

Chapter 10 BUILDINGS AND BUILDING REGULATIONS*

***Cross references:** County forest lands, ch. 16; environment, ch. 30; floodplain zoning, ch. 32; health, ch. 34; land division, ch. 38; shoreland zoning, ch. 54; waste treatment and disposal and sanitation, ch. 62; zoning, ch. 70.

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On March 13, 2012, the County Board adopted ordinance revisions to codify Resolution No. 39-11, which restructured the County Board committees, boards, and commissions in anticipation of the downsizing of the County Board from 29 to 15 supervisors. Not all ordinance subsections were revised, but those subsections that had material changes will be specifically designated at the end of those subsections.

Sec. 10-1. Purposes.

The purposes of this chapter are to:

- (1) Exercise jurisdiction over the construction and inspection of new one-family and two-family dwellings.
- (2) Provide plan review and on-site inspections performed by persons or agencies certified by the Wisconsin Department of Safety and Professional Services (DSPS).
- (3) Establish and collect fees to defray costs.
- (4) Provide remedies and penalties for violations.

(Code 1980, § 14.01) (Ord. No. 04-12, 03-12-2012)

Sec. 10-2. One-family and two-family dwellings.

The Wisconsin Uniform Dwelling Code, Wis. Admin. Code NR chs. 320-325, as adopted and effective June 1, 1980, and all amendments thereto, is adopted by reference as part of this chapter as though fully set forth herein:

- SPS ch. 320 Administration and Enforcement.
- SPS ch. 321 Construction Standards.
- SPS ch. 322 Energy Conservation Standards.
- SPS ch. 323 Heating, Ventilating and Air Conditioning Standards.
- SPS ch. 324 Electrical Standards.
- SPS ch. 325 Plumbing.

(Code 1980, § 14.02) (Ord. No. 04-12, 03-12-2012)

Sec. 10-3. Administrative authority and building inspector.

This chapter shall be administered by the County Planning and Zoning Department. The Planning and Zoning Committee shall appoint a qualified building inspector to enforce this chapter, subject to confirmation by the County Board.

(Code 1980, § 14.03) (Ord. No. 04-12, 03-12-2012)

Cross references: Officers and employees, § 2-204 et seq.

(Ord. No. 07-18; 08-14-2018)

Sec. 10-4. Building permit.

- (a) *Required.* No person shall build or cause to be built any one-family or two-family dwelling without first obtaining a state uniform building permit for such dwelling. Such building permit shall be issued by the County Planning and Zoning Department, as approved by the building inspector. A copy of such permit issued shall be filed with the Planning and Zoning Department.
- (b) *Fee.* The building permit fee shall be as established by the County Board.

(Code 1980, § 14.04) (Ord. No. 04-12, 03-12-2012)

Sec. 10-5. Penalties.

Any person, including building contractors, or his or their agent who violates, disobeys, omits, neglects or refuses to comply with or resists the enforcement of any of the provisions of this chapter shall, upon conviction thereof, forfeit to the county a penalty of not less than \$50.00 together with the taxable cost in the action and not more than \$200.00. Every day of violation may constitute a separate offense in addition to any penalties. Compliance to this chapter is mandatory and no building or structure will be allowed without full compliance. Compliance therewith may also be enforced by injunctive order at the suit of the county.

(Code 1980, § 14.10)

Sec. 10-6. Fair and open housing.

- (a) The Board of Supervisors recognizes its responsibilities under Wis. Stats. § 106.50(1), and endorses the concepts of fair and open housing for all persons and prohibition of discrimination therein.
- (b) Wis. Stats. § 106.50, and all subsequent modifications, changes or amendments thereof, are hereby adopted by reference as if fully set forth. In addition, all persons shall have equal opportunity for housing regardless of familial status.
- (c) The officials and employees of the county shall assist in the orderly prevention and removal of all discrimination in housing within the county by implementing the authority and enforcement procedures set forth in Wis. Stats. § 106.50(6).
- (d) The Chippewa County Housing Authority office shall maintain forms for complaints to be filed under Wis. Stats. § 106.50(6), and shall assist any person alleging a violation thereof in county to file a complaint thereunder with the department of commerce for enforcement of this section.

(Code 1980, § 14.11)