

ORDINANCE 24**AN ORDINANCE TO ESTABLISH THE GRAND RAPIDS
BUILDING CODE****24.1 INTRODUCTION:**

A. Title: This Ordinance shall be known as the “The Grand Rapids Building Code” and will be referred to as “this Ordinance or “this Code”.

B. Purpose:

- 1) This Ordinance 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.
- 2) The provisions of this Ordinance shall be deemed to supplement the following:
 - a) Wisconsin Uniform Dwelling Code.
 - b) All laws and regulations of the State of Wisconsin relating to buildings.
 - c) Town of Grand Rapids ordinances, including the Zoning Code.

C. Scope: No building or structure shall hereafter be constructed, altered, occupied, repaired, removed, or demolished, nor shall the equipment of a building, structure, or premises be constructed, installed, altered, repaired, or removed, except in conformity with this Ordinance. A building which is moved or relocated shall be considered as having the same status as it had before it was moved, but any on-site changes or additions such as foundation work, etc. shall be constructed in compliance with all applicable requirements. Any 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 person is a “new building” to the extent of such change. Any existing building shall be considered a “new building” for the purposes of this Ordinance whenever it is used for multi-family dwelling, commercial or industrial purposes, unless it was being used for such purpose at the time this Ordinance was enacted.

24.2 STATE UNIFORM DWELLING CODE ADOPTED:

A. State Code Adopted: The regulations with respect to one (1) and two (2) family dwellings in Chapters SPS 320 through 325 of the Wisconsin Administrative Code are hereby adopted and by reference are made a part of this Ordinance as if fully set forth herein. Any act required to be performed or prohibited by an administrative code provision incorporated herein by reference is required or prohibited by this Ordinance. Any future amendments, revisions or modifications of the administrative code provisions incorporated herein are intended to be made part of this Ordinance. A copy of these administrative code provisions and any future amendments shall be kept on file in the Building Inspector’s office.

B. Existing Buildings: The Wisconsin Uniform Dwelling Code shall also apply to buildings and conditions where:

- 1) An existing building is to be occupied as a one (1) or two (2) family dwelling and said building was not previously occupied for such purpose.
- 2) Additions and alterations, regardless of cost, made to an existing building shall comply with the requirements of this Ordinance for new buildings, when deemed necessary in the opinion of the Building Inspector. Any addition or alteration to one (1) and two (2) family dwellings built prior to 1980, regard less of cost, shall be made in conformity with the Wisconsin Uniform Dwelling Code and applicable sections of this Ordinance.

24.3 STATE CODES ADOPTED:

A. Wisconsin Administrative Code SPS Chapter 305 (Credentials), Chapters 361 through 366 (Commercial Building Code) and Chapters 375 through 379 (Existing Building Code) are hereby adopted and made a part of this Ordinance. Any act required to be performed or prohibited by an Administrative Code provision incorporated herein by reference is required or prohibited by this Ordinance. Any future amendments, revisions and modifications of the administrative code provisions incorporated herein are intended to be made a part of this Ordinance.

B. State Plumbing Code Adopted:

- 1) The provisions and regulations of Ch. 145, Wis. Stats., and Wisconsin Administrative Code SPS Chapters 381 to 387 are hereby made a part of this Ordinance by reference and shall extend over and govern the installation of all plumbing installed, altered or repaired in the Town. Any further amendments, revisions and modifications of said Wisconsin Statutes and Administrative Code provisions incorporated herein are intended to be made part of this Ordinance.
- 2) No plumbing or drainage of any kind shall be installed or altered, except that leakage, stoppage, or repairs may be made, without first securing a permit therefore from the Building Inspector.
- 3) Upon completion of the plumbing work on any premises, the person doing the work shall notify the Building Inspector before such work is covered up, and the Building Inspector shall inspect the work. If, in his discretion, he determines that the work conforms to the State Plumbing Code, he or she shall complete an inspection report, which shall contain the date and an outline of the result of such inspection, a duplicate of which shall be filed by location in the office of the Building Inspector. No person shall use or permit to be used any plumbing or drainage until it has been inspected and approved by the Building Inspector.

