

**UNIFORM DWELLING CODE ORDINANCE
Town of Sharon, County of Portage**

**ORDINANCE # 10-2019
Amendment of Ordinance # 03-04**

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1.1 **AUTHORITY.** These regulations are adopted under the authority granted by §101.65, Wisconsin Statutes.

1.2 **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.

1.3 **SCOPE.** The scope of this ordinance includes the construction and inspection of one- and two-family dwellings built since June 1, 1980.

Notwithstanding s. SPS 320.05 or any other exemptions of the Uniform Dwelling Code, the scope of this ordinance also includes the construction and inspection of alterations and additions to one and two family dwellings built before June 1, 1980. Because such projects are not under state jurisdiction, petitions for variance and final appeals under ss. SPS 320.19 and 320.21, respectively, shall be decided by the municipal board of appeals. Petitions for variance shall be decided per s. SPS 320.19 (Intro.) so that equivalency is maintained to the intent of the rule being petitioned.

- 1.4 **WISCONSIN UNIFORM DWELLING CODE ADOPTED.** The Wisconsin Uniform Dwelling Code, Chs. Comm 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.
- 1.5 **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.
- 1.6 **BUILDING PERMIT REQUIRED.** *A building permit shall first be obtained in the following cases:*
- * A new dwelling or an addition to an existing dwelling*
 - * New decks which exceed 50 square feet or an addition which exceeds 50 square feet to an existing deck*
 - * Any structural change or changes to mechanical systems that involve extensions or replacements*
- 1.6 (a) **THE FOLLOWING ARE EXEMPT FROM PERMIT REQUIREMENTS:**
- * Restoration or repair of an installation to its previous code-compliant condition as determined by the building inspector*
 - * Re-siding, re-roofing, finishing of interior surfaces and installation of cabinetry*
 - * Replacement of existing fixtures, systems or equipment, in the same location, with the equivalent fixture, system or equipment*
- 1.7 **BUILDING PERMIT FEE.** The building permit fees shall be determined by The Town Board and shall include the current fee to be forwarded to the Wisconsin Department of Commerce for a UDC permit seal that shall be assigned to any new dwelling. (See attached fee schedule).

- 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 or more than \$1,000.00 for each day of noncompliance.
- 1.9 **EFFECTIVE DATE.** This ordinance shall be effective October 8th, 2019 upon passage and publication as provided by law.
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Jeff Check, Chairman

Curtis Gagas, Supervisor

Bill Gibbs, Supervisor

Attest: _____
Lori Printz, Clerk/Treasurer

Adopted: July 14, 2004
Published: July 21, 2004

Revised: October 8, 2019
Published: October 15, 2019