

# CHAPTER 117

## BUILDING CONSTRUCTION

[HISTORY: Adopted by the Village Board of the Village of Dickeyville 1-21-1975 as Ch. VII of the 1975 Code. Amendments noted where applicable.]

### GENERAL REFERENCES

Sewers and water — See Ch. 227.  
Subdivision of land — See Ch. 245.  
Zoning — See Ch. 285.

#### § 117-1. Permits required.

- A. General permit requirement. No building, plumbing or electrical work shall be performed in the Village of Dickeyville unless a permit therefor is obtained as required in the provisions of this chapter.
- B. Payment of fees. All required fees shall be paid before any permits are issued. [Amended 6-14-1989]
- C. Time limits. Upon the issuance of a building permit, the applicant has six months to begin work and up to one year to complete the project. If the project is not started within six months or not completed within one year from the date of issuance, the permit shall expire and shall be deemed invalid. [Amended 3-8-1995]
- D. Revocation. If the Building Inspector shall find at any time that any ordinances, laws, orders, plans or specifications are not being complied with and that the holder of the permit refuses to conform or comply after a written warning or instruction has been issued to him by the Building Inspector, the Building Inspector shall revoke the building permit or any other permit issued under this chapter. Such revocation shall be by written notice posted at the site of the work, with a copy being mailed to the person to whom the permit was issued at the address shown on the application for such permit. When any such permit is revoked, it shall be unlawful to do any further work thereunder until the permit is reissued, excepting such work as the Building Inspector may order to be done as a condition precedent to the reissuance of the permit, or as he may require for the preservation of human life and safety or property. [Amended 11-11-1987]
- E. Report of violations. It shall be the duty of all police officers to report at once to the Building Inspector any building, electrical or plumbing work which is being carried on without a permit as required by this chapter.<sup>1</sup>
- F. Evidence of water and sewer connection required. No building permit shall be issued until satisfactory evidence is exhibited to the Building Inspector that the parcel of land on which a structure is to be erected abuts a public street in the Village of Dickeyville or unless an easement in writing to the Village of Dickeyville is executed for the purpose of allowing water and sewer mains to be installed which will service the parcel of land on which the structure is to be erected.

#### § 117-2. Building permits; construction standards; unsafe buildings.

- A. Building permits and inspection.

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1. Editor's Note: Original § 7.01(6), Records, which immediately followed this subsection, was deleted at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

- (1) Permit required. No building or any part thereof hereafter shall be erected within the Village of Dickeyville or ground broken for the same, except as hereinafter provided, until a permit therefor shall first have been obtained from the Building Inspector by the owner or his authorized agent. The term "building" as used in this section shall include any building or structure, and any enlargement, alteration, heating or ventilating installation, moving or demolishing, or anything affecting the fire hazards or safety of any building or structure.
- (2) Application. Application for a building permit for new construction shall be made in writing upon a form furnished by the Building Inspector and shall state the name and address of the owner of the land and also of the owner of the building, if different, and the legal description of the land upon which the building is to be located and shall contain such other information as the Building Inspector may require for effective enforcement of this section.<sup>2</sup>
- (3) Approval of plans. If the Building Inspector determines that the proposed building will comply in every respect with all ordinances of the Village and all applicable laws and orders of the State of Wisconsin, he shall officially approve and stamp one set of the plans and return it to the owner and may issue a building permit therefor 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 and orders, or which involves the safety of the building or occupants, except with the written consent of the Building Inspector.<sup>3</sup>
- (4) Minor repairs. The Building Inspector may authorize minor repairs or alterations valued at less than \$500 which do not change the occupancy, area, structural strength, fire protection, exits, light or ventilation of the building without issuing a building permit. [Amended 2-11-1981]
- (5) Fees. Building permit fees shall be as set by the Village Board.

[Amended 2-11-1981<sup>4</sup>]

B. Construction standards.

- (1) Chapter Comm 22, Wisconsin Administrative Code, Energy Conservation, of the One- and Two-Family Dwelling Code, as adopted and effective December 1, 1978, and Chapters Comm 20, 21, 23, 24, and 25, adopted and effective June 1, 1980, and all amendments thereto, are hereby adopted by reference.
- (2) The Building Inspector, as certified by the Department of Commerce, is hereby authorized and directed to administer and enforce the following provisions of the Wisconsin Uniform Dwelling Code:
  - (a) Completion of the Wisconsin Uniform Building Permit application form.<sup>5</sup>
  - (b) Review of required building plan.
  - (c) Issuance of the Wisconsin Uniform Building Permit.

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2. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II). Original § 7.02(1)(c), Plans, and (d), Waiver of Plans, which immediately followed this subsection, were deleted at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

3. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

4. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II). Original § 7.02(1)(h), Inspection of Work, which immediately followed this subsection, was deleted at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

5. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

- (d) Conducting all necessary inspections relating to the on-site construction of manufactured housing.
  - (3) Any existing ordinances pertaining to the construction of new dwellings that conflict with the Uniform Dwelling Code are hereby repealed. [Amended 9-8-1982]
  - (4) Dwellings. The term "dwelling" as used in this section includes every building occupied as a residence by not more than two families.
- C. New methods and materials. All materials, methods of construction and devices designed for use in buildings or structures covered by this chapter and not specifically mentioned in or permitted by this chapter shall not be so used until approved in writing by the Wisconsin Department of Commerce for use in buildings or structures covered by the Wisconsin State Building Code, except sanitary appliances, which shall be approved in accordance with the State Plumbing Code issued by the Department of Commerce. 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 Wisconsin Department of Commerce. The data, tests and other evidence necessary to prove the merits of such material, method of construction or device shall be determined by the Wisconsin Department of Commerce.<sup>6</sup>
- D. Unsafe buildings. Whenever the Building Inspector finds any building or part thereof within the Village to be in his judgment so old, dilapidated or so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation, occupancy or use, and so that it would be unreasonable to repair the same, he shall order the owner to raze and remove such building or part thereof or, if it can be made safe by repairs, to repair and make safe and sanitary or to raze and remove at the owner's option. Such order and proceedings shall be as provided in § 66.0413, Wis. Stats. [Amended 2-11-1981; 9-8-1982; 11-11-1987]

