor shall request all of the following inspections in conformity with the appropriate time frame defined in the Wisconsin Administrative Code or at least 48 hours in advance by the applicant/contractor or property owner as applicable:
 - (1) Footing;

- (2) Foundation;
- (3) Rough carpentry, HVAC, electric and plumbing;
- (4) Drain tile/basement floor;
- (5) Underfloor plumbing;
- (6) Electric service;
- (7) Insulation;
- (8) Final carpentry, HVAC, electric and plumbing; and
- (9) Erosion control.

In accordance with SPS 321.17(2), the building inspector may waive the requirements for a complete drain tile or pipe system for new dwelling construction where documentation is submitted by a professional soil scientist or certified soil tester which verifies that the soils are comprised of well drained sands or well drained loamy sands and that no seasonal groundwater levels exist at or above the elevation of the footing of the proposed new dwelling. In the instance of an addition to an existing one- or two-family dwelling where the proposed foundation is at the same elevation of the existing foundation, or higher, and it has been verified that there is no history of water problems the building inspector may also waive the requirements for a complete drain tile or pipe system for the addition.

- (f) *Failure to request inspection.* Failure to request any inspection will be the responsibility of the contractor and/or property owner. No construction shall be deemed approved by default or lack of inspection by the building inspector.
- (g) *Contractor and/or property owner responsible.* The expense of uncovering or exposing any work which must be inspected, where such work was required by the failure of the owner to request any inspection, will be the responsibility of the contractor and/or property owner.
- (h) *Records.* The building inspector shall perform all administrative tasks required by the department under all codes covered in section 8-36. In addition, the inspector shall keep a record of all applications for permits and shall number each permit in the order of its issuance.

(Ord. No. 401, § 1-1-09, 4-20-2004; Ord. No. 438, 3-14-2006; Ord. No. 541, 3-20-2012)