C. State Electrical Code Adopted:

- 1) Wisconsin Administrative Code SPS Chapter 324 is hereby adopted by reference and made a part of this Ordinance 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 Ordinance, the State of Wisconsin Electrical Code SPS Chapter 316, of the Wisconsin Administrative Code is hereby adopted by reference and made a part of this Ordinance.
 - 3) No electric wiring or other equipment shall be installed or altered without first securing a permit therefore from the Building Inspector, except the repairs or replacements of broken or defective sockets, switches, or base receptacles may be made without a permit. The application for such permit shall be on a form furnished by the Building Inspector and shall clearly state the work planned, alterations to be made, and equipment and materials to be used; all later deviations from such plan must be submitted to and approved by the Building Inspector.
 - 4) After roughing in the wiring of any building and before any such work is covered up, or upon the completion of any outside construction work, it shall be the duty of the person doing such work to notify the Building Inspector who shall inspect the same. Upon completion of such wiring, the inspector shall be notified and shall inspect the finished work. If, in his or her discretion, he or she determines that the work conforms to the State Electrical Code, he or she shall complete an inspection report, which shall contain the date and an outline of the result of such inspection, a duplicate of which shall be filed by location in the office of the Building Inspector. No person shall use or permit to be used any electrical equipment until the electrical service and wiring have been inspected and approved by the Building Inspector.
 - 5) Conflicts: If, in the opinion of the Building Inspector and the Town Board, the State Building Code conflicts with the provisions of the Federal Housing Administration standards in their application to any proposed building or structure, the Inspector and/or the Town shall apply the most stringent provisions in determining whether or not the proposed building meets the requirement of this Ordinance.

24.4 CERTIFIED MUNICIPALITY STATUS

- A. The Town of Grand Rapids has adopted the Certified Municipality Status as described in SPS 361.60 of the Wisconsin Administrative Code.
- B. The Town shall assume the following responsibilities from the Department of Safety and Professional Services: Provide inspections only of all size commercial buildings within the municipality in lieu of the Department. In the event that the Town of Grand Rapids would not have a building inspector with a commercial license, the Town would relinquish the delegated commercial building code enforcement authority from the WI Department of Safety and Professional Services.
- C. All commercial buildings, structures and alterations require plan submissions as follows: building permit application, fees per Town of Grand Rapids Ordinance 39 "Schedule of Fees and Forfeitures" and one set of state approved plans, signed and sealed per SPS 361.30 and 361.31, Wisconsin Administrative Code, including one set of specifications, component and system plans and calculations showing code compliance.

24.5 ADMINISTRATION AND ENFORCEMENT:

- A.** There is hereby created the office of Building Inspector. The Building Inspector shall be appointed by the municipality. The Building Inspector shall be certified for inspection purposes by the Department in the required categories specified under SPS 305, Wisconsin Administrative Code.
- B.** The Building Inspector may employ, assign or appoint, as necessary, assistant inspectors, subject to approval by the Town Board. Any assistant hired to inspect buildings shall be certified as defined in SPS 305, Wisconsin Administrative Code
- C.** The Building Inspector and his delegated representatives are hereby authorized and directed to administer and enforce all of the provisions of the Wisconsin Uniform Dwelling Code and this Ordinance.
- D.** With regard to inspections, it is understood that the Inspector must exercise discretion when determining whether the requirements of this Ordinance have been satisfied.
- E.** In order to permit inspection of a building project at all necessary phases without causing delay for the owner, the owner/contractor shall request all of the following inspections in conformity with the appropriate time-frame in the Wisconsin Administrative Code, or at least 48 hours in advance by the applicant/contractor or property owner as applicable.
- 1) Footing
 - 2) Foundation
 - 3) Rough Carpentry, HVAC, Electric and Plumbing
 - 4) Drainage/Basement Floor
 - 5) Underfloor Plumbing
 - 6) Electric Service
 - 7) Insulation
 - 8) Final Carpentry, HVAC, Electric and Plumbing
 - 9) Erosion Control
- F.** Failure to request any inspection will be the responsibility of the contractor and/or property owner. No construction shall be deemed approved by default or lack of inspection by the Building Inspector.
- G.** The 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 HVAC work. No person shall interfere with or refuse to permit access to any such premises to the Building Inspector or his agent while in performance of his duties. If access is denied, the Building Inspector may pursue a Special Inspection Warrant pursuant to sec. 66.0119 Wis. Stats.
- H.** The Building Inspector shall perform all administrative tasks required under the Wisconsin Uniform Dwelling Code and by the Department under all codes covered in Section 24.3 of this Ordinance. 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 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 maintained.

