

Title 15

BUILDINGS AND CONSTRUCTION

Chapters:

[15.01](#) Building Code

Chapter 15.01

BUILDING CODE

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15.01.010 Statutory authorization. Pursuant to Wis. Stat. §§ 101.65, 101.12, 101.121(3) and 101.13(9), the county board adopts a building code for new 1 and 2 family dwellings and all new additions and alterations to all 1 and 2 family dwellings, and for approval and inspection of public buildings and places of employment. Pursuant to Wis. Stat. § 101.82 adopts an electrical code for the inspection of electrical construction, famrs public buildings and places of employment. This chapter shall incorporate by reference Wis. Adm. Code chs. SPS 320-325 (Uniform Dwelling Code) and SPS 360-366 (Wisconsin Commercial Building Code). Chapters SPS 360-366 shall apply to new buildings and structures containing less than 50,000 cubic feet and alternations to buildings or structures containing less than 100,000 cubic feet and an addition containing no more than 2,500 square feet of total floor area and on more than one floor level, providing the largest roof span does not exceed 18 feet and the exterior wall height does not exceed 12 feet. SPS 316.900 (Electrical Inspections) are to be used for farms, public buildings and places of employment. (Ord. 156-9, Sec. 2, 2012; Ord.141-25, Sec.1, 1997; Ord.136-51, Sec.1, 1992; Ord.128-42 Sec.2(part) 1984).

15.01.020 Purpose. The purpose of this chapter is to promote the development of quality housing, public buildings and places of employment and to protect the health, safety and welfare of the public and employees. (Ord. 128-42 Sec.2(part) 1984).

15.01.030 Jurisdiction. This chapter shall be applied and enforced in any city, village or town within the boundaries of the County which has not enacted an ordinance pursuant to Wis. Stat. §§ 101.65 and 101.12. (Ord. 128-42 Sec.2(part) 1984).

15.01.040 Administration by the Department of Planning and Development. The department of planning and development shall administer and enforce this chapter. The county building inspector shall be certified by the Department of Safety and Professional Services as specified by Wis. Stat. §§ 101.66(2) and 101.12(3)(g). (Ord. 156-9, Sec. 3, 2012; Ord.141-25, Sec.2, 1997; Ord.128-42 Sec.2(part) 1984).

15.01.050 Building permits.

A. No person shall build or alter or cause to be built or altered any building or structure covered under this chapter without first obtaining a building permit for such building or structure. A copy of the permit shall be filed with the department of planning and development.

B. All new additions or alterations to existing detached accessory buildings shall be exempt from the requirement of obtaining a building permit, however, the current Uniform Dwelling Code shall prevail.

C. Additions or alterations to existing 1 and 2 family dwellings require the issuance of a building permit prior to commencing construction. (Ord. 156-9, Sec. 4, 2012; Ord. 152-5, Sec. 1 & 2, 2008; Ord. 152-5, Sec. 1, 2008; Ord. 136-51, Sec. 2, 1992; Ord. 128-42 Sec.2(part) 1984).

15.01.060 Permit Fees. The department of planning and development shall charge fees subject to the following schedule:

A. Fee Schedule for structures covered under the Uniform Dwelling Code:		
1.	1 and 2 family dwellings	\$.53/sq. ft. of living area exclusive of garages and uninhabited basements
	Minimum Fee	\$460.00
2.	Conversion of an existing structure to 1 and 2 family	\$.53/sq. ft. of living area exclusive of uninhabited basements and garages.
	Minimum Fee	\$460.00
3.	Manufactured/panelized or modular homes (foundation with or without plumbing and electrical)	\$510.00
4.	House moved to the site (foundation with or without plumbing and electrical)	\$510.00

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| 5. | Additions/alterations to
manufactured homes and to
1 and 2 family houses
Minimum Fee | \$.53/sq. ft.
of added/altered living area

\$ 165.00 |
| 6. | Miscellaneous:
woodstoves, chimneys, fireplaces,
decks, screen porches, etc. | \$ 140.00 |
| 7. | Attached garages additions | \$ 140.00 |
| 8. | Recreational Dwellings: | |
| a. | Basic structure -
no heating, plumbing
or electrical
Minimum Fee | \$.39/sq. ft.

\$420.00 |
| b. | Structure with heating,
electrical and plumbing
(all or one)
Minimum Fee | \$.53/sq. ft.

\$460.00 |
| c. | Installation of heating,
electrical or plumbing
system (all or one) | \$275.00 |
| 9. | UDC Sticker (additional
with all fees where applicable.) | \$39.00 |
| 10. | Erosion Control: | |
| a. | With full UDC Permit | \$140.00 |
| 11. | Refunds: Refunds for projects not started shall be based on the fee paid
minus UDC seal fee of \$39, \$100 plan review fee when plans are required and erosion control
fee of \$70. | |
| 12. | Permit for a dwelling with its exterior not complete within 24 months after
issuance of original permit | \$550.00 |
| 13. | Permission to start construction | \$115.00 |
| 14. | Existing residential electrical services: Electrical plans may be required. | |
| a. | Add 1 to 5 circuits | \$105.00 |
| b. | Add more than 5 circuits | \$135.00 |
| c. | Replace service panel only | \$105.00 |
| d. | Replace service panel and
add circuits, misc. | \$135.00 |
| e. | Installing solar panels, solar
water heater, wind generator,
misc.: One required inspection | \$105.00 |

- f. Installing solar panels, solar water heater, wind generator, misc.: Two required inspections \$145.00
- g. Installing solar panels, solar water heater, wind generator, misc.: Three or more required inspections \$185.00

B. The fee schedule for structures subject to SPS 360-366:

- 1. Plan approval(s) conducted by Eau Claire shall be as follows:

AREA IN SQUARE FEET	BUILDING PLANS	HVAC
0-500	\$ 210.00	\$ 140.00
500+ - 2,500	400.00	270.00
2,500+ - 5,000	490.00	330.00

- 2. Electrical services for new commercial buildings:
Electrical plans required.

