

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

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- 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 CODES.** 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 Wisconsin Division of Industry Services.
- Chs. SPS 316 Electrical
 - Chs. SPS 360-366 Wisconsin Commercial Building Code
 - Chs. SPS 375-379 Buildings Constructed prior to 1914
- 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. Notwithstanding the foregoing, the construction or alteration of detached, non-commercial and non-habitable buildings for private use shall not require a building permit; provided, however, no non-permanent structure which is over 144 square feet shall be allowed to be constructed, erected, or placed in the Town of St. Croix Falls without a building permit. The term “non-permanent structures” shall include, without limitation, structures like plastic sheds, hoop buildings, shipping containers, buildings made of tubular steel, and buildings or sheds covered with fabric or tarp material. The term “non-permanent structure” does not include preconstructed sheds which have a wood frame construction with at least 2X4 dimensional lumber.
- 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 necessary to complete all inspections authorized by this ordinance.
- 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, Lampert Yards and Town Hall.

Amended on:

September 20, 2017, by Ordinance 17-05.

November 20, 2018, by Ordinance 18-05.

May 15, 2019, by Ordinance 19-04.