- I. **Disclaimer on Inspections:** The purpose of the inspections under this Ordinance is to improve the quality of housing in the Town. 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 Ordinance: "The findings of inspection contained herein are intended to report conditions of noncompliance with code standards that are visible and accessible 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."
- J. It shall be the duty of the Town of Grand Rapids Police Department to assist the building inspector in the enforcement of this Ordinance.

24.6 PERMIT PROCEDURE:

- A. **Permit Required:** No building or structure of any kind shall be moved within or into the Town, no new building or structure, or any part thereof, shall hereafter be erected, or ground broken for the same, and no existing building shall be enlarged, altered, moved, demolished or razed within the Town, except as herein provided, until a permit has been obtained by the owner, or his authorized agent, from the Building Inspector.
- B. **Lot Requirements:**
 - 1) No building permit shall be issued unless the property on which the building is proposed to be built abuts a public road by at least thirty-three (33) feet.
 - 2) **Utilities Required:** No person shall occupy any building until a septic or sewer system, water, grading, and graveling are installed in the roads necessary to service the property.
- C. **Exceptions:**
 - 1) A Town building permit will not be required for structures within the seventy-five (75) foot setback area from the ordinary high water mark of lakes and streams, where a permit has been secured for the structure from Wood County. (This would apply to such structures as stairways to the lake, patios and walkways as allowed by the Wood County Shoreland Protection Ordinance.) This exception shall not apply to buildings allowed to be closer than seventy-five (75) feet to the ordinary high water mark by the Wood County Shoreland Protection Ordinance or by a variance issued by the Wood County Planning & Zoning Department.
 - 2) The construction of non-dwelling buildings used exclusively for agricultural purposes are exempt from the provisions of this Ordinance but do require a building permit.

- 3) A Town building permit will not be required for re-siding, re-roofing, finishing of interior surfaces, installation of cabinetry, or replacement of doors and windows (when the replacement is of the same size)
- 4) Alterations and Repairs. The following provisions shall apply to buildings altered and 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 conditioning 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 Ordinance applicable to such occupancy, use and type of construction.
 - b) Repairs: Repairs for purposes of maintenance, or replacement 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 to or efficiency of any existing stairways or exits, fire protection, or exterior aesthetic appearance and which do not increase a given occupancy or use, shall be deemed minor repairs.

D. Application: Application for a building permit shall be made in writing upon a form furnished by the Building Inspector or his designee and shall state the name and address of the owner of the land and also the owner of the building, if different; 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; the County Sanitation number; and such other information as the Building Inspector may require.

E. Plans: At the time of such application and no later than ten (10) days prior to construction activity, there shall be submitted a complete set of plans and specifications of such building and such building site which shall include the following:

- 1) A site map(s), drawn to scale or adequately dimensioned, and clearly demonstrating the exact location of the following:
 - a) All Structures existing or to be constructed. Front, side, and rear yards shall be clearly indicated.
 - b) All areas of excavation relating to the building structure, including, but not limited to, basement, foundation, well and sewer facilities.
- 2) A signed representation by the owner that the parcel for which the application is made is in compliance with all Town Ordinances, including but not limited to the Zoning and Land Division Ordinances as well as restrictions on nuisance violations.
- 3) Materials and equipment specifications describing the quality, kind, and grade of material and equipment as is deemed necessary by the Building Inspector. At a

minimum, it shall include information as to the materials used to construct; any real property improvement; the electrical, plumbing, and heating systems; and information relating to materials and equipment used to affect the energy efficiency of the structure. Such plans and specifications shall be submitted in duplicate; one (1) set shall be returned after approval as hereinafter provided; the other set shall remain on file in the office of the Building Inspector. The person by whom they are drawn shall sign all plans and specifications. Plans for all new one (1) and two (2) family dwellings shall comply with the provisions of Wisconsin Administrative Code SPS Chapter 320.09.