AREA IN SQUARE FEET	PLAN REVIEW FEE
0-500	\$ 135.00
500+ - 2,500	230.00
2,500+ - 5,000	270.00
5,000+	450.00

- 3. Electrical permits services for existing commercial projects:

- a. Add 1 to 5 circuits \$105.00
- b. Add more than 5 circuits \$135.00
- c. Replace service panel only \$105.00
- d. Replace two electrical panels only \$135.00
- e. Replace more than two electrical panels \$225.00
- f. Upgrade commercial/ agricultural building electrical – minimum \$105.00
- g. Upgrade commercial/ agricultural building electrical - up to 4 inspections needed \$450.00

4. Electrical permits for Agricultural Buildings:
 - a. Add 1 to 5 circuits \$105.00
 - b. Add more than 5 circuits \$135.00
 - c. Replace service panel only \$105.00
 - d. Replace two electrical panels only \$135.00
 - e. Replace more than two electrical panels \$225.00
 - f. Upgrade agricultural building electrical – minimum \$105.00
 - g. Upgrade agricultural building electrical - up to 4 inspections needed \$450.00
 - h. Installing solar panels, solar water heater, wind generator, misc.: One required inspection \$105.00
 - i. Installing solar panels, solar water heater, wind generator, misc.: Two required inspections \$145.00
 - j. Installing solar panels, solar water heater, wind generator, misc.: Three or more required inspections \$185.00

5. Fees for commercial buildings and structures of an accessory character and miscellaneous structures including, but not limited to, towers, tanks, silos, sheds, conveyors and fences over 6 feet high.

Fee\$250.00 or \$2.05 per \$1,000 of value of the permitted structure(s), whichever is greater applies up to a maximum of \$3,200.00.

C. Reinspection Fee: A fee of \$145.00 may be assessed when it is necessary for the inspector to make a reinspection due to the initial inspection request not being completed.

D. Occupation of a dwelling constructed under SPS 320-325 before final inspection: \$400.00. (Ord. 159-36, Sec. 1, 2016; Ord. 159-18, Sec. 21, 2015; Ord. 158-23, Sec. 12, 2014; Ord. 157-38, Sec. 1 & 2, 2014; Ord. 157-28, Sec. 12, 2013; Ord. 156-25, Sec. 9, 2012; Ord. 156-9, Sec. 5-7, 2012; Ord. 155-22, Sec. 15, 16 & 17, 2011; Ord. 154-17, Sec. 8, 2010; Ord. 153-23, Sec. 9, 2009; Ord. 152-40, Sec. 1, 2008; Ord. 152-30, Sec. 12 & 13, 2008; Ord. 151-32, Sec. 23, 2007; Ord 150-28, Sec.12, 2006; Ord. 148-120, Sec. 16, 2004; Ord. 147-56, Sec. 6, 2003; Ord. 146-53, Sec. 6, 2002; Ord. 146-02, Sec. 11, 2002; Ord. 145-83, Sec. 2, 2002; Ord. 144-70, 2000; Ord. 144-68, Sec. 5, 2000; Ord. 144-68, Sec. 4, 2000; Ord. 143-55, Sec. 2, 1999; Ord.142-76 Sec.2, 1999; Ord.142-65 Sec.2, 1998; Ord.141-25, Sec.3; Ord.140-99, Secs.2-3, 1997; Ord.139-122, 1996; Ord.138-89, 1995; Ord.137-34, 1993; Ord.136-51, Sec.3-5, 1992; Ord.132-53 Sec.1, 1988, Ord.130-53 Sec.1, 1986; Ord.128-42 Sec.2(part) 1984).

15.01.070 Penalties.

A. Uniform Dwelling Code. No person shall construct or alter any dwelling in violation of any of the provisions of this code. Pursuant to Wis. Stat. §§ 101.66 and 101.77, whoever violates this code shall forfeit to the county not less than \$25.00 nor more than \$500.00 for each violation. Each day that the violation continues, after written notice, shall constitute a separate offense.

B. Structures covered under SPS 360-366. Pursuant to Wis. Stat. § 101.02(13)(a), any person who violates this code shall forfeit to the county not less than \$10.00 nor more than \$100.00 for each such offense.

C. Fees may be doubled if work is commenced prior to the issuance of a permit. (Ord. 156-9, Sec. 8, 2012; Ord. 145-47, 2001; Ord.138-35, Sec.3, 1994; Ord. 128-42 Sec.2(part) 1984).

15.01.080 Responsibility construed. This chapter and all inspection and approvals thereunder shall not be construed as establishing any legal responsibility on the part of the county or any of its agents or employees for the design or construction of any building or structure. The sole responsibility for code compliance and care in construction shall be vested in the property owner, builder or contractor. (Ord. 128-42 Sec.2(part) 1984).

15.01.090 Highest standards prevail. In any case where a provision of this chapter is found to be in conflict with a provision of any zoning, building, fire, safety or health ordinance or code of any city, village or town within the boundaries of the county existing on the effective date of this ordinance, any provision which establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail. (Ord. 128-42 Sec.2(part) 1984).

15.01.100 Saving and severable clauses. If, for any reason, any one or more sections, sentences, clauses, or parts of this title are held invalid, such invalidity shall not affect, impair or invalidate the remaining provisions. (Ord. 134-51, 1990; Ord. 128-42 Sec.2(part) 1984).