

August 23, 2010

MUNI # 68014
FRANCES MOEN, CLERK
TOWN OF HARRISON
E1389 COUNTY RD C
IOLA WI 54945-9254

Dear Municipal Official:

We have reviewed your ordinance for the municipal adoption of the Uniform Dwelling Code (UDC) and found it acceptable. However, the optional subsections under section 1.3 should be clearly adopted or deleted to avoid confusion.

It is our understanding that you will begin enforcement immediately using Richard Anderson as your certified inspector. Note that all inspections must be performed by properly certified inspectors.

We recommend that you provide a copy of your ordinance and this letter to your authorized inspector.

By copy of this letter, we are also informing your county so that they may forward this information to their land use, zoning and sanitary permit staff, who may refer potential UDC building permit applicants to the proper party.

Feel free to contact me if you have any questions.

Sincerely,

Duane Hubeler
UDC Consultant
Tel. (608)266-1390

cc:

MARY A. ROBBINS
WAUPACA COUNTY
811 HARDING ST
WAUPACA WI 54981-2061

**Model Ordinance For Adoption Of Wisconsin Uniform Dwelling Code
(3/2/2010)**

It is intended that this model will assist local jurisdictions, working with corporation counsel, through regular procedures, in adopting a local ordinance. The Wisconsin Division of Safety and Buildings also offers an electronic version of this model ordinance and a more comprehensive model building code on our website at www.commerce.state.wi.us/sb on the One- & Two-Family (UDC) page. Upon adoption of a new building code, send a certified copy to: Safety & Buildings Division, P.O. Box 2658, Madison, Wisconsin 53707, Telephone (608)267-5113, Fax (608)283-7409 along with the name of your certified inspector(s).

Township of Harrison
Town, Village, City, County of Waupaca County

ORDINANCE # 105

CONTENTS Adoption of Wisconsin
Uniform Dwelling Code

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- 1.9 Effective Date

Richard Anderson P.O. Box 101
Iola, WI 54945

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

[IF COUNTY ORDINANCE] This ordinance shall apply in any municipality of over 2500 population without a Uniform Dwelling Code enforcement program and the following other municipalities requesting county enforcement: _____ and in the following other municipalities that the Wisconsin Department of Commerce has delegated enforcement to our county:

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.

[OPTIONAL] Notwithstanding s. Comm 20.05, the scope 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. Comm 20.19 and 20.21, respectively, shall be decided by the municipal board of appeals. Petitions for variance shall be decided per s. Comm 20.19(Intro) so that equivalency is maintained to the intent of the rule being petitioned. As the board of appeals approves petitions for variance, the chief inspector is granted the power to apply the results to similar circumstances by precedent.

[OPTIONAL] Notwithstanding s. Comm 20.05, the scope also includes the construction and inspection of detached garages serving one and two family dwellings. The building structure and any

heating, electrical or plumbing systems shall comply with the Uniform Dwelling Code. Petitions for variance and appeals shall be handled as in the previous paragraph.

1.4 WISCONSIN UNIFORM DWELLING CODE ADOPTED. 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 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. (NOTE: Contact the Division of Safety & Buildings at (608)261-8500 for certification information.)

1.6 BUILDING PERMIT REQUIRED. If a person alters a building in excess of [INSERT AMOUNT] \$5000.00 value in any twelve month period, adds onto a building in excess of [INSERT VALUE or AREA AMOUNT] 13,000.00 in any twelve month period, or builds or installs a new building, within the scope of this ordinance, they shall first obtain a building permit for such work from the building inspector. Any structural changes or major changes to mechanical systems that involve extensions shall require permits if over the forgoing thresholds. 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, finishing of interior surfaces and installation of cabinetry shall be [CHOOSE OPTION] ~~included~~ / exempted from permit requirements.

(NOTE: Fill in the threshold amount above which permits are required. Also decide whether new interior and exterior surfaces or cabinetry shall be included or exempted.)

1.7 BUILDING PERMIT FEE. The building permit fees shall be determined by resolution and shall include the applicable fee per ch. Comm 2 to be forwarded to the Wisconsin Department of Commerce for a UDC permit seal that shall be assigned to any new dwelling.

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 nor more than \$1,000.00 for each day of noncompliance.

1.9 EFFECTIVE DATE. This ordinance shall be effective 01/2010, upon passage and publication as provided by law.

1.10 The building inspector(s) shall keep a log of all inspections completed.

Adopted this 14, day of December 2009

Ray Van Epsom Township Harrison
(Mayor, President, Chairperson)

Attest: See Attached

Published: _____

HARRISON TOWNSHIP
E755 County Rd. C
Sally VanEpern
Iola, WI 54945

IO1053
0000566686

STATE OF WISCONSIN-
County of Waupaca - ss.



Terry Lodewegen, being duly sworn, doth depose and say that he is, and during the time of the publication of the notice hereinafter mentioned was the publisher of COUNTY POST EAST and/or COUNTY POST WEST, which are a newspapers of general circulation published in the City of Waupaca, and County of Waupaca, and State of Wisconsin, and that the annexed printed notice, taken from said newspaper/s, was regularly published in said newspaper one week successively, once in each week, prior to the time specified in said notice, which publication commenced on the 12th day of August, 2010 and was last so published on the 12th day of August, 2010

Terry Lodewegen

Publication Fees:	\$6.71
Affidavit Fees:	\$1.00
Total:	<u>\$7.71</u>

Sworn and subscribed to before me this 12th day
of August 2010.

Notary Public, WI Debra K Jensen

My Commission Expires 11-23-12