

## Title 15 ► Chapter 1

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# Building, Plumbing, Electrical, and Heating and Ventilation Code

<b>15-1-1</b>	Building Code Established
<b>15-1-2</b>	Building Permits and Inspection
<b>15-1-3</b>	State Uniform Dwelling Code Adopted
<b>15-1-4</b>	Construction Standards; Codes Adopted
<b>15-1-5</b>	New Methods and Materials
<b>15-1-6</b>	Unsafe Buildings
<b>15-1-7</b>	Disclaimer on Inspections
<b>15-1-8</b>	Garages
<b>15-1-9</b>	Regulation and Permit for Razing Buildings
<b>15-1-10</b>	Basements; Excavations
<b>15-1-11</b>	Discharge of Clear Waters
<b>15-1-12</b>	Regulations for Moving Buildings
<b>15-1-13</b>	Construction Sites; Maintaining Clean Streets
<b>15-1-14</b>	Duplex Service Connections
<b>15-1-15</b>	Fees
<b>15-1-16</b>	Penalties and Violations

### **Sec. 15-1-1 Building Code Established.**

- (a) **Title.** This Chapter shall be known as the "Building Code of the Village of Taylor" and will be referred to in this Chapter as "this Code," "this Chapter" or "this Ordinance."
- (b) **Purpose.** This Chapter provides certain minimum standards, provisions and requirements for safe and stable design, methods of construction and uses of materials in buildings and/or structures hereafter erected, constructed, enlarged, altered, repaired, moved, converted to other uses or demolished and regulates the equipment, maintenance, use and occupancy of all such buildings and/or structures. Its purpose is to protect and foster the health, safety and well-being of persons occupying or using such buildings and the general public.
- (c) **Scope; Applicability; Statutory Authority.**
  - (1) **Scope.** New buildings hereafter erected in, or any building hereafter moved within or into the Village of Taylor shall conform to all the requirements of this Chapter except as they are herein specifically exempted from part or all of its provisions. Any

**15-1-1**

alteration, enlargement or demolition of an existing building and any installation therein of electrical, gas, heating, plumbing or ventilating equipment which affects the health or safety of the users thereof or any other persons is a "new building" to the extent of such change. The provisions of this Chapter supplement the laws of the State of Wisconsin pertaining to construction and use and the Zoning Code of the Village of Taylor and amendments thereto to the date this Chapter was adopted and in no way supersede or nullify such laws and the said Zoning Code.

- (2) **Applicability.** This Building Code applies to all dwellings, commercial buildings/structures, swimming pools, garages, structures, buildings and accessory buildings. Not included are children's play structures, reroofing, and agricultural buildings on agricultural zoned parcels.
- (3) **Statutory Authority.** These regulations are adopted under the authority granted by Sec. 101.65, Wis. Stats.
- (d) **Village Building Code Positions.** The Village Board elects that this Chapter be administered by two (2) different designated authorities representing the Village of Taylor:
  - (1) **UDC Administration.** Construction requiring inspection by a Wisconsin Uniform Dwelling Code (UDC) certified building inspector shall be inspected by by a UDC-Certified Building Inspector or inspection firm employed by the Village of Taylor.
  - (2) **Non-UDC Administration.** With construction not required by state law or this Chapter to be inspected by a UDC-certified building inspector, permits may be issued by a designated non-certified Village official or employee.

## **Sec. 15-1-2 Building Permits and Inspection.**

- (a) **Permit Required.**
  - (1) **General Permit Requirements.** No building of any kind shall be moved within or into the Village of Taylor and no new building or structure, or any part thereof, shall hereafter be erected, or ground broken for the same, or enlarged, altered, moved, demolished, razed or used within the Village, except as herein provided, until a permit therefor shall first have been obtained by the owner, or his/her authorized agent, from the Village, with necessary plan review and inspections provided by the UDC Building Inspector, in the case of UDC projects requiring plan review and inspections. Lesser projects requiring issuance of just a non-UDC administrative building permit to assist in documenting changes to properties and their valuations may be issued by a designated Village official or employee.
  - (2) **Residential Administrative Building Permit.** Since the Village Board has elected, per Section 15-1-1(d), to have a Village official or employee other than a UDC-Certified Building Inspector issue administrative building permits for non-UDC projects, an administrative building permit may be issued and is required for any non-

structural work with a value of One Thousand Dollars (\$1,000.00 – market value of material and labor) or more unless a Uniform Dwelling Code (UDC) building permit is issued. The following are examples of projects requiring an administrative building permit in the case of a residence:

- a. New siding.
  - b. New windows.
  - c. Accessory buildings over two hundred (200) square feet.
- (3) **Residential UDC Building Permit.** A UDC building permit with inspections is required if a person structurally alters a residential building. If a person moves a building within or into the Village of Taylor, or builds, installs, or assembles a building within the scope of this Chapter, he/she shall first obtain a building permit for such work from the UDC Certified Building Inspector. Any structural changes or major changes to mechanical systems that involve extensions of such systems shall require permits. An electric service upgrade or installation of a new electrical panel requires a permit, regardless of cost.
- (4) **Commercial Building Permit.** A building permit is required for all new construction, alterations or additions of commercial buildings or building mechanical systems.
- (b) **Exceptions to Building Permit Requirements.**
- (1) **Minor Repairs.** The UDC Certified Building Inspector may authorize minor repairs or alterations without a permit that do not change the occupancy, use, area, structural strength, room arrangement, fire protection, access to or efficiency of any existing stairways or exits, light or ventilation of the building.
  - (2) **Cabinetry.** Repair, refinishing or replacement of interior surfaces and installation of cabinetry shall be exempt from permit requirements.
  - (3) **Restoration.** Restoration or repair of an installation to its previous Code-compliant condition as determined by the UDC Certified Building Inspector is exempt from permit requirements.
  - (4) **Alterations and Repairs.** The following provisions shall apply to buildings altered or repaired:
    - a. **Alterations.** When not in conflict with any regulations, alterations to any existing building or structure accommodating a legal occupancy and use but of substandard type of construction, which involves either beams, girders, columns, bearing or other walls, room, heating and air condition systems, arrangement, light and ventilation, changes in location of exit stairways or exits, or any or all of the above, then such existing construction shall be made to conform to the minimum requirements of this Chapter applicable to such occupancy and use and given type of construction.
    - b. **Repairs.** Repairs for purposes of maintenance, or replacements in any existing building or structure which do not involve the structural portions of the building or structure or which do not affect room arrangement, light and ventilation, access

**15-1-2**

to or efficiency of any exist stairways, or exits, fire protection, or exterior aesthetic appearance and which do not increase a given occupancy or use, shall be deemed minor repairs.

