

**ADOPTION OF UNIFORM DWELLING CODE ORDINANCE**  
Ordinance No. 4-12-05

The Town Board for the Town of Lanark ordains as follows:

**Section One: Title/Purpose.**

This Ordinance is entitled "Adoption of Uniform Dwelling Code Ordinance." 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.

**Section Two: Authority.**

The Town Board of the Town of Lanark has the specific statutory authority, powers and duties, pursuant to sec. 101.65 of the Wisconsin Statutes ( 2003=2004).

**Section Three: Scope.**

The scope of this ordinance includes the construction and inspection of one- and two-family dwellings (includes additions and alterations) built since June 1, 1980.

Notwithstanding s. Comm 20.05, plumbing systems of detached buildings, built since June 1, 1980, that consist of a water supply and disposal system shall also be inspected to assure compliance with the Uniform Dwelling Code. Because such projects are not under state jurisdiction, petitions for variance and final appeals under ss. Comm 20.19 and 20.21, respectively, shall be decided by the municipal board of appeals. Petitions for variance shall be decided per s. Comm 20.19(Intro) so that equivalency is maintained to the intent of the rule being petitioned. As the board of appeals approves petitions for variance, the chief inspector is granted the power to apply the results to similar circumstances by precedent.

**Section Four: Adoption of Wisconsin Uniform Dwelling Code.**

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.

**Section Five: 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.

**Section Six: Building Permit Required.**

If a person alters a building in excess of \$1,500.00 value in any twelve month period, adds onto a building in excess of \$1,500.00 in any twelve month period, 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 and installation of cabinetry shall be exempted from permit requirements.

**Section Seven: 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 dwelling.

**Section Eight: 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 on noncompliance.

**Section Nine: Effective Date.**

This Ordinance shall be effective after adoption by the Town Board and publication or posting as provided by law.