

**TOWN**  
**Of**  
**ST. CROIX FALLS**  
**Polk County, Wisconsin**  
**ORDINANCE No. 11-11**  
**Adoption of Wisconsin Building Codes**

Contents:

- 1.1 Authority
- 1.2 Purpose
- 1.3 Wisconsin Uniform Dwelling Code Adopted
- 1.4 Adoption of Wisconsin Commercial Building Code, Plumbing, Electrical, and Flammable Materials
- 1.5 Commercial and Industrial Building Permit
- 1.6 Application to Existing Dwellings
- 1.7 Exempt Structures in the Wisconsin Administrative Code
- 1.8 Building Inspector
- 1.9 Building Permit Required
- 1.10 Building Permit Fees
- 1.11 Penalties
- 1.12 Building Permit Denial
- 1.13 Municipal Liability
- 1.14 Effective Date

- 1.1 **AUTHORITY.** These regulations are adopted under the authority granted by Wisconsin Statute Section 101.65.
- 1.2 **PURPOSE.** The purpose of this ordinance is to promote the general health, safety, and welfare and to maintain local uniformity with the administrative and technical requirements of the Wisconsin Uniform Dwelling Code.
- 1.3 **WISCONSIN UNIFORM DWELLING CODE ADOPTED.** Chapter COMM 22 of the Uniform Dwelling Code, Wisconsin Administrative Code, as adopted and effective December 1, 1978, and Chapters COMM 20, 21, 23, 24 and 25 of the Uniform Dwelling Code, Wisconsin Administrative Code, as adopted and effective June 1, 1980, and all amendments thereto, are adopted and incorporated in this code by reference. A copy of the code is on file with the Town Clerk, the Town Building Inspector, and Zoning Administrator.
- 1.4 **ADOPTION OF WISCONSIN COMMERCIAL BUILDING CODE, PLUMBING, ELECTRICAL, AND FLAMMABLE MATERIALS.** Chapters COMM 50-64 of the Building and Heating Ventilating and Air Conditioning Code, Wisconsin Administrative Code, as adopted and effective December 2, 1974, and Chapters 82-84 Plumbing Code, Wisconsin Administrative Code, as adopted and effective December 2, 1974, and Chapter COMM 16, Electrical Code, Wisconsin Administrative Code, as adopted and effective December 2, 1974, Chapters COMM 10-14 and NFPA 13 and 72 regarding flammable materials, of the Wisconsin Administrative Code and effective 9-26-2000, and Chapters COMM 8, 11 and 12, regarding flammable materials, of the Wisconsin Administrative Code, as adopted and effective 9-26-2000, and all amendments thereof in effect on the date of the adoption of this chapter, are hereby adopted and made part of this chapter by reference and are applicable to all

those classes of buildings to which said codes apply. The provisions of said codes relating to structural standards are also made applicable to those buildings exempted from said code under Section 50.03 thereof. Copies of said codes are on file in the office of the Town Clerk, Town Building Inspector, and Zoning Administrator. The State Building Inspector has sole responsibility for enforcing the commercial codes designated herein. A designated representative of the appropriate fire department will enforce requirements related to flammable materials.

- 1.5 COMMERCIAL AND INDUSTRIAL BUILDING PERMIT. 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 or industrial building permit from the Building Inspector; this permit being issued after receipt of state approved plans, where required, sanitary permits (if applicable) and determination being made of proper zoning and setbacks as specified in the Town of St. Croix Falls Zoning Ordinance, and all applicable state, county, or town regulations being met.
- 1.6 APPLICATION TO EXISTING DWELLINGS. Chapters COMM 20, 21, 22, 23, 24 and 25 are hereby adopted and shall apply to additions or alterations to all existing dwellings within the Town of St. Croix Falls.
- 1.7 EXEMPT STRUCTURES IN WISCONSIN ADMINISTRATIVE CODE Chapter Comm 21 of the Uniform Dwelling code shall apply to additions, alterations, or new construction of multi-family dwellings, repairs, accessory buildings (over 144 square feet), detached decks, or farm buildings as described in Comm 20.05 of the Wisconsin Administrative code (as amended) within the Town of St. Croix Falls to the extent it is applicable towards those structures.
- 1.8 BUILDING INSPECTOR. There is hereby created the position of Building Inspector, who shall administer and enforce this ordinance and shall be certified by the Division of Safety and Buildings, as specified by Wisconsin Statutes, Section 101.66(2), in the category of Uniform Dwelling Code Construction Inspector. Additionally, this or other assistant inspectors shall possess the certification categories of UDC HVAC, UDC Electrical, Commercial Electrical, and UDC Plumbing.
- 1.9 BUILDING PERMIT REQUIRED. No person shall alter, in excess of \$2,500 value in any twelve month period, build, add onto or alter any building within the scope of this ordinance without first obtaining a building permit for such work from the building inspector. Prior to the building permit being issued a land-use permit shall be obtained from the Town and a sanitary permit from Polk County or evidence that no sanitary permit is required. Any structural changes or major changes to mechanical systems that involve extensions shall require permits. 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.
- 1.10 BUILDING PERMIT FEES. The Town Board shall establish a schedule of administrative and building fees for inclusion in the Town's Fees and Penalties Ordinance. This schedule of fees may be amended from time to time.
- 1.11 PENALITIES. The enforcement of this ordinance 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. The Town Board shall establish a schedule of forfeitures for inclusion in the Town's Fee and Penalties Ordinance.
- 1.12 BUILDING PERMIT DENIAL. Any person, person, organization, or corporation delinquent in any taxes (Town County, State, Federal), fees, penalties, judgments, or other obligations owed to the Town shall be denied the issuance of any building permit until such taxes, fees, penalties, or other obligations have been satisfied. No person, persons, organization, or corporation when in violation of any Town ordinance shall be issued a building permit nor shall a building permit be issued when

the parcel or property for which the permit is to be issued is in violation of any of the Town's ordinances.

1.13 MUNICIPAL LIABILITY This Ordinance shall not be construed as assuming any liability on the part of the town or its officials for damages to anyone injured or for any property damaged or destroyed by any defect in any building or equipment or in any plumbing, electric wiring or equipment or any flammable materials equipment or devices

1.14 EFFECTIVE DATE. This ordinance shall be effective upon Town Board passage of the enabling resolution and publication as provided by law.

Adopted by Resolution 11-47 this 2nd day of November, 2011.

/s/Steven Palmer, Chairperson

Attest: /s/Janet Krueger, Town  
Clerk

Posted November 11, 2011, at the following locations:

Wayne's Café

Lamperts Yards

Town Hall