- (c) **Application; Appropriate Application/Inspection Official.** Application for a building permit shall be made in writing upon a form furnished by the Village or designee and shall state the name and address of the owner of the land and also the owner of the building if different, contact information (email address and fax, mailing address, telephone and cellphone numbers), the legal description of the land upon which the building is to be located, the name and address of the designer, the use to which said building is to be put and such other information as the Building Inspector or designee may require. Applications for new one- and two-family residences and additions to existing structures shall be submitted to the UDC-certified Building Inspector or designee. All other applications for building permits shall be to the Village's Non-UDC designated official or employee.
- (d) **Submission of Plans - UDC Projects.**
- (1) **Basic Application Information.** Two (2) sets of building plans shall be submitted to the UDC Certified Building Inspector or designee for any work which expands or structurally alters a building, involves a new building, or as required by the Building Inspector. If a new building or building addition is proposed, then a plot plan showing such proposed work and existing buildings and property lines shall be submitted. A third set of plans may be requested at the discretion of the UDC Certified Building Inspector for the Village Assessor. The UDC Certified Building Inspector may require the owner or contractor to submit plans for any construction, building moving, or demolition project when the UDC Certified Building Inspector determines that it is necessary to review such plans to assure that the proposed project will comply with all applicable codes.
  - (2) **Erosion Control Plan.** A construction erosion control plan setting forth proposed information and procedures needed for control of soil erosion, surface water runoff and sediment disposition at the building site shall also be filed if deemed necessary for the project per state and local regulations.
  - (3) **Scale.** Plans, specifications and plot plans shall be drawn to a minimum scale of one-quarter (1/4) inch to one (1) foot [fireplace details to three-quarters (3/4) inch to one (1) foot].
  - (4) **Filing of Plans.** One (1) set of plans shall be returned after approval as provided in this Chapter. The second set shall be filed in the office of the UDC Certified Building Inspector. Plans for buildings involving the State (Commercial) Building Code shall bear the stamp of approval of the Wisconsin Department of Safety and Professional Services (SPS). One (1) plan shall be submitted which shall remain on file in the office of the UDC Certified Building Inspector. All plans and specifications shall be signed by the designer.
  - (5) **Additional UDC Requirements.** Plans for all new one (1) and two (2) family dwellings shall comply with the provisions of Chapter SPS 320.09, Wis. Adm. Code.

- (6) **Foundation Elevation and Location Confirmation.** The UDC Certified Building Inspector may issue its preliminary building permit as a result of the above submittals, subject, however, to the owner confirming the actual elevations and location of the foundation once it is installed. No further construction work can be completed on the new building until submission of a recertification of the foundation elevations and location, confirming that the foundation elevations and location conform with the original permit and application regulations.
- (e) **Permit Issuance – New Non-UDC Projects.** If the UDC Certified Building Inspector, or Village designee in the case of non-UDC projects, determines that the building will comply with all applicable ordinances of the Village and all applicable laws and orders of the State of Wisconsin, the UDC Certified Building Inspector, or non-UDC administrative official in his/her authority area, may issue a building permit which shall state the use to which said building is to be put, which shall be kept and displayed at the site of the proposed building. After being approved, the plans and specifications shall not be altered in any respect which involves any of the above-mentioned ordinances, laws or orders, or which involves the safety of the building or the occupants, except with the written consent of the UDC Certified Building Inspector or or non-UDC designee, as appropriate.
- (f) **Approval of Plans; Permit Issuance for UDC Projects.**
- (1) **Preliminary Foundation Permit.** The UDC Certified Building Inspector shall issue the requested building permit for UDC projects as a preliminary permit to construct the foundation if the owner or contractor demonstrates that all state, county and local submission requirements are satisfied. If a permit card is issued, it shall be posted at the job site in a visible location from the street. A preliminary permit is valid for six (6) months. A preliminary permit may be extended for a specific time frame upon the UDC Certified Building Inspector's approval and payment of appropriate fees.
  - (2) **Recertification; Final Building Permit Issuance.** Upon completion of the foundation, the owner or contractor shall submit data identifying setbacks and elevations. Said information shall be submitted to the UDC Certified Building Inspector who shall review it to determine that local setback and elevation requirements are satisfied. If the existing foundation conforms to the local requirements, a final building permit shall be issued and it shall be posted at the job site in a visible location from the street. A final building permit may be extended for a specific time frame upon the UDC Certified Building Inspector's approval and payment of appropriate fees.
  - (3) **Right of Inspection Access.** By accepting a permit, the applicant, owner or contractor grants the UDC Certified Building Inspector the right of access to the real estate on which the permitted construction or demolition will occur.
  - (4) **Building Permits Conditioned Upon Compliance with Codes.** All permits are issued conditionally on the condition that the owner and/or contractor(s) shall conform to the requirements of all applicable building codes, zoning ordinances and setback

**15-1-2**

requirements on constructing the building. After being approved, the plans and specifications shall not be altered in any respect which involves any of the above-mentioned ordinances, laws or orders, or which involves the safety of the building or the occupants.

- (5) **Partial Building Permit.** In case adequate plans are presented for only a part of a UDC-classified building, the UDC Certified Building Inspector, at his/her discretion, may issue a permit for only that part of the building before receiving the plans and specifications for the entire building.
- (g) **Dedicated Street and Approved Land Division Required.** No building permit shall be issued unless the property on which the building is proposed to be built abuts a street that has been dedicated for street purposes. No building permits shall be issued until the land division and required improvements are accepted by the Village Board, unless the Village Board has authorized the use of a private road.
- (h) **Utilities Required.**
  - (1) **Residential Buildings.** No building permit shall be issued for the construction of any residential building until sewer, water, grading and graveling are installed in the streets necessary to service the property for which the permit is required and a receipt for payment of electrical connection is presented to the UDC Certified Building Inspector.
  - (2) **Non-Residential Buildings.** No building permit shall be issued for the construction of any non-agricultural building other than residential until contracts have been let for the installation of sewer, water, grading and graveling in the streets necessary to service the property for which the permit is requested.
  - (3) **Occupancy.** No person shall occupy any building until sewer, water, grading and graveling are installed when required in the streets necessary to service the property and a certificate of occupancy shall not be issued until such utilities are available to service the property.
- (i) **Waiver of Plans; Minor Repairs.**
  - (1) **Waiver.** If the UDC Certified Building Inspector finds that the character of the work is sufficiently described in the application and involves structural work, he/she may waive the filing of plans for alterations, repairs or moving, provided the cost of such work does not exceed Two Thousand Five Hundred Dollars (\$2,500.00).
  - (2) **Minor Repairs.** The UDC Certified Building Inspector may authorize minor repairs or maintenance work on any structure or to heating, ventilating or air conditioning systems installed therein valued at less than Two Thousand Five Hundred Dollars (\$2,500.00), as determined by the UDC Certified Building Inspector, which do not change the occupancy area, exterior aesthetic appearance, structural strength, fire protection, exits, light or ventilation of the building or structure without issuance of a building permit.
- (j) **UDC Project Inspections.**
  - (1) The following UDC inspections shall be requested forty-eight (48) hours (business work days) in advance by the applicant/contractor or property owner as applicable:

