

CHAPTER 153: BUILDING CODE

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§ 153.01 AUTHORITY.

This chapter is adopted under the authority granted by Wis. Stat. § 101.65 and Wis. Stat. § 101.12.
(Ord. 153, passed 9-13-2010)

§ 153.02 PURPOSE.

The purpose of this chapter is to promote the general health, safety, and welfare and to maintain required local uniformity with the administrative and technical requirements of the Wisconsin Uniform Dwelling Code and Commercial Building Codes.
(Ord. 153, passed 9-13-2010)

§ 153.03 SCOPE.

The scope of this chapter includes the construction and inspection of one- and two-family dwellings built since June 1, 1980 and all commercial buildings and structures.
(Ord. 153, passed 9-13-2010)

§ 153.04 ADOPTION OF WISCONSIN CODES.

The Wisconsin Uniform Dwelling Code, Wis. Admin. Code Ch. SPS 320 to 325, and Ch. 327, and all amendments thereto, is adopted and incorporated by reference and shall apply to all buildings within the scope of this chapter. The following Wisconsin Administrative Codes, their referenced codes and standards, and subsequent revisions are adopted for municipal enforcement by the building inspector, who shall be commercially certified by the WI Division of Industry Services.

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| Chs. SPS 360-366 | Wisconsin Commercial Building Code |
| Chs. SPS 375-379 | Buildings Constructed Prior to 1914 Code |
| Chs. SPS 316 | Electrical |
| Chs. SPS 381-387 | Plumbing |
| Chs. SPS 327 | Camping Units |

(Ord. 153, passed 9-13-2010)

§ 153.05 BUILDING INSPECTOR.

There is hereby created the position of Building Inspector(s), who shall administer and enforce this chapter. The building inspector authorized by the municipality to enforce the adopted codes shall be properly certified by the State of Wisconsin Division of Industry Services.
(Ord. 153, passed 9-13-2010)

§ 153.06 RESIDENTIAL BUILDING PERMIT REQUIRED.

If a person alters a building in excess of \$1,000 value in any 12-month period, adds onto a building in excess of \$1,000 in any 12-month period, or builds or installs a new building, within the scope of this chapter, they shall first obtain a building permit for such work from the Building Inspector. Any structural changes or major changes to mechanical systems that involve extensions shall require permits if over the forgoing thresholds. Restoration or repair of an installation to its previous code-compliant condition as determined by the Building Inspector is exempted from permit requirements. Residing, re-roofing, finishing of interior surfaces, and installation of cabinetry shall be exempted from permit requirements.
(Ord. 153, passed 9-13-2010) Penalty, see § 153.99

§ 153.07 COMMERCIAL BUILDING CODE PERMIT REQUIRED.

No person shall build or cause to be built any new public building or place of employment or any alteration or addition to an existing public building or place of employment without first obtaining a commercial building permit from the building inspector. This permit shall be issued after receipt of State of Wisconsin approved plans, where required, and sanitary permits, if applicable, and a determination has been made of compliance with, zoning, setbacks, ordinances, and regulations of the Village of Pepin, the County of Pepin, and the State of Wisconsin.

§ 153.08 BUILDING PERMIT FEE.

The building permit fees shall be determined by resolution and shall include the applicable fee per the Wisconsin Administrative Code for a UDC permit that shall be assigned to any new dwelling. The building permit fees shall be determined by resolution. The building permit fee shall be doubled for any project requiring a permit which is commenced without a permit or prior to the issuance of a permit.

(Ord. 153, passed 9-13-2010)

§ 153.09 BUILDING INSPECTOR LOG.

The Building Inspector shall keep a log of all inspections completed.
(Ord. 153, passed 9-13-2010)

§ 153.10 EXPIRATION OF PERMIT.

Work to be done pursuant to the permit must be commenced within six months of the date of issuance or the permit shall expire notwithstanding work pursuant to SPS 316 which shall expire within one year of the date of issuance if work has not been commenced. All work to be done pursuant to the permit must be completed within two years of the date of issuance; permits shall expire two years from the date of issuance. Additional Inspection Fees may be required for extension or expansion of the initial permit.

§ 153.11 OCCUPANCY PERMITS

No single-family dwelling or multiple family dwelling or commercial structure may be occupied by any person or party until an occupancy permit has been issued. An occupancy permit will be issued only after all inspections have been satisfactorily completed, all required fees associated with this ordinance paid, and all required terms of the ordinance have been met.

§ 153.12 RIGHT OF ENTRY.

The building inspector may, at all reasonable hours, upon 24 hours prior notice, 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 access to any such premises, the building inspector while in the performance of his duties.

§ 153.13 UNSAFE BUILDINGS.

Whenever the building inspector finds any building or part thereof with the Village of Pepin to be, in his judgment, so old, dilapidated, or out of repair as to be dangerous, unsafe, unsanitary, unreasonable to repair or otherwise unfit for human habitation, occupancy, or use, shall order the owner to raze and remove such building or part thereof. If a building or part thereof can be made safe by repairs, the owner shall make it safe and sanitary. The owner shall perform the remedial action in a timely fashion at their own expense.

§ 153.14 PETITIONS FOR VARIANCE

Any person feeling aggrieved by an order, or a determination of the Building Inspector, may appeal such order or determination to the Village Board. Those procedures customarily used to effectuate an appeal to the Village Board shall apply.

§ 153.99 PENALTY.

The enforcement of this section and all other laws and ordinances relating to building shall be by means of the withholding of building permits, imposition of forfeitures, and injunctive action. Forfeitures shall be not less than \$25 nor more than \$1,000 for each day of noncompliance. (Ord. 153, passed 9-13-2010)