

TOWN OF GREENFIELD, LA CROSSE COUNTY, WISCONSIN

ADOPTION OF RESIDENTIAL AND COMMERCIAL BUILDING CODES

ORDINANCE NO. 23

The Town of Greenfield, La Crosse County, Wisconsin, do ordain as follows:

Section 1 - Permit Required

No owner or contractor may commence construction of any building or mechanical system prior to obtaining a valid permit from the Municipal Building Inspector.

- 1) The construction which shall require a building permit includes, but is not limited to:
 - a) New 1 & 2 family and commercial building including agricultural buildings, detached structures (decks), and detached accessory buildings.
 - b) Additions increase the physical dimensions of a building including decks.
 - c) Alterations to the building structure, cost shall include market labor value, or alterations to the building's heating, electrical, or plumbing systems.
 - d) Any electrical wiring for new construction or remodeling excluding new wiring for existing industrial and manufacturing facilities that do not require State mandated building plan review.
 - e) Any HVAC for new construction or remodeling.
 - f) Any plumbing for new construction or remodeling.
 - g) Any new or re-wired electrical service, including services for agricultural buildings.

Section 2 - Adoption of State Codes

- 1) The following Chapters of the Wisconsin Administrative Code, as well as all subsequent revisions, are adopted by the Municipality and shall be enforced by the Building Inspector.

Ch. SPS 302.31	Plan Review Fee Schedule
Ch. SPS 305	Credentials
Ch. SPS 316	Electrical Code
Chs. SPS 320-325	Uniform Dwelling Code
Ch. SPS 327	Campgrounds
Chs. SPS 361-366	Commercial Building Code
Chs. SPS 375-379	Buildings Constructed Prior to 1914
Chs. SPS 381-387	Uniform Plumbing Code

- 2) For the purposes of this Chapter, the provisions of the Wisconsin Uniform Dwelling Code are the standards of construction for the following:
 - a) **Additions.** Additions, alterations, and major equipment replacements for one- and two-family dwellings built prior to June 1, 1980, all one- and two-family dwellings, and all one- and two-family residential remodeling and additions.
 - b) **Detached Garages.** Detached garages greater than two hundred (200) square feet serving one- and two-family dwellings. SPS 322, Wis. Adm. Code shall not apply.
 - c) **Other Detached Accessory Buildings.** Concrete slabs, frost free footings, etc., are not required, but if they are installed, they shall follow SPS 321, Wis Adm. Code.

Section 3 - Certified Municipality Status

- 1) **Certified Municipality.** The Town of Greenfield has adopted the Certified Municipality Status as described in SPS 361.60 of the Wisconsin Administrative Code.
 - a) **Responsibilities.** The Village/Town/City shall assume the following responsibilities for the Department of Safety and Professional Services (Department):
 1. Provide inspection of commercial buildings with certified commercial building inspectors.
 2. Provide plan examination of commercial buildings with certified commercial building inspectors.
 - b) **Plan Examination.** Drawings, specifications, and calculations for all the types of buildings and structures, except state-owned buildings and structures, to be constructed within the limits of the municipality shall be submitted:
 1. A certified municipality may waive its jurisdiction for the plan review of a specific project or types of projects, or components thereof, in which case plans and specifications shall be submitted to the Department for review and approval.
 2. The Department may waive its jurisdiction for the plan review of a specific project, where agreed to by a certified municipality, in which case plans and specifications shall be submitted to the certified municipality for review and approval.
 - c) **Plan Submission Procedures.** All commercial buildings, structures, and alterations, including new buildings and additions less than 25,000 cubic feet, require plan submission as follows:
 1. Building permit application
 2. Application for review - SBD-118
 - a. Fees per Table SPS 302.31-2 and SPS 302.31
 - b. Fees apply to all commercial projects
 3. Four sets of plans
 - a. Signed and sealed per SPS 361.31
 - b. One set of specifications
 - c. Component and system plans
 - d. Calculations showing code compliance

Section 4 - Building-HVAC-Electrical-Plumbing Inspector

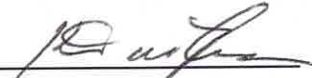
- 1) **Creation and Appointment.** There is hereby created the office of Building Inspector. The Building Inspector shall be appointed by the municipality. The Building Inspector shall be certified for inspection purposes by the Department in the required categories specific under SPS 305, Wisconsin Administrative Code.
- 2) **Assistants.** The Building Inspector may employ, assign, or appoint, as necessary, assistant inspectors. Any assistant hired to inspect buildings shall be certified as defined in SPS 305, Wisconsin Administrative Code by the Department.
- 3) **Duties.** The Building Inspector shall administer and enforce all provisions of this ordinance.

- 4) **Powers.** The Building Inspector or an authorized certified agent of the Building Inspector may, at all reasonable hours, enter upon any public or private premises for inspection purposes. The Building Inspector may require the production of the permit for any building, plumbing, electrical, or heat work. No person shall interfere with or refuse to permit access to any such premises to the Inspector or his/her agent while in the performance of his/her duties. In the event that the Inspector is refused access to any such premises, then the Inspector is authorized to apply for a special inspection warrant pursuant to Section 66.0119, Stats.


Section 5 - Violations and Penalties

- 1) **Prohibition.** No person, entity, or firm may construct, remodel, demolish, or repair any building in a manner which violates any provision or provisions of this ordinance.
- 2) Every person, firm, or entity which violates this code shall, upon conviction, forfeit not less than \$25.00 nor more than \$1,000.00 for each day of non-compliance, together with the costs of prosecution.
- 3) Violations discovered by the Building Inspector shall be corrected within 30 days, or more if allowed by the Inspector, after written notice is given. Violations involving life safety issues shall be corrected in a reasonable time frame established by the Building Inspector.
- 4) Compliance with the requirements of this ordinance is necessary to promote the safety, health, and well-being of the community and the owners, occupants, and frequenters of buildings. Therefore, violations of this ordinance shall constitute a public nuisance that may be enjoined in a civil action.

Adopted by the Town of Greenfield, La Crosse County, WI on this date


Chair

Town of Greenfield
6-12-23


Clerk
6/12/2023