- a. Footing/foundation.
  - b. Rough carpentry, HVAC, electric and plumbing.
  - c. Drantile/basement floor.
  - d. Underfloor plumbing/electric service.
  - e. Insulation.
  - f. Final carpentry, HVAC, electric and plumbing.
  - g. Erosion control.
- (2) Failure to request any inspection will be the responsibility of the contractor and/or property owner.
  - (3) Buildings shall be inspected at such times and in such manner as may be necessary to insure compliance with the laws, codes, ordinances, rules and orders applicable thereto.
  - (4) Electrical, plumbing or HVAC installations shall not be enclosed nor any structural portion of any building or structure be covered or concealed prior to completion of required inspections and approval by the UDC Certified Building Inspector.
  - (5) After approval is granted by the UDC Certified Building Inspector, no portion of any work covered by the inspection or included in such approval shall be altered or changed, except as specifically authorized by the UDC Certified Building Inspector.
  - (6) The provisions and regulations of SPS 320.10, Wis. Adm. Code, with regard to inspections of one (1) or two (2) family dwellings are hereby made a part of this Chapter.
  - (7) The permit applicant or an authorized representative shall request inspections after each phase of construction is completed. However, construction may proceed if the inspection has not taken place by the end of the second business day following the day of notification or as otherwise agreed between the applicant and the UDC Certified Building Inspector.
- (k) **Inspection Warrants.** If the UDC Certified Building Inspector is denied access to inspect a property, he/she may request the Village Attorney to seek an inspection warrant pursuant to Sec. 66.0119, Wis. Stats.
- (l) **Payment of Fees.** All fees shall be paid to the Village Clerk-Treasurer. Upon presentation of the Clerk-Treasurer's receipt showing that the fees prescribed by this Chapter have been paid, the UDC Building Inspector, or designated Village official, upon entering upon the application the number of the receipt, shall issue to the owner, or his/her agent, a building permit.
- (m) **Permit Lapses.** A building permit shall lapse and be void unless building operations are commenced within six (6) months or if construction has not been completed within twenty-four (24) months from the date of issuance thereof. Building permits for new one (1) or two (2) family dwellings shall expire two (2) years from the date of issuance thereof. Projects with expired permits and without an occupancy permit must be renewed.
- (n) **Revocation of Permits.**
- (1) **Grounds for Revocation.** The UDC Certified Building Inspector or the Village Board may revoke any building, plumbing or electrical permit, HVAC construction or installation, certificate of occupancy, or approval issued under the regulations of this

**15-1-2**

Chapter and may stop construction or use of approved new materials, equipment, methods of construction, devices or appliances for any of the following reasons:

- a. Whenever the UDC Certified Building Inspector shall find at any time that applicable ordinances, laws, orders, plans and specifications are not being complied with and that the holder of the permit refused to conform after written warning or construction has been issued to him/her.
  - b. Whenever the continuance of any construction becomes dangerous to life or property.
  - c. Whenever there is any violation of any condition or provisions of the application for permit or of the permit.
  - d. Whenever, in the opinion of the UDC Certified Building Inspector, there is inadequate supervision provided on the job site.
  - e. Whenever any false statement or misrepresentation has been made in the application for permit, plans, drawings, data specifications or certified lot or plot plan on which the issuance of the permit or approval was based.
  - f. Whenever there is a violation of any of the conditions of an approval or occupancy given by the UDC Certified Building Inspector for the use of all new materials, equipment, methods or construction devices or appliances.
- (2) **Permit Revocation.** The notice revoking a building, plumbing or electrical certificate of occupancy or approval shall be in writing and may be served upon the applicant of the permit, owner of the premises and his/her agent, if any, and on the person having charge of construction.
  - (3) **Permit Revocation Placard.** A revocation placard shall also be posted upon the building, structure, equipment or premises in question by the UDC Certified Building Inspector.
  - (4) **Construction Unlawful Following Permit Revocation.** After the notice is served upon the persons as aforesaid and posted, it shall be unlawful for any person to proceed thereafter with any construction operation whatsoever on the premises, and the permit which has been so revoked shall be null and void, and before any construction or operation is again resumed, a new permit, as required by this Chapter, shall be procured and fees paid therefor, and thereafter the resumption of any construction or operation shall be in compliance with the regulation of this Chapter. However, such work as the UDC Certified Building Inspector may order as a condition precedent to the reissuance of the building permit may be performed, or such work as the UDC Certified Building Inspector may require for the preservation of life and safety.
- (o) **Report of Violations.** Village officers shall report to the UDC Certified Building Inspector any building which is being carried on without a permit as required by this Chapter.
  - (p) **Display of Permit.** Building permits shall be displayed in a conspicuous place on the premises where the authorized building or work is in progress at all times during construction or work thereon.

- (q) **Change of Use Occupancy Permit.** It shall be unlawful to change the use of any building, structure or premises without first obtaining from the UDC Certified Building Inspector an approval of such change in the occupancy or use and a certificate of occupancy.

### Sec. 15-1-3 State Uniform Dwelling Code Adopted.

(a) **Adoption of Codes.**

- (1) **Wisconsin Administrative Codes Adopted.** The following Wisconsin Administrative Codes and subsequent revisions pertaining to construction activity are adopted by reference for municipal enforcement and incorporated herein:

SPS 316	Electrical Code
SPS 320-325	Uniform Dwelling Code
SPS 326	Manufactured Home Communities
SPS 360-366	Commercial Building, Energy Conservation, and Heating, Ventilating and Air Conditioning Code
SPS 367	Rental Unit Energy Efficiency
SPS 375-379	Buildings Constructed Prior to 1914
SPS 381-387	Uniform Plumbing Code

- (2) **Commercial and Pre-1914 Buildings Codes.** Chapters SPS 360 through SPS 366, Wis. Adm. Code (Wisconsin State Commercial Building Code), and SPS 375-379, Wis. Adm. Code (Existing Pre-1914 Buildings Code) are hereby adopted and made a part of this Chapter with respect to those classes of buildings to which this Building Code specifically applies. Any future amendments, revisions and modifications of said Wisconsin Administrative Code provisions incorporated herein are intended to be made a part of this Code. A copy of said Wisconsin Administrative Code provisions and amendments thereto shall be kept with the UDC Certified Building Inspector.
- (3) **Adoption of Additional Codes.** By virtue of adopting SPS 361.05, Wis. Adm. Code, the following codes are also adopted and incorporated by reference:
- IBC.** The *International Building Code*®, subject to the modifications specified in SPS 361-362, Wis. Adm. Code.
  - IECC.** The *International Energy Conservation Code*®, subject to the modifications specified in SPS 363, Wis. Adm. Code.
  - IMC.** The *International Mechanical Code*®, subject to the modifications specified in SPS 364, Wis. Adm. Code.

