

TOWN OF TREMPEALEAU

ORDINANCE NO. 2003-001

Building Inspector Ordinance

The Town Board of the Town of Trempealeau, Trempealeau, Wisconsin, does ordain as follows:

1. **Permits Required.** This ordinance is adopted under the authority granted by Secs. 60.60(1m), 62.17, and 101.65, Wisconsin Statutes.
2. **Purpose.** The purpose of this ordinance is to promote the general health, safety and welfare and to create the position of Building Inspector, to provide for inspections and building and occupancy permits for all types of building construction, and to maintain required local uniformity with the administrative and technical requirements of the Wisconsin Uniform Dwelling Code.
3. **Scope.** This ordinance shall apply to the construction of all new buildings and to the alteration or addition to any existing buildings construction for which begins after the effective date of this ordinance.
4. **Compliance with Zoning and State Building Codes.** The Wisconsin Uniform Dwelling Code, Chs. Comm 20-25 of the Wisconsin Administrative Code, and all amendments thereto, is adopted and incorporated by reference and shall apply to the construction and inspection of all one- and two-family dwellings, alterations and additions. All other construction shall comply with all applicable building codes, including but not limited to plumbing, sanitary, electrical, and heating, ventilating, and air conditioning codes. Notwithstanding the issuance of either a building or occupancy permit, no person shall build, add on to, or alter any building within the scope of this ordinance unless the person has first:
 - a. complied with all provisions of, and
 - b. obtained all zoning, sanitary and other applicable permits and approvals under, the Trempealeau County Comprehensive Zoning Ordinance and all other Trempealeau County and Town of Trempealeau ordinances, all as amended from time to time hereafter.
5. **Building Inspector.** There is hereby created the position of Building Inspector. The Building Inspector shall be appointed by the Town Board, shall be an independent contractor, and shall serve for the period of time specified in a written agreement entered into between the Building Inspector and the Town. The Building Inspector shall administer and enforce this ordinance. No person shall be eligible to serve in the position of Building Inspector unless that person is certified by the Division of Safety & Buildings, as specified by the Wisconsin Statutes, Section 101.66(2) in the category of Uniform Dwelling Code Construction Inspector.
6. **Building Permit Required.** No person shall build, add on to, or alter any building within the scope of this ordinance without first obtaining a building permit for such work. Application for a building permit shall be made in writing upon forms issued by the Town. The Building Inspector shall issue all building permits for new structures and for all projects in which changes are made to exterior dimension of the structure, if the plans for construction conform with the requirements of all applicable codes.

7. **Building Permit Fees.** Fees for building permits shall be determined by resolution adopted from time to time by the Town Board and shall be paid at the time of filing an application for a building permit. If a person or entity begins work covered by this Ordinance without first obtaining a building permit, the fee for the building permit shall be doubled.
8. **Plans.** For all new structures or for projects in which changes are made to the exterior dimensions of a structure, a complete set of plans and specifications shall be submitted to the Building Inspector, including a situation plan showing the location of the proposed building or addition with respect to adjoining streets, alleys, lot lines and buildings, at the time the application for the building permit is submitted.
9. **Time Limit.** A building permit shall expire 2 year(s) after its issuance, and may be renewed for one additional year but only upon approval of the Town Board after written application submitted at a Town Board meeting.
10. **Occupancy Permit.** If the Building Inspector, after completing all required inspections, finds that a new building or the added or altered portion of an existing building has been constructed in accordance with all applicable codes, then the Building Inspector shall issue an occupancy permit. No person may occupy a new building or the added or altered portion of an existing building until an occupancy permit is issued.
11. **Penalties.** The enforcement of this Ordinance and all other laws and ordinances relating to building shall be by means of the withholding or revocation of building permits or occupancy permits, imposition of forfeitures and injunctive action. Forfeitures shall not be less than \$25.00 nor more than \$500.00 for each offense. Each day during which a violation continues shall be considered a separate offense.
12. **Effective Date.** This ordinance shall be effective October 1, 2003, upon passage and publication as provided by law.

Adopted this 11th day of Sept, 2003.

TOWN OF TREMPLEALEAU

George Walski
George Walski, Chairman

Gerald Stellpflug
Gerald Stellpflug, Supervisor

David Prondzinski
David Prondzinski, Supervisor

Published in the Galesville Republican, September 24, 2003
Date