

**VILLAGE OF STOCKHOLM**  
**Comprehensive Building Code**

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**1-1-01 Authority.** These regulations are adopted under the authority granted by chs. 59,60,61,62 and 101, Wis. Stats. Where this ordinance conflicts with applicable uniform state codes, the latter shall govern.

**1-1-02 Purpose.** The Purpose of this building code is to promote the health, safety and welfare of our municipality.

**1-1-03 Scope.** This building code applies to all dwellings, Commercial buildings, apartment buildings\*, swimming pools, garages and other outbuildings. Excepted are outbuildings used exclusively for agricultural purposes and children's play structures, dog kennels and storage sheds of less than 120 square feet in area.

**1-1-04 Permit Required.** Prior to commencing any of the following work, the owner or agent shall obtain a valid permit from the municipal building inspector as follows:

New buildings.

Additions that increase the physical dimensions of a building, including decks.

Alterations to the building structure costing, within a 12 month period, over \$5,000, including market labor value and alterations to the building's heating, electrical or plumbing systems.

Replacement of major building equipment, including furnaces and central air conditioners. Water heater replacements shall require a permit if the plumbing, venting, electrical or gas supply systems are altered.

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 and windows and finishing of interior surfaces, and installation of cabinetry shall be exempted from permit requirements. However, unless structural calculations are provided, no more than two layers of roofing shall be installed on a roof.

Commercial buildings are included in electrical permit requirements.

**1-1-05 Adoption of Codes.** The following Wisconsin Administrative Codes and subsequent revisions are adopted for municipal enforcement.

Chs. Comm 16-17	Electrical Code
Chs. Comm 20-25	Uniform Dwelling Code
Ch. Comm 28	Smoke Detectors
Chs. Comm 60-66	Commercial Building Code
Chs. Comm 75-79	Buildings Constructed Prior to 1914
Chs. Comm 80-86	Uniform Plumbing Code

**1-1-06**

**Scope of Uniform Dwelling Code Expanded.** Notwithstanding s. Comm 20.05, the scope of the Wisconsin Uniform Dwelling Code is revised to include for the purposes of this ordinance:

Additions, alterations and major equipment replacements for one- and two-family dwellings built prior to June 1, 1980. Because such projects are not under state jurisdiction, petitions for variance and final appeals under s. Comm 20.19 and 20.21, shall be decided by the State of Wisconsin per s. Comm 20.19 (Intro) so that equivalency is maintained to the intent of the rule being petitioned. As the State of Wisconsin approves petitions for variance, the chief inspector is granted the power to apply the results to similar circumstances by precedent.

Detached garages serving one- and two-family dwellings and any heating, electrical or plumbing systems therein, shall comply with the Uniform Dwelling Code. Petitions for variance and appeals shall be handled as in the previous paragraph.

Residential sheds of over 120 square feet in area.

**1-1-07**

**Building Inspector**

*Creation and Appointment.* There is hereby created the office of Building Inspector. The building inspector shall be appointed by the municipality and who shall serve under the direction of the Village Board. The building inspector shall be certified for inspection purposes by the state in the required categories specified under s. COMM 5, Wisconsin Administrative Code.

*Subordinates.* The building inspector may appoint, as necessary, subordinate inspectors. Any subordinate retained to inspect buildings shall be certified as necessary under COMM 5, Wisconsin Administrative Code, by the state.

*Duties.* The building inspector shall administer and enforce all provisions of this ordinance.

*Powers.* Within the limits of the law, the building inspector 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.

*Records.* The building inspector shall perform all administrative tasks required by the applicable codes. In addition, the inspector shall keep a record of all applications for building permits in a book for such purpose and shall regularly number each permit in the order of its issuance.

- 1-1-08 Submission of Plans.** Two sets of building plans shall be submitted to the building inspector for any work valued over \$5,000.000, any work which expands the size of a building, any 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.
- 1-1-09 Issuance of Permit.** The building inspector shall issue the requested permit after 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. Permits are valid for two years, however the Village Board can issue extensions.
- 1-1-10 Completion Deposit Required.** A deposit of \$200.00 is required for all projects of over \$5,000.00 in value. It shall be refunded after the project is completed and no non-compliances are found by the building inspector and all other fees are paid. It shall be forfeited if occupancy occurs before permit or extends after a temporary occupancy permit expires. It shall also be forfeited if the exterior is not finished (**per 1-1-12**) within 2 years of permit issuance unless an extension is granted.
- 1-1-11 Occupancy Of New Construction.** If no non-compliances are found by the building inspector, then the building inspector shall allow occupancy. If minor non-compliances, other than health or safety items are in existence, the inspector may allow temporary occupancy for a specified term. Occupancy may not be taken until occupancy is allowed by the inspector.
- 1-1-12 Exterior Finish Required.** All buildings shall have a weather-resistant, uniform exterior finish. Tar paper or similar material are not acceptable.
- 1-1-13 Maintenance of Buildings.** All buildings shall be maintained.
- 1-1-14 Maintenance of Yards.** Yards shall be kept reasonably free of weeds and trash.

- 1-1-15 **Fees.** At the time of building permit application, the applicant shall pay fees as established periodically by the municipal governing body. If work commences prior to permit issuance, double fees may be charged by the building inspector.
- 1-1-16 **Violations and Penalties.** Violations of this code shall, upon conviction by the appropriate authority, be subject to a forfeiture of not less than \$25.00 nor more than \$1,000.00 for each day of noncompliance, together with the costs of prosecution. Violations discovered by the building inspector shall be corrected within 30 days, or more if allowed by the inspector or the Village Board, after written notice is given.
- 1-1-17 **Stop Work Order.** The inspector may issue a stop work order against a project to prevent further non-complying work.
- 1-1-18 **Liability for Damages.** This ordinance shall not be construed as an assumption of liability by the municipality or inspector for damages because of injuries sustained or property destroyed by any defect in any installation or on any premises.

PASSED THIS 07 DAY OF DEC, 2009

Wallace S. Zick, Jr.  
Wallace S. Zick, Jr., Village President

Chuck West  
Chuck West, Trustee

absent from mtg of  
Harley Cochran, Trustee

Colleen M. Flynn  
Colleen Flynn, Trustee

Steve Pomahatch  
Steve Pomahatch, Trustee

Attest: Cindy L. Fayerweather  
Cindy L. Fayerweather, Clerk/Treasurer

Proposed: \_\_\_\_\_

Posted: \_\_\_\_\_

Passed: 12-7-09