- d. **IFGC.** The *International Fuel Gas Code*®, subject to the modifications specified in SPS 365, Wis. Adm. Code.
- (4) **Violations; Amendments.** Any act required to be performed or prohibited by a Wisconsin Administrative Code provision incorporated herein by reference is required or prohibited by this Chapter. Any future amendments, revisions or modifications of the Wisconsin Administrative Code provisions incorporated herein are intended to be made part of this Chapter to secure uniform statewide regulation of one (1) and two (2) family dwellings in the Village of Taylor. A copy of these administrative code provisions and any future amendments shall be kept on file in the UDC Certified Building Inspector's Office.
- (b) **Scope of Uniform Dwelling Code Expanded.** For the purposes of this Chapter, the provisions of the Wisconsin Uniform Dwelling Code are the standards for construction of additions, alterations and major equipment replacements for one and two family dwellings built prior to June 1, 1980.
- (c) **Existing Buildings.** The "Wisconsin Uniform Dwelling Code" shall also apply to existing buildings and structural alterations where:
- (1) An existing building to be occupied as a one (1) or two (2) family dwelling, which building was not previously so occupied.
  - (2) An existing structure that is altered or repaired, when the cost of such alteration or repair during the life of the structure exceeds fifty percent (50%) of the equalized value of the structure, said value to be determined by the Village Assessor.
  - (3) Additions and alterations, regardless of cost, made to an existing building when deemed necessary in the opinion of the UDC Building Inspector shall comply with the requirements of this Chapter for new buildings. The provisions of Section 15-1-2 shall also apply.
  - (4) Roof Coverings — Whenever more than thirty-five percent (35%) of the roof covering of a building is replaced in any twelve (12) month period with structural work, all roof covering shall be in conformity with applicable Sections of this Chapter.
  - (5) Additions and alterations — Any addition or alteration, regardless of cost, made to a building shall be made in conformity with applicable Sections of this Chapter.
- (d) **Definitions.** The following definitions shall be applicable in this Chapter:
- (1) **Addition.** New construction performed on a dwelling which increases the outside dimensions of the dwelling.
  - (2) **Alteration.** A substantial change or modification other than an addition or minor repair to a dwelling or to systems involved within a dwelling.
  - (3) **UDC Certified Building Inspector.** The State-certified inspector who performs UDC inspections in the Village of Taylor. For purposes of this Chapter, the title shall also include the official performing plumbing, electrical and HVAC plan reviews and inspections.
  - (4) **Department.** The Wisconsin Department of Safety and Professional Services (SPS).

- (5) **Dwelling.**
- a. Any building, the initial construction of which is commenced on or after the effective date of this Chapter which contains one (1) or two (2) dwelling units; or
  - b. An existing structure, or that part of an existing structure, which is used or intended to be used as a one (1) or two (2) family dwelling.
- (6) **Minor Repair.** A repair performed for maintenance or replacement purposes on any existing one (1) or two (2) family dwelling which does not affect room arrangement, light and ventilation, access to or efficiency of any exit stairways or exits, fire protection or exterior aesthetic appearance and which does not increase a given occupancy and use. No building permit is required for work to be performed which is deemed minor repair.
- (7) **One (1) or Two (2) Family Dwelling.** A building structure which contains one (1) or separate households intended to be used as a home, residence or sleeping place by an individual or by two (2) or more individuals maintaining a common household to the exclusion of all others.
- (8) **Person.** An individual, partnership, firm or corporation.
- (9) **Uniform Dwelling Code (UDC).** Those Administrative Code provisions and any future amendments, revisions or modifications thereto, contained in the following chapters of the Wisconsin Administrative Code:

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

(e) **Method of Enforcement.**

- (1) **UDC Certified Inspector to Enforce.** The UDC Certified Building Inspector and his/her delegated representatives are hereby authorized and directed to administer and enforce all of the provisions of the Wisconsin Uniform Dwelling Code. The UDC Certified Building Inspector shall be certified for inspection purposes by the Wisconsin Department of Safety and Professional Services in each of the categories specified under SPS 326.10, Wis. Adm. Code.
- (2) **Subordinates.** The UDC Certified Building Inspector may appoint, as necessary, subordinates.
- (3) **Duties.** The UDC Certified Building Inspector shall administer and enforce all applicable provisions of this Chapter and the Uniform Dwelling Code.

**15-1-3**

- (4) **Inspection Powers.** The UDC Certified Building Inspector or an authorized certified agent may at all reasonable hours enter upon any public or private premises for inspection purposes and may require the production of the permit for any building, plumbing, electrical or heating work. No person shall interfere with or refuse to permit access to any such premises to the UDC Certified Building Inspector or his/her agent while in performance of his/her duties.
- (5) **Records.** The UDC Certified Building Inspector shall perform all administrative tasks required by the State under the Uniform Dwelling Code. In addition, the UDC Certified Building Inspector shall keep a record of all applications for building permits and shall regularly number each permit in the order of its issue. Also, a record showing the number, description and size of all buildings erected indicating the kind of materials used and the cost of each building and aggregate cost of all one (1) and two (2) family dwellings shall be kept.

## **Sec. 15-1-4 Construction Standards; Codes Adopted.**

- (a) **Portions of State Commercial Building Code Adopted.** Chapters SPS 360 through SPS 366, Wis. Adm. Code (Wisconsin State Commercial Building Code) are hereby adopted and made a part of this Chapter with respect to those classes of buildings to which this Building Code specifically applies. Any future amendments, revisions and modifications of said Chs. SPS 360-366, Wis. Adm. Code, incorporated herein are intended to be made a part of this Code. A copy of said Wisconsin Administrative Codes and amendments thereto shall be kept on file with the UDC Certified Building Inspector.
- (b) **State Plumbing Code Adopted.** The provisions and regulations of Ch. 145, Wis. Stats., and Chs. H 81, H 82, H 83 and SPS 325, Wis. Adm. Code, are hereby made a part of this Chapter by reference and shall extend over and govern the installation of all plumbing installed, altered or repaired in the Village of Taylor. Any further amendments, revisions and modifications of said Wisconsin Statutes and Administrative Code herein are intended to be made part of this Chapter.
- (c) **State Electrical Code Adopted.**
  - (1) SPS 324, Wis. Adm. Code, and the currently adopted version of the National Electric Code, are hereby adopted by reference and made a part of this Chapter and shall apply to the construction and inspection of new one (1) and two (2) family dwellings and additions or modifications to existing one (1) and two (2) family dwellings.
  - (2) Subject to the exceptions set forth in this Chapter, the Electrical Code, Volume 1, and Rules of Electrical Code, Volume 2, of the Wisconsin Administrative Code are hereby adopted by reference and made a part of this Section and shall apply to all buildings, except those covered in Subsection (c)(1) above.
- (d) **Conflicts.** If, in the opinion of the UDC Certified Building Inspector, the provisions of the State Commercial Building Code adopted by Subsection (a) of this Section and/or the

Uniform Dwelling Code adopted in Section 15-1-3, shall conflict with the provisions of the Federal Housing Administration standards in their application to any proposed building or structure, the UDC Certified Building Inspector and the Village shall apply the most stringent provisions in determining whether or not the proposed building meets the requirements of this Section.