F. Waiver of Plans; Minor Repairs:

- 1) If the Building Inspector finds that the character of the work is sufficiently described in the application, he may waive the filing of plans for alterations, repairs or moving.
- 2) The Building Inspector may authorize minor repairs or maintenance work on any structure or to heating, ventilating or air conditioning systems installed 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.

G. Approval of Plans:

- 1) If the Building Inspector, in his discretion, determines that the building will comply in every respect with all Ordinances and orders of the Town and all applicable laws and orders of the State of Wisconsin, he shall issue a building permit which shall state the use of 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 Building Inspector.
- 2) In case adequate plans are presented for part of the building only, the Building Inspector, at his discretion, may issue a permit for that part of the building before receiving the plans and specifications for the entire building.
- 3) If the Building Inspector is provided with information demonstrating that the parcel for which a building permit has been applied is not in conformance with any Town Ordinance or other State, County or local regulation, he or she may deny the application.

H. Inspections: Inspections required under the provisions of this Ordinance shall be requested by the applicant or an authorized representative. Construction may not proceed beyond the point of inspection until the inspection has been completed except that 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 Building Inspector. The Building Inspector shall either approve

that portion of the construction completed or shall notify the permit holder or his agent wherein the same fails to comply with the Ordinance. As work progresses under a permit, the holder thereof shall cause the Building Inspector to be notified at the construction stages as identified in Wisconsin Administrative Code SPS Chapter 320.10.

I. Discontinued Uses:

- 1) Whenever the Building Inspector determines any building or portion thereof is being used or occupied contrary to the provisions of this Ordinance, he shall order such use or occupancy discontinued and the building or portion thereof vacated, by notice served on the building owner and any person using or causing such use or occupancy to be continued. Such person shall vacate such buildings or portion thereof within ten (10) days after receipt of the notice or make the building or portion thereof comply with the requirements of this Ordinance.
- 2) It shall be unlawful to change the use of any building, structure, premises, or part thereof without first obtaining from the Building Inspector an approval of such change in the occupancy or use.

J. Permit Lapses:

- 1) A building permit shall lapse and be void unless building operations are commenced within 4 months from the date of issuance, or if the work authorized by such permit is suspended at any time after work is commenced for a period of sixty (60) days
- 2) Before any work is commenced or recommenced after the permit has lapsed, a new permit shall be issued at one-half regular fee rate. All building permits, remodels, or new construction shall be completed within two (2) years from the date of initial issuance.

K. Revocation of Permits:

- 1) The Building Inspector may revoke any building, HVAC, plumbing or electrical permit or approval issued under the regulations of this Ordinance 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 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 has been issued to him or 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 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 Building Inspector for the use of all new materials, equipment, methods or construction devices or appliances.
- 2) The notice revoking a building, plumbing, HVAC or electrical permit, certificate of occupancy or approval shall be in writing and shall be served upon the applicant of the permit, owner of the premises and his agent, if any, and on the person in charge of construction.
 - 3) A revocation placard shall also be posted upon the building, structure, equipment or premises in question by the Building Inspector.
 - 4) 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 Section, shall be procured and fees paid therefore, and thereafter the resumption of any construction or operation shall be in compliance with the requirements of this Ordinance. However, such work as the Building Inspector may order as a condition precedent to the re-issuance of the building permit may be performed, or such work as he or she may require for the preservation of life and safety.
- L. Display of Permit:** Building permits shall be displayed in a conspicuous place on the premise where the authorized building or work is in progress at all times during construction or work thereon.

24.7 REGULATIONS FOR MOVING BUILDINGS:

- A. General:** No person shall move any building or structure upon any of the public ways of the Town without first obtaining a permit therefore from the Building Inspector and upon the payment of the required fee. Every such permit issued by the Building Inspector for the moving of a building 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.
- B. Continuous movement:** The movement of buildings shall be a continuous operation during all the hours of the day, and day by day and at night, until such movement is fully completed. All of such operations shall be performed with the least possible obstruction of 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. Lighted lanterns shall be kept in conspicuous places at each end of the building during the night.

