

SUBCHAPTER 2: APPLICABLE CODES AND PERMITS

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No building or structure shall be constructed, extended, removed or altered by any owner, occupant, contractor or other person, unless the applicable building, electrical, plumbing, zoning and other codes are complied with, and unless all appropriate Permits have first been obtained from the Town pursuant to the following rules and procedures.

17.201 1 AND 2-FAMILY DWELLINGS

- (1) **JURISDICTION:** The Town hereby asserts jurisdiction over the construction, extension, repair, removal or alteration of 1-family and 2-family dwellings for the purpose of determining whether such dwellings are in compliance with the UDC.
- (2) **ADOPTION OF UNIFORM DWELLING CODE:** The UDC is hereby adopted and by reference made a part of this Chapter as if fully set forth herein. Any act required to be performed or prohibited by the UDC is required or prohibited by this Chapter. Any future amendments, revisions, or modifications to the UDC are intended to be made a part of this Chapter to secure uniform statewide regulation of 1-family and 2-family dwellings in the Town.
- (3) **WISCONSIN UNIFORM BUILDING PERMIT REQUIRED:**
 - (a) **New Buildings:** No owner, occupant, contractor or other person shall build or cause to be built, on or after the effective date of this Subsection, any 1- or 2-family dwelling without first obtaining from the Town a UDC Permit for such dwelling.
 - (b) **Additions:** No owner, occupant, contractor or other person shall build or cause to be built, on or after the effective date of this Subsection, any addition to any 1 or 2-family dwelling without first obtaining from the Town a UDC Permit for such addition.
- (4) **FIRE NUMBER SIGNS:** A Building Permit shall not be issued unless the landowner has applied for and received a Fire Number Sign, pursuant to §7.200 et seq.
- (5) **CERTIFICATE OF OCCUPANCY REQUIRED:** No person shall occupy or use any 1- or 2-family dwelling, or any addition thereto, which is subject to the requirements of this Ordinance, without first obtaining either (1) a Temporary Occupancy Permit, or (2) a Certificate of Completion and Occupancy Permit as required herein.

17.202 MULTIPLE FAMILY DWELLINGS

- (1) **JURISDICTION:** The Town does not assert or exercise jurisdiction over the construction, extension, repair, removal or alteration of multiple-family dwellings for the purpose of determining whether such dwellings are in compliance with State Building Codes. Such Codes shall be administered and enforced by the DOC.

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17.203 PUBLIC BUILDINGS

- (1) **JURISDICTION:** The Town does not assert or exercise jurisdiction over the construction, extension, repair, removal or alteration of public buildings for the purpose of determining whether such buildings are in compliance with State Building Codes. Such Codes shall be administered and enforced by the DOC.

17.204 PLACES OF EMPLOYMENT

- (1) **JURISDICTION:** The Town does not assert or exercise jurisdiction over the construction, extension, repair, removal or alteration of buildings or structures constituting places of employment for the purpose of determining whether such places are in compliance with State Building Codes. Such Codes shall be administered and enforced by the DOC.

17.205 DETACHED BUILDINGS

- (1) **JURISDICTION:** The Town does not assert or exercise jurisdiction over the construction, extension, repair, removal or alteration of detached buildings for the purpose of determining whether such buildings are in compliance with State Building Codes. Such Codes shall be administered and enforced by the DOC.

17.206 COMMERCIAL BUILDING CODE

- (1) **NO JURISDICTION:** The Town does not assert or exercise jurisdiction over structures which are subject to the CBC. The CBC shall be administered and enforced by the DOC.

17.207 PLUMBING CODE

- (1) **NO JURISDICTION:** The Town does not assert or exercise jurisdiction over structures which are subject to the Plumbing Code, except for 1-family and 2-family dwellings. The Plumbing Code shall be administered and enforced by the DOC.

17.208 ELECTRICAL CODE

- (1) **NO JURISDICTION:** The Town does not assert or exercise jurisdiction over structures which are subject to the Electrical Code, except for 1-family and 2-family dwellings. The Electrical Code shall be administered and enforced by the DOC.