### **Sec. 15-1-5 New Methods and Materials.**

- (a) **Approval Requirements for New Methods and Materials.** All materials, methods of construction and devices designed for use in buildings or structures covered by this Section and not specifically mentioned in or permitted by this Section shall not be so used until approved in writing by the Wisconsin Department of Safety and Professional Services for use in buildings or structures covered by the Wisconsin State Building Code, except sanitary appliances, which shall be approved in accordance with the State Plumbing Code.
- (b) **Manufacturer's Installation Requirements.** Such materials, methods of construction and devices, when approved, must be installed or used in strict compliance with the manufacturer's specifications and any rules or conditions of use established by the Wisconsin Department of Safety and Professional Services. The data, test and other evidence necessary to prove the merits of such material, method of construction or device shall be determined by the Wisconsin Department of Safety and Professional Services.

### **Sec. 15-1-6 Unsafe Buildings.**

- (a) **Determination; Order.** Whenever the UDC Certified Building Inspector, Village Board or agent finds any building or part thereof within the Village of Taylor to be, in their judgment, so old, dilapidated or out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human occupancy or use and so that it would be unreasonable to repair the same, they shall order the owner to raze and remove such building or part thereof or, if it can be made safe by repairs, to repair and make safe and sanitary, or to raze and remove at the owner's option. Such order and proceedings shall be as provided in Secs. 66.0413 and 823.21, Wis. Stats., and this Code of Ordinances.
- (b) **Alterations or Repair When Not Permitted.** When any existing building or structure which, for any reason whatsoever, does not conform to the regulations of this Chapter or other municipal ordinances of the Village of Taylor, has deteriorated from any cause whatsoever to the extent that it is considered a menace to public safety and welfare, the Village Board may order that such building or structure be vacated and thereafter demolished and debris removed from the premises.
- (c) **Extent of Deterioration.** The Village Board and its professional consultants shall determine the amount and extent of deterioration of any existing building or structure.

## **Sec. 15-1-7 Disclaimer on Inspections.**

The purpose of the inspections under this Chapter is to improve the quality of housing in the Village of Taylor. The inspections and the reports and findings issued after the inspections are not intended as, nor are they to be construed, as a guarantee. In order to so advise owners and other interested persons, the following disclaimer shall be applicable to all inspections under this Chapter: "These findings of inspection contained herein are intended to report conditions of noncompliance with code standards that are readily apparent at the time of inspection. The inspection does not involve a detailed examination of the mechanical systems or the closed structural and nonstructural elements of the building and premises. No warranty of the operation, use or durability of equipment and materials not specifically cited herein is expressed or implied."

## **Sec. 15-1-8 Garages.**

### **(a) Construction Standards.**

(1) **Detached Garages.** New construction detached garages on concrete slabs shall comply with the following standards when greater than two hundred (200) square feet and serve one and two family dwellings: Grade beam slabs are required for private, residential garages with a continuous floating slab of reinforced concrete and shall not be less than four (4) inches in thickness. Reinforcement shall be a minimum of six by six (6 x 6) inch, number ten (10) wire mesh. The slab shall be provided with a thickened edge all around, eight (8) inches wide and eight (8) inches below the top of the slab. (Exempted are "frost free footings" for detached residential accessory buildings) SPS 322, Wis. Adm. Code, shall not apply.

(2) **Other Residential Detached Accessory Buildings.** Concrete slabs, frost free footings, etc. are not required, but if they are installed they shall follow Subsection (b)(2) above and/or SPS 321, Wis. Adm. Code.

(b) **Pole Buildings.** Pole buildings shall be designed through structural analysis to meet the design standards of the zoning district in which it is located. These design standards shall also include architectural appearance and dimensional standards as required by zoning districts. No accessory building shall have a reflective finish on the roof or sides.

(c) **Garages in Commercial/Industrial Districts.** Garages or structures erected on parcels zoned commercial or industrial shall be constructed as a commercial code-compliant building.

## **Sec. 15-1-9 Regulation and Permit for Razing Buildings.**

(a) **Demolition Permit Required.** All persons who demolish or cause to be demolished any structure or part of a structure larger than four hundred (400) square feet within the Village

- of Taylor shall apply for and obtain a demolition permit from the Village prior to undertaking any steps to demolish the structure.
- (b) **Application.** An application for a permit to demolish all or part of a building shall include the following information:
- (1) The name and address of the owner of the building on date of application and, if different, on date of demolition;
  - (2) The name, address and telephone number of the contractor(s) performing the demolition work;
  - (3) The date upon which demolition is to commence;
  - (4) The date by which demolition shall be complete;
  - (5) A list of all hazardous waste and hazardous and toxic substances (as defined by NR 181.12 and 158.03(4), Wis. Adm. Code as amended from time to time) contained in the building, a statement as to whether the building contains asbestos [as defined by Sec. 140.04(1)(a), Wis. Stats.], and a detailed description of the method to be used in removing, transporting and disposing of any hazardous waste, hazardous and toxic substances, and asbestos;
  - (6) A detailed description of how and where the waste materials resulting from the demolition will be transported and disposed of (including the description of the route to be used by trucks in hauling the waste);
  - (7) A description of the method of demolition to be used; and
  - (8) A description in detail of all methods to be used to prevent water runoff and soil erosion from the site to neighboring properties and to prevent releasing unreasonable amounts of dust from the site;
  - (9) Along with the application for permit for demolition, the applicant shall present a release from all utilities serving the property, stating that their respective service connections and appurtenant equipment such as meters and regulators have been removed or sealed and plugged in a safe manner.
- (c) **Demolition.** The demolition shall be conducted in a manner that is safe and that does not adversely affect the environment.
- (d) **Clearing and Leveling the Site.**
- (1) The site of any demolition shall be properly cleared of debris, rubbish and pavement and shall be properly graded and leveled to conform with the adjoining grade of the neighboring property; and when so graded and leveled, the site shall be seeded, sodded or treated in same other manner acceptable to Village officials so as to prevent blowing dust, dirt, or sand. Excavations remaining after demolition shall be filled, graded and leveled off, not later than thirty (30) consecutive days after demolition is completed.
  - (2) Excavations from demolished buildings or structures shall not be filled with any materials subject to deterioration. The UDC Certified Building Inspector, or other designated Village official or employee, upon notification by the permit holder, the

**15-1-9**

owner or his/her agent, in writing and upon forms provided by the Building Inspector for that purpose, shall within seventy-two (72) hours inspect each excavation, or part thereof, before filling any excavation.

