

**Town of Stockbridge
Calumet County, Wisconsin**

**Ordinance Number 2006-01
Adoption of State Building Code and Multiple Family and Commercial Building
Permit**

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1. **PURPOSE AND SCOPE.** The purpose of this ordinance is to exercise jurisdiction over the construction and inspection of multiple family and commercial buildings and structures, and review of state-approved plans to ensure compliance with all applicable state building codes.
2. **EXCEPTION.** Ordinance No. 2004-01 shall govern one- and two-family dwelling units.
3. **ADMINISTRATION AND ENFORCEMENT.** The Building Inspector shall administer and enforce this ordinance, and shall possess or provide the following certifications: commercial building; commercial plumbing; and commercial electrical.
4. **ADOPTION OF STATE BUILDING CODE.** The following Wisconsin Administrative Code provisions (including referenced codes and standards), and all future amendments thereto, are adopted and incorporated by reference and shall apply to all buildings within the scope of this ordinance: Wisconsin Administrative Code COMM Chapters 14, 61 to 65.

5. **BUILDING PERMITS.**

- a. **Requirement.** If a person alters a building or structure in excess of \$2000.00 material costs in any 12-month period, adds onto a building or structure in excess of \$2000.00 material costs in any 12-month period, builds a new building or structure, or replaces or install a heating and/or central air conditioning system, within the scope of this ordinance, 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 foregoing thresholds. Restoration or repair of an installation to its previous code-compliant condition as determined by the Building Inspector is exempted from permit requirements. Re-roofing and finishing of interior surfaces shall be exempted from permit requirements.
 - b. **Plans.** A complete set of approved plans shall be given to the Building Inspector, and a set shall be on the premises at all times and available for inspection. Once the building permit is issued, no changes or alterations shall be made to such plans without the written consent of the Building Inspector.
 - c. **Issuance.** The Building Inspector shall issue a building permit upon: (1) the filing of the state approved plans; (2) payment of the building permit fee; and (3) determination of the Building Inspector that all applicable zoning, subdivision and land use ordinances are complied with.
6. **Building Permit Fee.** The applicable building permit fee shall be paid at the time the state approved plans are filed with the Building Inspector. The amount of the fee shall be based upon a fee schedule determined by the Town Board from time to time by separate resolution or ordinance.
7. **Inspections.** The Building Inspector may conduct on-site inspections during construction as determined necessary.
8. **Liability of Damages.** This ordinance shall not be construed to impose any liability on the part of the Town for damages (property or personal injury) that result from a failure to comply with this ordinance or any act or omission by the Building Inspector in enforcing this ordinance.
9. **Penalties.** 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 \$25.00 nor more than \$1,000.00 for each day of noncompliance.
10. **Effective Date.** This ordinance shall take effect upon passage and publication as provided by law.

Adopted this 19th, day of July 2006

James G. Mayer
James G. Mayer, Chairperson

Attest:

Janene M. Van Hoor
Janene M. Van Hoor, Clerk

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