C. Street repair: Every person receiving a permit to move a building shall within one day after said building reaches its destination, report that fact to the Building Inspector who shall thereupon, in the company of the Public Works Department lead person, inspect the streets and highways over which said building has been moved and ascertain their condition. If the moving 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 Town Board, the Town shall repair the damage done to such streets and hold the person obtaining such permit and the sureties on his bond responsible for the payment of same.

D. Conformance with code: No permit shall be issued to move a building within or into the Town and to establish it upon a location within the said Town 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 with requirements of this Code in all respects. Should any repairs, improvements, or remodeling be contemplated or required with respect to said building, the same shall be made insofar as possible before the said building is taken from the premises from which it is to be moved. A complete plan of all further repairs, improvements and remodeling with reference to such building shall be submitted to the Building Inspector, and he or she shall determine whether all such repairs, improvements and remodeling are in conformity with the requirements of this Code, and that when same are completed, the building will comply with said Code. In the event a building is removed from the Town, the provisions with respect to the furnishing of plans and the specification for proposed alterations to such building may be disregarded.

E. Bond

- 1) Before a permit is issued to move any building over any public way in this Town, the party applying therefore shall give a bond to the Town in a sum to be fixed by the Public Works Committee Chairperson and which shall not be less than One Thousand (\$1,000) Dollars. Said bond shall be executed by a corporate surety or two personal sureties to be approved by the Public Works Committee Chairperson conditioned upon, among other things, the indemnification to the Town for any costs or expenses incurred by it in connection with any claims for damages to any persons or property, including town property and highways, and the payment of any judgment together with the costs and expenses incurred by the Town in connection therewith, arising out of the removal of the building for which the permit is issued.
- 2) If, in his discretion, the Building Inspector determines that the excavation exposed by the removal of a building presents a danger to the public, the bond required herein 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 Building Inspector to reasonably prevent injury.

F. Insurance: The Building Inspector shall require, in addition to said bond above indicated, public liability insurance covering injury to one person in a sum of not less than Twenty-five Thousand (\$25,000) Dollars and for one accident in a sum not less

than Fifty Thousand (\$50,000) Dollars, together with property damage insurance in a sum not less than Five Thousand (\$5,000) Dollars, or such other coverage as deemed necessary.

24.8 MINIMUM CONSTRUCTION STANDARDS:

A. New Methods and Materials:

- 1) All materials, methods of construction and devices designed for use in buildings or structures covered by this Ordinance and not specifically mentioned in or permitted by this Section shall not be so used until approved in writing by the State for use in buildings or structures covered by the Wisconsin Uniform Dwelling and Wisconsin State Building Codes, except sanitary appliances, which shall be approved in accordance with the State Plumbing Code.
- 2) 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 state department in charge of building codes. The data, test and other evidence necessary to prove the merits of such material, method of construction or device shall be determined by said department.

B. Waste Disposal Requirements: Each building or structure utilized for the purpose of human habitation in the Town of Grand Rapids shall have provision for the sanitary disposal of waste pursuant to the minimum requirements of State and County regulations.

C. Excavations: The top of a foundation shall be a minimum of twelve (12) inches above a surfaced road and sixteen (16) inches above an unsurfaced road. This requirement may be waived in the discretion of the Building Inspector, or on appeal the board of building appeals, if the conditions of the property, including terrain, size, etc. render this requirement unnecessary.

D. Unsafe Buildings: Whenever the Building Inspector finds any building or part thereof within the Town to be, in his judgment, too 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, he or she shall order the owner to raze and remove such building or part thereof. Such order and proceedings shall be as provided to Sec. 66.0413, Wis. Stats.

E. Razing of Buildings: Before a building can be demolished or removed, the owner or agent shall notify all utilities having service connections within the building, such as water, electric, gas, sewer, and other connections. A permit to demolish or to remove a building shall not be issued until it is ascertained that service connections and appurtenant equipment, such as meters and regulators, have been removed or sealed and plugged in a safe manner. Excavations shall be filled with solid fill to match lot grade, within 30 days of removal of the structure. Any excavation shall be protected with appropriate fences, barriers and/or lights.

