

## CHAPTER 1

### BUILDING

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- 1.0 STATEMENT OF AMENDMENT. This Ordinance amends the Ordinance passed by the Theresa Town Board on June 1, 1998.
- 1.1 AUTHORITY. These regulations are adopted under the authority granted by Section 101.65, Wisconsin Statutes.
- 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 Administrative Code.
- 1.3 SCOPE. The scope of this ordinance includes the construction and inspection of one and two-family dwellings and detached garages or any other detached structures built since June 1, 1980. The scope of this ordinance shall be expanded to include alterations and additions to all buildings.
- 1.4 ADMINISTRATIVE CODE SECTIONS ADOPTED. The following provisions of the Wisconsin Administrative Code, so far as applicable, are adopted by reference and made a part of this Code:  
SPS 360: Erosion Control, Sediment Control and Storm Water Management;  
SPS 361: Administration and Enforcement;  
SPS 362: Buildings and Structures;  
SPS 363: Energy Conservation;  
SPS 364 Heating, Ventilating and Air Conditioning;  
SPS 365: Fuel Gas Appliances;  
SPS 366: Existing Buildings;  
SPS 381-387: Plumbing;  
SPS 375-379 inclusive: Buildings Constructed Prior to 1914;  
SPS 320-325 inclusive, and all amendments thereto: One and Two Family Dwelling Code  
SPS 316: Electrical
- 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.
- 1.6 BUILDING PERMIT REQUIRED.
- 1.6.1 No person shall alter, in excess of \$3,500 in value in any twelve-month period, build, add onto or alter any building within the scope of this ordinance without first obtaining 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.

1.6.2 Residing, re-roofing, finishing of interior surfaces and installation of cabinetry shall not require a permit or inspection.

1.6.3 Replacement of major building equipment including furnaces and central air conditioners, water heaters and any other major piece of equipment shall not require a building permit or inspection.

1.7 BUILDING PERMIT FEE. The building permit fees shall be determined by resolution.

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 \$50.00 nor more than \$500.00 for each day of noncompliance.

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

Adopted July 2, 2001.

Amended Section 1.6.1 from \$2500 to \$3500 April 4, 2011

Amended Section 1.2 and Section 1.4 on December 2, 2019

Amended Section 1.3 and Section 1.6.2 on June 1, 2020

Town Board, Town of Theresa, Dodge County, Wisconsin

(Signatures are on file)

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Lloyd Hilgendorf, Chairman

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Dale Dyer, Supervisor

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Faye Beck, Supervisor

Attest:

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Diane Steger, Clerk

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Date