

TOWN OF SHIELDS
DODGE COUNTY, WISCONSIN
BUILDING PERMIT ORDINANCE
ORDINANCE NUMBER 04-02

The Town Board of the Town of Shields, Dodge County, Wisconsin, does hereby ordain as follows:

SECTION I. 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 and the Wisconsin Commercial Building Code. It in turn will require a building permit and construction plans for all new structures being constructed on land and any additions or remodeling to existing structures within the Town including but not limited to houses, duplexes, multi-family homes, commercial buildings, apartments, barns and other agricultural buildings, garages, and sheds.

SECTION II. DEFINITIONS

In this ordinance the following words and phrases have the following designated meanings:

- a.) New Construction. Any new building on land located in the Town of Shields including but not limited to houses, duplexes, multi-family homes, commercial buildings, apartments, barns and other agricultural buildings, garages, and sheds.
- b.) Addition/Remodel. Any existing building that will be remodeled or will contain an addition on land located in the Town of Shields including but not limited to houses, duplexes, multi-family homes, commercial buildings, apartments, barns and other agricultural buildings, garages, and sheds.

SECTION III. 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 and Buildings, as specified by Wisconsin Statutes, Section 101.66(2). Additionally, this or other assistant inspectors shall possess the certification categories of UDC HVAC, UDC Electrical, UDC Plumbing, Commercial Building, and Commercial Electrical.

SECTION IV. PERMIT REQUIRED

A permit shall be required for any new construction or additions and/or remodeling in the Town as defined above.

SECTION V. BUILDING PERMIT FEE

The building permit fees shall be determined by resolution.

SECTION VI. GENERAL REGULATIONS

Any person who seeks to commence new construction in the Town of Shields shall apply for a permit from the Town's building inspector. If the permit is denied, the applicant for the permit may have a public hearing before the Town Board of the Town of Shields.

SECTION VII. BUILDING CODES ADOPTED

The administrative code provisions describing and defining regulations in respect to one and two family dwellings in Chs. Comm 20-25 and the administrative code provisions describing and defining regulations in respect to commercial buildings in Chs Comm 61-65, 75-79 and 70 of the Wisconsin Administrative Code are hereby adopted and by reference made a part of this chapter as if fully set forth herein. For additions and remodeling of one and two family dwellings, the provisions in Chs. Comm 20-25 shall apply to all structures built before and after January 1, 1980.

SECTION VIII. VIOLATIONS

Anyone who engages in an activity leading to new construction or remodeling and anyone who engages in new construction and remodeling without a permit shall be subject to the penalties described below.

SECTION IX. 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 not be less than \$25.00 nor more than \$1000.00 for each day of noncompliance.

SECTION X. ENFORCEMENT

This ordinance may be enforced by injunction or by Town citation as adopted. Failure to pay any penalties and costs associated with enforcement of this ordinance shall result in the same being placed upon the tax roll and shall be collected as a special assessment imposed upon the violator.

SECTION XI. REFERENCES

References to the term "person" shall be deemed to refer to a person, sole proprietorship, partnership, corporation, and also responsible member or responsible officer or responsible managing agent of any single proprietorship, partnership, or corporation unless the context clearly indicates otherwise.

SECTION XII. SEVERABILITY AND CONFLICT

If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION XIII. EFFECTIVE DATE

This ordinance shall be effective upon passage and publication according to law.

This ordinance passed this _____ day of March, 2004.

TOWN OF SHIELDS

Attest: _____

Dennis C. Zimmerman
Town Clerk

Date Adopted _____

Date Published _____

Effective Date _____