F. Required Alterations: When any of the structural members of any building or structure have deteriorated from any cause whatsoever to less than their required strength, the owner of such a building or structure shall cause such structural

members to be restored to their required strength. Such a building or structure shall be considered a public safety hazard and shall be vacated and thereafter no further occupancy or use of the same shall be permitted until the requirements of this Section are satisfied.

24.9 INSTALLATION AND OPERATION OF ROOM HEATERS, STOVES, AND FREESTANDING FIREPLACES:

- A. Application:** This Section shall apply to radiant heating units and wood or coal burning units, including duct work. No person shall install a radiant heating unit, which fails to comply with the requirements of this Section.
- B. Permit:** No person shall install or cause to be installed a radiant heating unit without first obtaining a permit from the Building Inspector.
- C. Plan and Data Approval:** Plans and data for each radiant heating unit installation shall be submitted to the Building Inspector for approval before a permit may be issued. The following data is required to be submitted with each application:
- 1) The manufacturer's installation and maintenance/operations instructions.
 - 2) Proposed chimney flue and/or new chimney flue sizes.
 - 3) The number and sizes of existing vent connectors to the chimney flue.
- D. Inspection:** Prior to the issuance of the permit, the Building Inspector shall inspect the subject unit for compliance with this Ordinance.

24.10 CONSTRUCTION OF ACCESSORY BUILDINGS:

- A. Compliance with Dwelling Code:**
Accessory buildings shall comply with the construction requirements of the Wisconsin Uniform Dwelling Code.
- B.** Garages shall be governed by the provisions of Section 24.10 of this Ordinance.
- C.** Accessory buildings smaller than 150 sq. ft. are exempt from the construction requirements of the Uniform Dwelling Code; a permit for such buildings is required.

24.11 GARAGE CONSTRUCTION:

- A. Construction:** All garages shall comply with the construction provisions of the Wisconsin Uniform Dwelling Code and the following restrictions:
- 1) The floor in all private garages shall be of concrete construction. No openings or pits in the floor shall be permitted, except for drainage, per Wisconsin Administrative Code SPS Chapter 382.34(4)(b).
 - 2) All detached garages shall have an opening garage door not less than eight (8) feet wide by seven (7) feet high in addition to one (1) service door not less than two (2) feet six (6) inches wide by six (6) feet eight (8) inches high.

- B. Location:** Detached garages of wood frame construction shall be located not less than ten (10) feet from any residence building, except that such distance may be reduced when the interior walls of such garage adjacent to a residence building are protected per Table 321.08 and all other requirements of Wisconsin Administrative Code SPS Chapter 321.08 of the Wisconsin Uniform Dwelling Code.

24.12 MANUFACTURED HOMES:

- A. Permit Required:** No manufactured home, as defined in Section 101.91 (2) Wis. Stats., shall be located in the Town of Grand Rapids until a building permit has been obtained from the Building Inspector.
- B. Permit Posting:** Building permits shall be posted in a prominent place on the premises during the period of construction.
- C. Inspection:** Manufactured homes shall not be occupied for habitation in the Town of Grand Rapids until the placement, electric and sanitary hookup has been inspected by the Building Inspector.

24.13 SWIMMING POOLS:

- A. Permit Required:** Before work is commenced on the construction or erection of a private or residential in ground or at-grade swimming pool or on any alteration, additions, remodeling or other improvements on such existing pools, an application for a swimming pool building permit to construct, erect, alter, remodel or add must be submitted in writing to the Building Inspector. Plans and specifications and pertinent explanatory data should be submitted to the Building Inspector at the time of application. No work or any part of the work shall be commenced until the applicant obtains a written permit for such work.
- B. Exempt Pools:** Storable children's swimming or wading pools, with a maximum dimension of fifteen (15) feet and a maximum wall height of fifteen (15) inches and which are so constructed that it may be readily disassembled for storage and reassembled to its original integrity, are exempt from the provisions of this Section.
- C. Requirements:** In addition to such other requirements as may be reasonably imposed by the Building Inspector, the Building Inspector shall not issue a permit for construction, unless the following construction requirements are observed:
- 1) All materials and methods of construction in the construction, alteration, addition, remodeling or other improvements and pool installation shall be in accord with all State and local requirements.
 - 2) All plumbing work shall be in accordance with all applicable Ordinances of the Town, and all State codes. Every private or residential swimming pool shall be provided with a suitable draining method, and in no case shall waters from any pool be drained into a sanitary sewer system, public waterway or lake, nor onto lands owned by another person.