- (3) It shall be unlawful to fill any such excavation without inspection and approval of the Building Inspector. Voids in filled excavations shall not be permitted. In the event of the unavailability of a Village official to conduct an inspection within the seventy-two (72) hours after written notice; the permit holder, owner or his/her agent may retain the services of a certified, qualified municipal inspection service to obtain an opinion that approves filling of the excavation. Said opinion shall be deemed a sufficient approval by the Village provided that a written copy of the opinion is delivered to the Village Clerk-Treasurer at least forty-eight (48) hours before filling of the excavation commences.
  - (4) After all razing operations have been completed, the foundation shall be filled at least six (6) inches above the adjacent grade, the property raked clean, and all debris hauled away. All resulting vacant areas shall be properly graded and seeded or planted to restore it to a natural condition. Other restoration plans may be accepted by the Village Board.
- (e) **Removal and Disposal.** Removal, transportation and disposal of all hazardous waste, hazardous and toxic substances, and asbestos shall be conducted in compliance with all applicable state, federal and local statutes, ordinances and regulations. The permit holder shall give the Village seventy-two (72) hours written notice prior to any removal, transportation or disposal of hazardous waste, hazardous and toxic substances, and asbestos.
- (f) **Miscellaneous Provisions.**
- (1) A snow fence or other approved barricade shall be provided as soon as any portion of the building is removed and shall remain during razing operations.
  - (2) Razing permits shall lapse and be void unless the work authorized thereby is commenced within six (6) months from the date thereof or completed within thirty (30) days from the date of commencement of said work. Any unfinished portion of work remaining beyond the required thirty (30) days must have special approval from the UDC Certified Building Inspector or designated Village official or employee.
  - (3) All debris must be hauled away at the end of each day for the work that was done on that week. No combustible material shall be used for backfill, but shall be hauled away. There shall not be any burning of materials on the site of the razed building.
  - (4) If any razing or removal operation under this Section results in, or would likely result in, an excessive amount of dust particles in the air creating a nuisance in the vicinity thereof, the permittee shall take all necessary steps, by use of water spraying or other appropriate means, to eliminate such nuisance.
  - (5) The permittee shall take all necessary steps, prior to the razing of a building, through the employment of a qualified person in the field of pest control or by other appropriate means, to treat the building as to prevent the spread and migration of rodents and insects therefrom during and after the razing operations.

## Sec. 15-1-10 Basements; Excavations.

- (a) **Basement Subflooring.** First floor subflooring shall be completed within sixty (60) days after the basement is excavated.
- (b) **Fencing of Excavations.** The owner of any premises on which there exists an opening or excavation (including for sewer and water lateral excavations) which is located in close proximity to a public sidewalk or street right-of-way as to constitute a hazard to pedestrian or vehicular traffic shall erect a fence, wall or railing at least four (4) feet high between such opening or excavation and the public right-of-way before workers leave the job site.
- (c) **Closing of Abandoned Excavations.** Any excavation for building purposes or any uncovered foundation which shall remain open for more than forty-five (45) days shall be deemed abandoned and a nuisance and the Building Inspector or designated Village official or employee shall order that unless the erection of the building or structure on the excavation or foundation shall commence or continue forthwith suitable safeguards shall be provided to prevent accidental injury to children or other frequenters or that the excavation or foundation be filled to grade. Such order shall be served upon the owner of record or the owner's agent, where an agent is in charge of the premises, and upon the holder of an encumbrance of record in the manner provided for service of a summons in the circuit court. If the owner or the holder of an encumbrance of record cannot be found, the order may be served by posting it on the premises and make publication in the official newspaper for two (2) consecutive publications at least ten (10) days before the time for compliance stated in the order commences to run. Such time shall be not less than fourteen (14) nor more than twenty (20) days after service. If the owner of the land fails to comply with the order within the time required, the Village Board or designee shall cause the excavation or foundation to be filled to grade. The cost of such abatement shall be charged against the real estate and entered on the next succeeding tax roll as a special charge and shall bear interest at a rate established by the Village Board from the date of the report by the Building Inspector or other Village official or employee on the cost thereof, pursuant to the provisions of Sec. 66.0703, Wis. Stats.
- (d) **Fill Dirt.** Fill dirt used at a site shall be graded within four (4) weeks of delivery/placement.

## Sec. 15-1-11 Discharge of Clear Waters.

- (a) **Discharge.** No person shall cause, allow or permit any roof drain, surface drain, subsoil drain, drain from any mechanical device, gutter, ditch, pipe, conduit, sump pump or any other object or thing used for the purposes of collecting, conducting, transporting, diverting, draining or discharging clear water from any part of any private premises owned or occupied by said person to discharge into a sanitary sewer.

**15-1-11**

- (b) **Nuisance.** The discharge into a sanitary sewer from any roof drain, surface drain, subsoil drain, drain from any mechanical device, gutter, ditch, pipe, conduit, sump pump or any other object or thing used for the purposes of collecting, conducting, transporting, diverting, draining or discharging clear water from any part of any private premises is hereby declared to be a public nuisance and a hazard to the health, safety and well-being of the residents of the Village of Taylor and to the protection of the property.
- (c) **Groundwater.** Where deemed necessary by the Building Inspector, every house shall have a sump pump installed for the purpose of discharging clear waters from foundation drains and ground infiltration and where the building is not serviced by a storm sewer shall either discharge into an underground conduit leading to a drainage ditch, gutter, dry well or shall discharge onto the ground surface in such other manner as will not constitute a nuisance as defined herein.
- (d) **Storm Water.** All roof drains, surface drains, drains from any mechanical device, gutters, pipe, conduits or any other objects or things used for the purpose of collecting, conducting, transporting, diverting, draining or discharging storm waters shall be discharged either to a storm sewer, a dry well, an underground conduit leading to a drainage ditch or onto the ground surface in such other manner as will not constitute a nuisance as defined herein.
- (e) **Storm Sewer Lateral.** Where municipal storm sewers are provided and it is deemed necessary by the property owner and/or the Village of Taylor to discharge clear waters from a parcel of land, a storm sewer lateral shall be installed and connected to the storm sewer main at the expense of the owner.
- (f) **Conducting Tests.** If a Village official suspects an illegal clear water discharge as defined by this Chapter or by any other applicable provision of the Wisconsin Administrative Code as it may, from time to time, be amended, he/she may, upon reasonable notice and at reasonable times, enter the private premises where such illegal clear water discharge is suspected and conduct appropriate tests to determine whether such suspected illegal clear water discharge actually exists.

