

Town of Gardner
Ordinance Adopting Wisconsin Uniform Dwelling Code
Ordinance No. 01-2004

1.1 AUTHORITY. This Ordinance is adopted under the authority granted by s. 101.65, Wisconsin Statutes

1.2 PURPOSE. The purpose of this ordinance 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.

1.3 SCOPE. The scope of this ordinance includes the construction and inspection of one- and two-family dwellings in the Town of Gardner.

1.4 WISCONSIN UNIFORM DWELLING CODE ADOPTED. The Wisconsin Uniform Dwelling Code, Chs. Comm 20-25 of the Wisconsin Administrative Code, and all amendments thereto, is adopted and incorporated by reference and shall apply to all buildings within the scope of this ordinance.

1.5 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 & 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, and UDC Plumbing.

1.6 BUILDING PERMIT REQUIRED. If a person alters a building in excess of \$2,000.00_____ value in any twelve-month period, adds onto a building, or builds a new building, 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 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, installation of cabinetry, and replacement of existing windows and doors shall be exempted from permit requirements.

1.7 AGRICULTURAL, GARAGE, AND ACCESSORY BUILDINGS. This ordinance shall not apply to agricultural, detached garages, and other accessory buildings not attached to a dwelling.

1.8 BUILDING PERMIT FEE. The building permit fees shall be determined by resolution of the Town Board.

1.9 PENALTIES AND ENFORCEMENT. 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. Any person, firm, or entity violating any provision of this Ordinance shall be subject to forfeiture of not less than \$100.00 nor more than \$1,000.00 for each day of noncompliance together with the costs of prosecution and reasonable attorney fees incurred by the Town in enforcing the Ordinance. In addition, the Town of Gardner may apply for and obtain injunctive relief to enforce the provisions of this Ordinance.

2.0 EFFECTIVE DATE. This ordinance shall be effective on January 1, 2005.

Adopted this _____, day of _____,

Paul DeWitt, Town Chairman

Attest: _____
Kay Blizel, Town Clerk

