

TOWN OF CLINTON
CHAPTER 7 OF THE MUNICIPAL CODE
OF THE TOWN OF CLINTON
BUILDING PERMITS

SECTION I: AUTHORITY

This Chapter is adopted under the authority granted by Sections 101.65, 60.23(3) and 61.34 of the Wisconsin Statutes.

SECTION II: 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. It is further the purpose of this Chapter to promote the comfort, health, safety, aesthetics, morals and general welfare of this community insofar as they may be affected by agricultural buildings constructed within the Town of Clinton.

SECTION III: SCOPE

- (a) This Chapter applies to all one- and two-family dwellings, whether constructed before or after promulgation of the Wisconsin Uniform Dwelling Code on June 1, 1980.
- (b) This Chapter further applies to residential accessory buildings greater than 144 sq. ft., detached garages, decks, foundation repairs, additions that increase the physical dimensions of such dwellings, including bay windows and alterations to a building structure or alterations of the building's heating, electrical or plumbing systems with a market value exceeding \$3,000, the razing of buildings, and swimming pools.
- (c) Agricultural buildings for the housing of animals exceeding 1,000 sq. ft. in size are further required to obtain a zoning permit under this Chapter, but are not subject to the Wisconsin Uniform Dwelling Code.
- (d) The following are specifically excluded from application of this Chapter: Children's play structures, commercial buildings and multi-family dwellings.

SECTION IV: WISCONSIN UNIFORM DWELLING CODE ADOPTED

The Wisconsin Uniform Dwelling Code, Chapters Comm 20-25 of the Wisconsin Administrative Code, and all amendments thereto, are adopted and incorporated by reference and shall apply to all buildings within the scope of this Chapter unless otherwise stated in this Chapter.

SECTION V: BUILDING INSPECTOR

There is hereby created the position of building inspector. The building inspector shall administer and enforce this Chapter and shall be certified by the Division of Safety & Buildings of the Wisconsin Department of Commerce, as specified by Section 101.66(2) of the Wisconsin Statutes, in the category of Uniform Dwelling Code Construction Inspector. Further, the building inspector and any assistant building inspectors shall possess the certification categories of UDC HVAC, UDC Electrical, and UDC Plumbing. The building inspector shall serve at the pleasure of the Town Board.

SECTION VI: POWERS

Upon approval from the Town Board, the building inspector or an authorized or certified agent of the building inspector may at all reasonable hours enter upon any public or private premises within the town for inspection purposes and may require the production of the permit for any building, plumbing, electrical or heating work. No person shall interfere or refuse to permit access to any such premises to the building inspector or his/her agent while in the performance of his/her duties.

SECTION VII: BUILDING PERMIT

- (a) If within a twelve-month period a person alters a building to the extent of \$3,000 in value, or in a manner which increases the size by more than 144 sq. ft., or builds a new building within the scope of this Chapter, the person 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-siding, re-roofing, finishing of interior surfaces and installation of cabinetry is exempted from permit requirements.
- (b) Any person constructing a detached garage serving a one- or two-family dwelling shall first obtain a Building Permit from the building inspector, and the building structure and any heating, electrical, or plumbing systems shall comply with the Uniform Dwelling Code.
- (c) Any person building a deck or a swimming pool, conducting foundation repairs on a one- or two-family dwelling, or constructing a farm building for

housing animals which exceeds 1,000 sq. ft. in size shall first obtain a Building Permit for such work from the building inspector and, to the extent any such construction may not be covered by the Wisconsin Uniform Dwelling Code, shall provide to the building inspector evidence that such work is being done consistent with plans or drawings which reasonably satisfy the building inspector that the proposed construction will occur in a workmanlike manner according to reasonable construction standards.

SECTION VIII: RECORDS

The building inspector shall perform all administrative tasks required by the Department of Commerce under Chapters Comm 20-25 of the Wisconsin Administrative Code. In addition, the building inspector shall keep a record of all applications for permits and shall number each permit in the order of its issuance. The building inspector shall update the Town Board at regularly scheduled monthly board meetings as to the status of Building Permits. Copies of the permits shall be distributed by the building inspector to the owner conducting the construction, to the Town Board, and to the Town Assessor.

SECTION IX: SUBMISSION OF PLANS

Three sets of building plans shall be submitted to the building inspector for any work requiring a permit under this Chapter. If a new building or building addition is proposed, then a plot plan showing such proposed work and existing property lines shall be submitted.

SECTION X: OCCUPANCY PERMIT FOR NEW CONSTRUCTION

If the building inspector determines that any construction requiring a permit under this Chapter is compliant with this Chapter, then the building inspector shall issue an occupancy permit after the final inspection. If minor non-compliance other than health or safety items exists, the inspector may issue a temporary occupancy permit for a specified time. Occupancy may not be taken until an occupancy permit is issued.

SECTION XI: MAINTENANCE OF CONSTRUCTION SITE

Yards shall be kept free of weeds, construction debris, trash or open storage during construction.

SECTION XII: FEES

At the time a Building Permit is issued under this Chapter, the applicant shall pay fees as established periodically by the Town Board by resolution. If work commences prior to issuance of a permit, the fees shall be doubled.

SECTION XIII: ZONING PERMITS

Issuance of a Building Permit under this chapter shall not absolve the applicant of obtaining any Zoning Permit necessary under Chapter 4 of the Town of Clinton Municipal Code. Any construction requiring a Building Permit under this Chapter shall also require a Zoning Permit to be obtained from the Zoning Officer.

SECTION XIV: PENALTIES

- (a) This Chapter and all other laws and ordinances relating to building in the Town of Clinton may be enforced by the withholding of Building Permits, as well as by the imposition of forfeitures and by injunctive action. Forfeitures shall be not less than \$1, nor more than \$1,000 for each day of non-compliance.
- (b) The building inspector may order the stoppage of work on any construction project which is not in compliance with this Chapter or with any other Chapter of the Town of Clinton Municipal Code.

SECTION XV: SEVERABILITY

If any provision of this Chapter or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this Chapter that can be given effect without the invalid provision or application, and, to this end, the provisions of this Chapter are severable.

SECTION XVI: EFFECTIVE DATE

This Chapter shall take effect upon passage and publication as required by law.