- 3) All electrical installations, including lighting and heating, but not limited thereto, which are provided for, installed and used in conjunction with a private swimming pool shall be in conformance with the State laws and Town ordinances regulating electrical installations.

24.14 PENALTIES AND VIOLATIONS:

A. Stop-Work Order:

- 1) If an inspection reveals noncompliance with this Ordinance, Wisconsin Administrative Code, or the Wisconsin Uniform Dwelling Code, the Building Inspector shall notify the applicant and the property owner, in writing, of the violation to be corrected. All cited violations shall be corrected within thirty (30) days after written notification unless an extension of time is granted pursuant to Wisconsin Administrative Code SPS Chapter 320.21.
- 2) If, after written notification, the violation is not corrected within thirty (30) days, a stop-work order may be served on the owner or his or her representative and a copy thereof shall be posted at the construction site. Such stop-work order shall not be removed except by written notice of the Building Inspector after satisfactory evidence has been supplied that the cited violation has been corrected.

B. Double Fees: If any construction or work governed by the provisions of this Ordinance, Wisconsin Administrative Code, or the Uniform Dwelling Code is commenced prior to the issuance of a permit, double fees shall be charged.

C. Enforcement: Any building or structure hereafter erected, enlarged, altered or repaired or any use hereafter established, in violation of the provisions of this Ordinance shall be deemed an unlawful building, structure or use. The Building Inspector shall promptly refer all such violations for enforcement as follows:

- 1) **Forfeiture:** If, in the sole discretion of the Building Inspector, the violation does not constitute an immediate safety hazard, the matter shall be referred to the Police Department with a summary of the violation and a request that a citation be issued by the Police Department. The penalty for such violations shall be established by the Town Board in Ordinance 39.
- 2) If, in the sole discretion of the Building Inspector, the violation constitutes a safety hazard, or if the violation was not remedied as a result of a citation issued pursuant to paragraph (a) herein, the Building Inspector shall refer the violation to the Town Board for consideration. Upon Town Board authorization, the town attorney shall bring an action to enjoin the erection, enlargement, alteration, repair or moving of such building or structure; or the establishment of such use; or to cause such building, structure or use to be removed and to be subject to a penalty. In any such action, 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 Building Inspector constitute a defense. Compliance with the provisions of this Ordinance may also be enforced by an injunction against the owner or owners of any real estate within the jurisdiction of this Ordinance.

- D. Liability:** Except as may otherwise be provided by statute or Ordinance, no officer, or employee of the Town of Grand Rapids charged with the enforcement of this Ordinance shall render himself personally liable for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his duties under this Ordinance. Any suit brought against any officer, or employee of the Town, as a result of any act required or permitted in the discharge of his duties under this Ordinance, shall be defended by the legal representative of the Town until the final determination of the proceedings therein.

24.15 PETITIONS FOR VARIANCE TO THE BUILDING CODE:

- A. Scope:** In instances where exact compliance with a particular building code requirement cannot be met or alternative designs are desired, there is a State of Wisconsin petition for variances on dwellings constructed in 1980 or later. The Town of Grand Rapids Board of Building Appeals shall have the authority to approve or deny petitions for variances on pre-1980 dwellings and other structures.

B. Procedure:

- 1) Where a petition is required to be acted upon by the State Department of Commerce Safety and Buildings Division, an application must be completed and forwarded with the proper fees to the State.
- 2) Where a petition is required to be acted upon by the Town of Grand Rapids, an SBD-9890 (State Form) application must be completed and forwarded with the proper fees to the Building Inspector, who will then refer the petition to the Town of Grand Rapids Board of Building Appeals.