## **Sec. 15-1-12 Regulations for Moving Buildings.**

- (a) **General Requirements.**
  - (1) No person shall move any building or structure greater than two hundred (200) square feet upon any of the public ways of the Village of Taylor without first obtaining a permit therefor from the UDC Building Inspector and upon the payment of the required fee to the Village Clerk-Treasurer. Every such permit issued by the UDC Building Inspector for building moving shall designate the route to be taken, the conditions to be complied with and shall limit the time during which said moving operations shall be continued.
  - (2) A report shall be made by the Public Works Department with regard to possible damage to trees. The estimated cost of trimming, removal and replacement of public

trees, as determined by the Village of Taylor, shall be paid to the UDC Building Inspector or Village Clerk-Treasurer prior to issuance of the moving permit.

- (3) Issuance of moving permit shall further be conditioned on approval of the moving route by the Village Board.
- (b) **Moving Damaged Buildings.** No building shall be repaired, altered or moved within or into the Village of Taylor that has deteriorated or has been damaged by any cause (including such moving and separation from its foundation and service connections in case of moved buildings) or which is unsafe for human habitation or poses a threat to neighboring properties, and no permit shall be granted to repair, alter or move such building within or into the Village of Taylor. Furthermore, if the equalized assessed value of the building is not within twenty percent (20%) of the surrounding buildings where the building is proposed to be moved to, no permit shall be granted unless the building is improved to be within the twenty percent (20%). Such determination shall be made by the Building Inspector, who may seek a recommendation from the Village Assessor.
- (c) **Continuous Movement.** The movement of buildings shall be a continuous operation during all the hours of the day and at night, until such movement is fully completed. All such operations shall be performed with the least possible obstruction to thoroughfares. No building shall be allowed to remain overnight upon any street crossing or intersection or so near thereto as to prevent easy access to any fire hydrant or any other public facility. Lights shall be kept in conspicuous places at each end of the building during the night.
- (d) **Street Repair.** Every person receiving a permit to move a building shall, within one (1) day after said building reaches its destination, report that fact to the Village Clerk-Treasurer, who shall direct Public Works Department personnel to inspect the streets, highways and curbs and gutters over which said building has been moved and ascertain their condition. If the removal of said building has caused any damage to any street or highway, the person to whom the permit was issued shall forthwith place them in as good repair as they were before the permit was granted. On the failure of the said permittee to do so within ten (10) days thereafter to the satisfaction of the Village Board, the Village shall repair the damage done to such streets and hold the person obtaining such permit and the sureties on his/her bond responsible for the payment of same.
- (e) **Conformance with Code.** No permit shall be issued to move a building within or into the Village of Taylor and to establish it upon a location within the Village until the Building Inspector has made an investigation of such building at the location from which it is to be moved and is satisfied from such investigation that said building is in a sound and stable condition and of such construction that it will meet the requirements of this Building Code in all respects. A complete plan of all further repairs, improvements and remodeling with reference to such building shall be submitted to the Building Inspector, and he/she shall make a finding of fact to the effect that all such repairs, improvements and remodeling are in conformity with the requirements of this Building Code and that, when the same are completed, the building as such will so comply with said Building Code. In the event a

**15-1-12**

building is to be moved from the Village of Taylor to some point outside the boundaries thereof, the provisions with respect to the furnishing of plans and specifications for proposed alterations to such building may be disregarded.

(f) **Bond or Security Deposit.**

(1) Before a permit is issued to move any building over any public way in the Village, the party applying therefor shall provide a bond or security deposit to the Village of Taylor in a sum to be fixed by the Building Inspector and which shall not be less than Five Thousand Dollars (\$5,000.00), said bond to be executed by a corporate surety or two (2) personal sureties to be approved by the Village of Taylor or designated agent conditioned upon, among other things, the indemnification to the Village for any costs or expenses incurred by it in connection with any claims for damages to any persons or property, and the payment of any judgment together with the costs and expenses incurred by the Village in connection therewith arising out of the removal of the building for which the permit is issued.

(2) Unless the Building Inspector, upon investigation, shall find it to be a fact that the excavation exposed by the removal of such building from its foundation shall not be so close to a public thoroughfare as to permit the accidental falling therein of travelers or the location, nature and physical characteristics of the premises and the exposed excavation, such as to make intrusion upon the premises and the falling into such excavation of children under twelve (12) years of age unlikely, the bond required by Subsection (f)(1) shall be further conditioned upon the permittee erecting adequate barriers and within forty-eight (48) hours, filling in such excavation or adopting and employing such other means, devices or methods approved by the UDC Building Inspector or designated Village official or employee and reasonably adopted or calculated to prevent the occurrences set forth herein.

(g) **Insurance.** The Village shall require, in addition to said bond above indicated, public liability insurance covering injury to one (1) person in the sum of not less than Five Hundred Thousand Dollars (\$500,000.00) and for one (1) accident, aggregate not less than One Million Dollars (\$1,000,000), together with property damage insurance in a sum not less than Five Hundred Thousand Dollars (\$500,000.00), or such other coverage as deemed necessary. The Village of Taylor shall be an additional named insured.

(h) **Village Board Approval.**

(1) No such permit shall be issued unless it has been found as a fact by the Village Board by at least a majority vote, after an examination of the application for the permit which shall include exterior elevations of the building and accurate photographs of all sides and views of the same and in case it is proposed to alter the exterior of said building, plans and specifications of such proposed alterations and after a view of the building proposed to be moved and of the site at which it is to be located, that the exterior architectural appeal and functional plans of the building to be moved or moved and altered, will not be so at variance with either the exterior architectural

appeal and functional plan of the buildings already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district established by the zoning ordinances of the Village or any ordinance amendatory thereof or supplementary thereto, as to cause a substantial depreciation of the property values of said neighborhood within said applicable district. In case the applicant proposed to alter the exterior of said building after moving the same, he/she shall submit, with his/her application papers, complete plans and specifications for the proposed alterations. Before a permit shall be issued for a building to be moved and altered, the applicant shall give a cash bond to the Village Board, which shall not be less than Fifty Thousand Dollars (\$50,000.00) to be executed in the manner provided in subsection hereof to the effect that he/she will, within a time to be set by the Village Board, complete the proposed exterior alterations to said building in the manner set forth in his/her plans and specifications. This bond shall be in addition to any other bond or surety which may be required by other applicable ordinances of the Village of Taylor. No occupancy permit shall be issued for said building until the exterior alterations proposed to be made have been completed.

