

CHAPTER 14

BUILDING REGULATION

CITY OF DODGEVILLE, WI

Adopted: November 17, 2020

Last Amended: April 7, 2021

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CHAPTER 14 - BUILDING REGULATION

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14.01 AUTHORITY. These regulations are adopted under the authority granted by Wis. Stat. sec. 101.65, the Commercial Building Code and the Wisconsin State Electrical Code.

14.02 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, the Commercial Building Code and the State Electrical Code.

14.03 SCOPE.

(1) The scope of this ordinance includes the construction and inspection of one- and two-family dwellings built since June 1, 1980. For those one- and two-family dwellings built prior to June 1, 1980, petitions for variance and final appeals under Wis. Admin. Code secs. SPS 320.19 and 320.21, respectively, shall be decided by the City's Board of Zoning Appeals. Petitions for variance shall be decided using the criteria set forth in Wis. Admin. Code sec. SPS 320.19.

(2) The scope also includes the inspection of commercial buildings and the administration of all the requirements of the State Electrical Code.

14.04 WISCONSIN UNIFORM DWELLING CODE ADOPTED. The Wisconsin Uniform Dwelling Code, Chs. SPS 320-325 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.

14.05 STATE COMMERCIAL BUILDING AND ELECTRICAL CODES ADOPTED. The Wisconsin Commercial Building Code Chs. SPS 360-366 of the Wisconsin Administrative Code, and all amendments thereto, is adopted and incorporated by reference and shall apply to all commercial buildings within the scope of this ordinance. In addition, the Wisconsin Electrical Code, Ch. SPS 316 of the Wisconsin Administrative Code and all amendments thereto, is adopted and incorporated by reference and shall apply to all buildings.

14.055 CAMPING UNITS. Ch. SPS 327 of the Wisconsin Administrative Code, and all amendments thereto, is adopted and incorporated by reference and shall apply to all camping units within the scope of this ordinance.

14.06 BUILDING INSPECTOR. There is hereby created the position of Building Inspector, who shall administer and enforce this ordinance and shall be certified by the Department of Safety and Professional Services, as specified by Wis. Stat. sec. 101.66 (2), in the category of Uniform Dwelling Code Construction Inspector. Additionally, the Building Inspector or other assistant inspectors shall possess the certification categories of UDC HVAC, UDC Electrical, and UDC Plumbing.

14.07 BUILDING PERMIT REQUIRED.

(1) Dwellings. If a person alters a building, adds to, or builds or constructs 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 or substantial modifications shall require permits. Restoration or repair of an installation to its previous code-compliant condition as determined by the building inspector is exempt from permit requirements. EXCEPTIONS. No permit is required for the replacement of existing roofs, furnaces, electrical or plumbing fixtures, sidewalks or retaining walls except electrical permits shall be required and exempt in accordance with Wis. Admin. Code sec. SPS 316.012(1).

(2) Commercial Buildings. Permits for commercial buildings shall be as regulated by State Commercial Building Code with a city of Dodgeville Zoning Permit required in addition to any State permits. The City permit shall not be issued until the applicant has obtained the State building permit.

(2a) Camping Units. Permits for camping units shall be as regulated by Ch. SPS 327 of the Wisconsin Administrative Code with a city of Dodgeville Zoning Permit required in addition to any State permits. The City permit shall not be issued until the applicant has obtained the State building permit.

(3) Lapse of Permit. A building permit shall lapse and be void unless operations under the permit are commenced within 6 months and completed within one year from date of issuance thereof except that, pursuant to the Uniform Dwelling Code, the permit for new dwellings shall expire 24 months after issuance if the dwelling exterior has not been completed.

14.08 BUILDING PERMIT FEE.

(1) Building permit fees shall be determined by resolution and adjusted from time to time. Any new dwelling shall include the cost of a State seal (currently \$33.00) to be forwarded to the Wisconsin Department of Safety and Professional Services for a UDC permit seal that shall be assigned to the new dwelling.

(2) Double Fees. In the event that construction of the building or improvement, including excavation or construction of forms for cement work, is commenced before a building permit has been issued, the fee for such permit shall be double the fee that would otherwise be due.

14.09 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.

14.10 RECORDKEEPING. The building inspector(s) shall keep a log of all inspections completed.