

Eastman Township, County of Crawford

ORDINANCE # 2008-1

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1.1 AUTHORITY: These Regulations are 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 local uniformity with the administrative and technical requirements of the Wisconsin Uniform Dwelling Code.

1.3 SCOPE: The scope of the ordinance includes the construction and inspection of one- and two-family dwelling units.

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 INSPECTORS: The Town Board of Eastman Township will hire a qualified UDC Inspector licensed under Comm 5.635, 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 Inspectors. Additionally, this agency or other assistant inspectors shall possess the certification categories of UDC HVAC, UDC Electrical, and UDC Plumbing. The length of the contract will be three (3) years, but may be terminated early, at the discretion of the Town Board, should performance become an issue.

1.6 PERMITS REQUIRED: Two (2) permits shall be required for the construction of a one- or two family dwelling unit. Required permits include a road permit and building permit. It shall be the responsibility of the certified Uniform Dwelling Code Inspector to issue all permits and collect and channel the appropriate fee for each of the permits issued.

1.6(a) ROAD PERMIT: A road permit is required as per the Town of Eastman Road Standard Ordinance. Minimum requirement for construction of a new roadway or driveway will include grading, guttering, placement of culverts, and laying down the base course as per the standards set forth in the road ordinance. This shall be completed prior to issuance of a building permit. The roadway or driveway shall be completed prior to the final inspection and occupation of the dwelling. Final inspection and approval for the completed roadway or driveway shall remain the responsibility of the Town Board.

1.6(b) BUILDING PERMIT: A building permit is required if a person alters a building in excess of \$10,000.00 value during any twelve month period, adds onto a building in excess of \$10,000.00 value or 500 square feet of area during any twelve month period. A building permit is required for construction of a new home or placement of a pre-constructed home or a mobile home. Re-siding, re-roofing, refinishing of interior surfaces, installation of cabinetry or replacement of windows and/or doors shall be exempt from permit requirements.

1.7 PERMIT FEES: Schedule of fees follows.

1.7(a) ROAD PERMIT FEE: A road permit fee of \$200.00 (as defined in the Road Standard Ordinance will be payable at the time the road permit is issued. \$100.00 will be payable to the Township of Eastman, the other \$100 payable to the UDC Inspector issuing the permit.

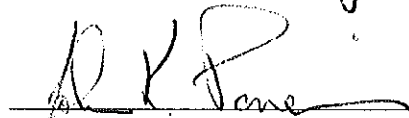
1.7(b) BUILDING PERMIT FEE: The building permit fees shall be determined by resolution and shall include \$25.00 to be forwarded to the Wisconsin Department of Commerce for a UDC permit seal that shall be assigned to any new or existing unit requiring a permit.

1.8 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.

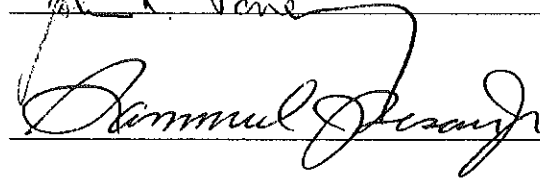
1.9 EFFECTIVE DATE: This ordinance shall be effective beginning August 1, 2008, upon passage and publication as required by law.

1.10 RECORD KEEPING: The UDC building inspector(s) shall keep a log of all permits issued and all inspections completed. The logs and records for all permits and inspections shall be made available for review by the Town Board of Eastman Township at the request of the Town Board.

Adopted this 12<sup>th</sup>, day of August, 2008.

 (Chairperson)

Attest:

 (Clerk)

Published:

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