- (2) Upon application being made to the Building Inspector, he/she shall request a meeting of the Village Board to consider application for moving permits which he/she has found comply, in all respects, with all other ordinances of the Village. The Village of Taylor may, if it desires, hear the applicant for the moving permit in question and/or the owner of the lot on which it is proposed to locate the building in question, together with any other persons, either residents or property owners, desiring to be heard, give such notice of hearing as they may deem sufficient. Such hearing may be adjourned for a reasonable length of time and within forty-eight (48) hours after the close of the hearing, the Village Board shall, in writing, make or refuse to make the finding required by Subsection (h)(1) hereof and file it in the office of Village Clerk-Treasurer who shall send a copy of it to the Building Inspector.

### **Sec. 15-1-13 Construction Sites; Maintaining Clean Streets.**

Village streets are to be kept clean of dirt and debris from all construction sites. The primary contractor for any construction project shall be responsible for sweeping streets of debris within twenty-four (24) hours of the incident. The Village of Taylor will clean said street(s) if the work is not done within twenty-four (24) hours of the incident; and charge the current established costs to the contractor for the work. Failure to pay said costs within thirty (30) days of receipt of the billing shall be deemed a violation of this Section, and be subject to the penalty provisions of Section 1-1-6.

### **Sec. 15-1-14 Duplex Service Connections.**

Each unit of a duplex shall have separate water and sewer service connections.

### **Sec. 15-1-15 Fees.**

- (a) **Building Code Fees.** Fees for building, electrical, plumbing, HVAC and other related permits shall be as established pursuant to Section 1-3-1 Fee Schedule.
- (b) **Double Fees.** If a required permit under this Chapter is not obtained prior to commencement of construction, fees shall be doubled.
- (c) **Payment of Impact Fees as Condition of Building Permit Validity.** All required impact fees, unless expressly excepted in this Section, are to be paid to the Village Clerk-Treasurer within fourteen (14) days of the issuance of a building permit by the Village of Taylor. Impact fee payments shall be the responsibility of the owner of record of the subject parcel at the time the impact fee is imposed on that parcel.

### **Sec. 15-1-16 Penalties and Violations.**

- (a) **Violations.** Any building or structure in the Village of Taylor erected, enlarged, repaired, altered, or any use hereafter established in violation of the provisions of this Chapter shall be deemed an unlawful building, structure or use. The UDC-Certified Building Inspector, or designated Village official or employee, shall promptly report all such violations to the Village Board and Village Attorney who shall bring an action to enjoin the erection, enlargement, alteration, repair or moving of such building or structure or the establishment of such use of buildings in violation of this Chapter or to cause such building, structure or use to be removed. Persons in violation of this Chapter are subject to the penalties as provided herein in Subsection (e) and the additional applicable penalty provisions of Section 1-1-6 of this Code of Ordinances, whichever are more restrictive. In any such enforcement actions, the fact that a permit was issued shall not constitute a defense nor shall any error, oversight, or dereliction of duty on the part of the UDC-Certified Building Inspector or other Village officials or employees constitute a defense. Compliance with the provisions of this Chapter may also be enforced by injunctive order against the owner(s) of any real estate within the jurisdiction of the Village of Taylor.
- (b) **Compliance; Stop-Work Orders; Double Permit Fees for Proceeding Without Required Permit.**
  - (1) **Notice of Noncompliance.** If an inspection reveals a noncompliance with this Chapter or the Wisconsin Uniform Dwelling Code, the UDC-Certified Building Inspector shall notify, in writing, the building permit applicant and, if different, the property owner of the violation to be corrected. All cited violations shall be corrected after written notification within the time period designated by the UDC-Certified Building Inspector unless an extension of time is granted by the UDC-Certified Building Inspector, or by the designated Village official or employee in the case of non-UDC situations.

- (2) **Stop-Work Orders.** If, after written notification, the violation is not corrected the time period designated by the UDC-Certified Building Inspector in his/her notice, or by the designated Village official or employee in the case of non-UDC situations, a stop-work order may be served on the owner or his/her representative and a copy thereof shall be posted at the construction site. Such stop-work order shall not be removed except by written from the UDC-Certified Building Inspector after satisfactory evidence has been supplied that the cited violation has been corrected.
  - (3) **Each Day A Separate Offense.** Each day a violation continues after the written notice period has run shall constitute a separate offense. Nothing in this Chapter shall preclude the Village of Taylor from maintaining any appropriate action to prevent or remove a violation of any provision of this Chapter or the Wisconsin Uniform Dwelling Code.
  - (4) **Double Permit Fees for Proceeding Without Required Permit.** If any construction or work governed by the provisions of this Chapter, the Wisconsin Uniform Dwelling Code, or other applicable state or local codes and/or ordinances adopted and incorporated by reference into this Chapter is commenced prior to the issuance of a permit, double fees shall be charged; this shall be in addition to any other penalties, including, but not limited to, the issuance of a citation..
- (c) **Appeals.**
- (1) **Uniform Dwelling Code Appeals.** Any person feeling aggrieved by an order or determination of the UDC Certified Building Inspector on a matter governed by the Wisconsin Uniform Dwelling Code (UDC) may only appeal such an order to the Wisconsin Department of Safety and Professional Services (SPS) for a Wisconsin Uniform Dwelling Code interpretation.
  - (2) **Village Board of Appeals Non-UDC Appeals/Review.** Any person feeling aggrieved by an order or determination of the UDC-Certified Building Inspector and/or other designated Village official or employee administering this Chapter may appeal from such non-UDC order or determination to the Board of Appeals. Those procedures customarily used to effectuate an appeal to the Board of Appeals shall be applicable.
- (d) **Liability.** Except as otherwise may be provided by the Wisconsin Statutes or by Village ordinance, no officer, agent or employee of the Village of Taylor responsible for the enforcement of this Chapter shall render himself/herself personally liable for any damages that may accrue to persons or property as a result of any act required or permitted in the discharge of his/her duties under this Chapter. Any suit brought against any officer, agent or employee of the Village of Taylor as a result of any act required or permitted in the discharge of his/her duties under this Chapter shall be defended by the legal counsel of the Village until the final determination of the proceedings therein.
- (e) **Penalties.** Notwithstanding anything to the contrary under Title 15 of the Village of Taylor Code of Ordinances, any person or party that performs any type of work without the required permit or violates any part of Title 15 of this Code of Ordinances shall be issued

**15-1-16**

a citation by a Village enforcement official or employee. A first offense shall be subject to a forfeiture of One Hundred Dollars (\$100.00). Second and all subsequent offenses shall be subject to a forfeiture of Two Hundred and Fifty Dollars (\$250.00). In addition, a party in violation may be subject to additional enforcement actions pursuant to Subsections (a) and (b) above. Each day that the property or any person or party is in violation of Title 15 of this Code of Ordinances shall constitute a distinct and separate offense.