### **§ 117-3. Electrical work.**

All electrical work, including the placing of wires and other equipment, shall conform to the Wisconsin State Electrical Code, adopted by the Wisconsin Department of Commerce, and amendments and revisions adopted hereafter, which is hereby made by reference a part of this chapter.<sup>7</sup>

### **§ 117-4. Plumbing.**

All provisions of the Wisconsin Administrative Code dealing with the construction, reconstruction, installation and alteration of all plumbing, drainage and plumbing ventilation are hereby adopted by reference as though fully set forth herein.<sup>8</sup>

### **§ 117-5. Flammable liquids.** [Amended 11-11-1987]

Chapter Comm 10 of the Wisconsin Administrative Code is hereby adopted by reference as though fully set forth herein, and it shall be the duty of the Building Inspector to enforce the provisions thereof.

### **§ 117-6. Moving of buildings.**

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<sup>6</sup>. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

<sup>7</sup>. Editor's Note: Original § 7.03(2), Inspection of Work, which immediately followed this section, as amended 11-11-1987, was deleted at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

<sup>8</sup>. Editor's Note: See Chs. Comm 25 and 81 to 87, Wis. Adm. Code. Original § 7.04(2), Inspection of Work, which immediately followed this section, was deleted at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

- A. Permit required. No building or structure shall be moved into or within the Village of Dickeyville without first obtaining a permit therefor from the Director of Public Works, such permit to be issued only upon compliance with the provisions hereof and with other provisions of this Code, if any, relating thereto.
- B. Application for permit. Application for such permit shall be made to the Director of Public Works on a form provided by the Village which shall include the following: name and owner of the building to be moved; present location of the building; proposed location to which the building is to be moved; name and address of mover engaged; streets or other routes over which said building is to be moved; the date and time such moving will take place and the approximate length of time required therefor; and any other information, data, or maps reasonably required by it to make a determination on the issuance of such permit.
- C. Permit fee. No such permit shall be issued until the applicant has paid to the Village Clerk-Treasurer a fee therefor in the amount as set by the Village Board, and, in addition thereto, where police protection for control of traffic or other Village personnel will be required, either for public safety or for the protection of the property, to expend substantial additional time in connection with such move, then the fees herein set forth shall be increased to cover the cost to the Village thereof.<sup>9</sup>
- D. Requirements for permit.
  - (1) No permit shall be granted for the moving of any building or structure or portion thereof which is deteriorated or damaged to an extent greater than 50% of the assessed valuation of said building.
  - (2) No permit shall be granted for such moving of any building or structure where either the exterior architectural appeal or functional plan of such building to be moved, or to be moved and altered if such is the case, would be so at variance with the exterior architectural appeal or functional plan of buildings already constructed or in the immediate neighborhood, or shall be otherwise at variance with the character of said district to which it is being moved, so as to cause a substantial depreciation in the property of said neighborhood or district.
  - (3) No such permit shall be issued unless the proposed use and location of said structure when moved will comply with the applicable zoning ordinance, building code and all other applicable ordinances of the Village.
  - (4) Where the issuance of such permit is conditioned upon alterations or improvements to be made in or upon such structure after such moving is completed, the Director of Public Works may require a bond or other suitable guarantee that such alterations or improvements will be completed within a reasonable time thereafter. The term "reasonable time" herein means a period which is fair under the then-existing circumstances, taking into consideration the amount and kind of alterations, the time of year, the availability of personnel required to make the same, and other similarly pertinent factors.
  - (5) No such permit shall be issued unless all reasonable precautions are made so that such moving may be done with reasonable safety to other property and to persons, and the applicant shall have furnished to the Village a written memorandum of insurance showing that he has obtained public liability insurance coverage in the minimum amounts of \$100,000 for injury to any person, \$200,000 for total personal injury, and \$50,000 for property

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9. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

damage.

- E. Time limitation. Such permit shall be valid only for the date and hour and on the routes which have been approved and are set forth in said permit, and no variations therefrom shall be permitted unless such variation shall have been authorized by the Director of Public Works.
- F. Appeal. A person aggrieved by any decision of the Director of Public Works under this section shall have the right of appeal therefrom to the Board of Zoning Appeals of the Village of Dickeyville in the same manner and with the same force and effect as provided for other appeals to said Board. [Amended 11-11-1987]

**§ 117-7. Building identification numbers.** [Amended 6-14-1995]

Every principal structure on each lot in the Village shall have displayed thereon, in such a position that they can be readily seen from the adjoining public right-of-way, numbers not less than two inches in height showing the street number assigned to that property by the Village.

**§ 117-8. Violations and penalties.**

In addition to the revocation provisions herein, the penalty for violating any provision of this chapter shall be as provided in Chapter 1, § 1-4 of this Code. A separate offense shall be deemed committed on each day on which a violation of any provision of this chapter occurs or continues.