

**TOWN OF OAKLAND
DOUGLAS COUNTY
STATE OF WISCONSIN**

ORDINANCE NO. 2013-4

BUILDING PERMITS ORDINANCE (rev 5/14/2013)

SECTION 1 - PURPOSE

These regulations are adopted under the authority granted by ss. 101.65, Wisconsin Statutes. 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. The Wisconsin Uniform Dwelling Code, Chapters. SPS 320-325 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:

SECTION 2 - THE DESIGNATION OF INSPECTION AGENT/AGENCY:

There is hereby created the position of Inspection Agent/Agency, who shall administer and enforce this ordinance and shall be certified by the Division of Safety and Professional services, as specified by the Wisconsin Statutes, section 101.66(2). This position is not an employee of the Town of Oakland, but an independent contractor operating inside the Town of Oakland and providing inspection services within the said Town. Additionally, the agent/agency shall possess the certifications of UDC HVAC, ELECTRICAL, PLUMBING, as well as erosion control. The Town of Oakland shall contract with one agent/agency to manage the UDC inspection program on behalf of the Town of Oakland and be the point of contact for all UDC building permits within the Town. Residents must first contact the Town's inspection services to arrange for initiation and coordination of their building permit and inspection process. Contact information regarding the Town's building inspection services may be obtained from the Town Clerk. All completed UDC application forms must ultimately be processed through the Town's inspection agent/agency.

SECTION 3 - BUILDING PERMIT REQUIREMENTS:

The construction of one and two family dwellings must obtain a permit. The addition and/or alteration to those dwellings require a permit. The construction of any buildings over 250 sq. ft. requires a permit.

SECTION 4 - OBTAINING A BUILDING PERMIT:

If a person builds within the scope of this ordinance as defined in 1.3, they shall first obtain a building permit from the building inspector before any type of construction

begins. Information regarding the Inspections agent/agency may be obtained from the Town Clerk.

SECTION 5 - BUILDING PERMIT FEES:

The Town of Oakland's building permit fees shall be set at the Town's policy manual. The appropriate fees shall be paid at the time of application.

SECTION 6 - PENALTIES FOR VIOLATIONS:

The enforcement of this section and all other laws and ordinances relating to building shall be by means of withholding of permits, imposition of forfeitures and injunctive action. All such actions shall be based upon non-compliance orders issued by the agent/agency. Failure to comply with this ordinance shall result in a penalty fee equal to two times the appropriate fee which would have been collected at the time of application. Failure to pay the penalty fee within (30) days of notification will result in the addition of the penalty fee to the tax parcel on which the improvements have been made. Failure to comply with this ordinance may, at the discretion of the Town Board, result in an order to modify the structure or an order to remove the structure from premises. In cases where compliance cannot be achieved and action of the courts is initiated, forfeitures shall be not less than \$25.00 nor more than \$1000.00 for each day of non-compliance plus court and enforcement costs. Forfeitures shall be assessed through action of the court.

The Town Clerk shall properly post or publish this ordinance as required under s. 60.80, Wis. stats.

Adopted this 14th day of May, 2013

Attest:

Robert Warner, Town Chairman

Laurie Dolsen, Town Clerk