24.16 APPEALS:

- A.** The Board of Building Appeals is vested with the authority to consider appeals and to consider variances as noted in Town Ordinance Section 24.14(A). Before such an application is decided, the Board of Appeals shall hold a hearing on the application.
- B. Appointment:** There is hereby created a Board of Building Appeals. Said board shall consist of the members of the Town Board. The Town Chairperson shall also serve as chairperson of the Board of Building Appeals.
- C. Jurisdiction:** The Board of Building Appeals shall review any order requiring decision or determination made by the Building Inspector pursuant to the provisions of this Ordinance.
- D. Meetings:** Meetings of the Board of Building Appeals shall be held at the call of the Chairperson and at such other times as the Board may determine. There shall be a fixed place of meeting and all meetings shall be open to the public.
- E. Procedure:** The Board of Building Appeals shall adopt its own rules of procedure and shall keep a record of its proceedings showing the action of said Board and the vote of each member upon each question considered. All decisions and findings shall be reduced in writing. A duplicate copy of all decisions or findings shall be given to the appellant.

- F. Quorum:** The concurring vote of three members of such Board shall be necessary to reverse or sustain any order requiring decision or determination of any such administrative official or to decide in favor of the appellant.
- G. Appeal:** Appeal from any order requiring decision or determination or ruling by the Building Inspector concerning the enforcement of the provisions of this code may be made to the Board of Building Appeals within such time as shall be determined by the Board of Building Appeals. The appellant shall file with the Town Clerk a Notice of Appeal, specifying the ground thereof and shall pay the fee as per Ordinance 39 "Schedule of Fees and Forfeitures". An appeal may also be taken by any person whose application for a permit for the use of a new material or method of construction has been refused by the Building Inspector, or who may consider the provisions of this code do not cover the question raised or that the enforcement of any particular provision will cause a manifest injury to be done. In every such appeal the appellant desiring to use alternate materials or types of construction shall guarantee payment of all expenses for necessary tests made or ordered to be made by said Board of Building Appeals.
- H. Record of Appeal:** The Building Inspector shall transmit to the Board of Building Appeals all petitions, plans, drawings, papers, matters, or things constituting the record in the matter of the appeal.
- I. Powers**
- 1) The Board of Building Appeals may reverse or affirm wholly or in part, or modify any order, requirement, decision, or determination as in the opinion of the Board of Building Appeals ought to be made in the matter and to that end shall have all the powers of the Building Inspector.
 - 2) Such Board of Building Appeals shall interpret the provisions of this Code in such a way as to carry out the intent and purpose thereof.
 - 3) Said Board of Building Appeals shall have the power to call on any of the other departments of Town Government for assistance in the performance of its duties, and it shall be the duty of every department to render such assistance as may be reasonably required.
- J. Stay:** An appeal shall stay all legal proceedings in furtherance of the action appealed from, unless the Building Inspector from whom the appeal is taken certifies to the Board of Building Appeals after the Notice of Appeal shall have been filed with him or her that by reason of the fact stated in the certificate a stay would, in his or her opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of Building Appeals or by a court of record on application, on notice to the Building Inspector from whom the appeal is taken and on due cause shown.
- K. Reconsideration:** The Board of Building Appeals shall not reconsider an application that has been dismissed or denied except upon an affirmative vote of at least four (4) members in favor of a finding that substantial new evidence exists which could not reasonably have been presented at the previous hearing. Requests for rehearing shall

be in writing, shall state the reasons for the request and shall be accompanied by necessary data and diagrams. Rehearings shall be subject to the same notice requirements as original hearings.

24.17 REVIEW BY COURT OF RECORD: Any person or persons aggrieved by any decision may present to a court of record a petition, duly verified, setting forth that such decision is illegal and specifying the grounds of the illegality. Such petition shall be presented to the court within thirty (30) days after the filing of the decision in the office of the Building Inspector.

24.18 FEE SCHEDULE: All fees shall be set by the Town Board and shall be published in Ordinance 39 of the Town Code.

This ordinance shall take effect from and after the date of its passage and publication as provided by law.

HISTORY

Declaration/Ordinance/Resolution No	Dated
RESOLUTION NO:	1-March-1980
2006-07	23-May-2006
2008-03	8-April-2008
2009-55	10-November-2009
2010-14	13-April-2010
2011-30	14-June-2011
2017-01	14-February 2017
2018-16	10-April-2018