

## 8.01 BUILDING CODE

(1) BUILDING INSPECTOR. The Village Board shall appoint a building inspector who shall have power and the duty to enforce the provisions of this ordinance and of all other ordinances, laws and orders of the State of Wisconsin which relate to building construction and plumbing and electrical installations and for these purposes he shall have the right at all reasonable times to enter buildings and premises. With the consent of the Village Board he may appoint one or more Village employees or officials as deputy building inspectors, and may delegate to them the above mentioned powers and duties; but such appointment shall not carry with it any increase in salary or wages.

That upon presentation of credentials by the Building Inspector or a person providing credentials that he or she has been properly appointed by the Village Board as a Deputy Building Inspector or Assessor, that person shall have the right to request and enter at any reasonable time to examine the property of a property owner within the Village of Hilbert. If entry is refused, such representative shall obtain a special inspection warrant under Section 66.122, Wisconsin Statutes. On request, the owner, lessee or occupant of any property so served shall furnish to the Inspector any pertinent information regarding the property.

### (2) BUILDING PERMITS AND INSPECTIONS.

(a) Permit required. No building or any part thereof shall hereafter be erected or ground broken for the same, within the Village of Hilbert, except as hereinafter provided until a permit therefore shall first have been obtained by the owner, or his authorized agent, from the building inspector. The term building as used in this section shall include any buildings or structures, and any enlargement, alteration, heating or ventilating installation, moving or demolishing, or anything affecting the fire hazards or safety of any building or structure.

(b) Application. Application for a building permit shall be made in writing to the building inspector and shall state the name and address of the owner of the land, and also the owner of the building, the legal description of the land upon which the building is to be located, the name and address of the building contractor, and shall contain such other information as the building inspector may require, such as the value of the improvement and such other items as he deems necessary for which he was appointed.

(c) Plans. With such application there shall be submitted two complete sets of plans and specifications, including a plot plan showing the location of the proposed building with respect to adjoining streets, alleys, lot lines and buildings. Plans for buildings required to comply with the state building code shall bear a stamp of approval from the industrial commission. Such plans and specifications shall be submitted in duplicate; one set shall be returned after approval as hereinafter provided; the other set shall remain on file in the office of the Village Clerk. All plans and specifications shall be signed by the building contractor.

(d) Waiver of Plans. If the building inspector finds that the character of the work is sufficiently described in the application he may waive the filing of plans for alterations, repairs or moving.

(e) Approval of Plans. If the building inspector determines that the proposed buildings 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 shall issue a building permit therefore 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 involve the safety of the building or occupants, except with the written consent of the building inspector. In case adequate plans are presented for part of the building only, the building inspector may, at his discretion, issue a permit for a part of the building before receiving the plans and specifications of the entire building. A building permit shall be granted or denied in writing by the building inspector within 15 days after application. This permit shall expire within 6 (six) months unless substantial work has commenced, and within 12 (twelve) months if the structure for which the permit was issued is not substantially completed. When an occupancy permit is issued by the Building Inspector, the building permit for this structure shall expire. Any further construction on this structure will require a new application and permit.

(f) Inspection of Work. The building party who is building shall notify the building inspector when ready, and the building inspector shall inspect all buildings upon completion of the foundation forms, or before that foundation is laid, and again when for lath and plaster, or before the paneling is applied. After completion he shall make a final inspection of all new building and alterations.

(3) ELECTRICAL PERMITS AND INSPECTION.

(a) State Code Applies. All electrical work, including the placing of wires and other appliances and or equipment, shall conform to the Wisconsin State Electrical Code, adopted by the Industrial Commission of Wisconsin, and effective August 30<sup>th</sup>, 1944, and the amendments thereto, which is made by reference a part of this ordinance. A copy of such be kept on file in the office of the Village Clerk.

(b) Permit. No electrical wiring or other equipment shall be installed or altered without first securing a permit therefore from the Village Building Inspector, except that repairs or replacements of broken or defective sockets, switches or base receptacles may be made without a permit. The application for such permit shall be made on a form furnished by the Building Inspector and shall state clearly the work planned, alterations to be made, and equipment and material to be used, and all later deviations from such plan must be submitted to and approved by the Building Inspector.

(c) Inspection of Work. After roughing in the wiring of any building and before any such work is covered up, or upon completion of any outside wiring construction work, it shall be the duty of the person doing the work to notify the Building Inspector who shall at once inspect the same. Upon completion of such wiring the inspector shall be notified and shall inspect the finished work.

(4) PLUMBING PERMITS AND INSPECTION.

(a) State Code Applies. The construction, reconstruction, installation and alteration of all plumbing, drainage and plumbing ventilation shall conform to the Wisconsin State Plumbing Code which is hereby made by reference a part of this ordinance, and the amendments thereto adopted previous to the adoption of the ordinance by the Village of Hilbert.

(b) Permit. No plumbing or drainage of any kind shall be installed or altered, except that leakage or stoppage repairs may be made, without first

securing a permit therefore from the building inspector. The application for such permit shall be on a form furnished by the building inspector and shall state clearly the work planned, alterations to be made, and equipment and materials to be used. All later deviations from such plans must be submitted to and be approved by the building inspector.

(c) Licensed Plumber Required. All plumbing work shall be done by a plumber licensed by the State of Wisconsin, except that a property owner may make repairs or installations in a single family owned and occupied by him as his home, provided that a permit is issued and the work is done in compliance with the provisions of this ordinance.

(d) Inspection of Work. Upon completion of the plumbing work on any premises, the person doing such work shall notify the building inspector before such work is covered up, and the building inspector shall at once inspect the work. No person shall use or permit to be used any plumbing or drainage until it has been inspected and approved by the plumbing inspector.

(5) ISSUANCE OF PERMITS.

(a) Payment of Fees. All fees shall be paid to the Village treasurer. Upon presentation of the Village treasurer's receipt showing that the fees prescribed by this ordinance have been paid, the building inspector, upon entering upon the application the number of the receipt, shall issue to the owner, or his agent, a building, electrical or plumbing permit.

(b) Permit Lapses. A building, electrical or plumbing permit shall lapse and be void unless operations under the permit are commenced within six months from the date of issuances thereof.

(c) Revocation. If the building inspector shall find at any time that the above mentioned ordinances, laws, orders, plans and specifications are not being complied with, and that the holder of the permit refuses to conform after a written warning or instruction has been issued to him, he shall revoke the building, electrical or plumbing permit by written notice posted at the site of the work. When any such permit is revoked, it shall be unlawful to do any further work there under until the permit is reissued, excepting such work as the building inspector may order to be done as a condition prior to the re-issuance of the permit, or as he may require for the preservation of human life and safety.

(d) Report of Violations. It shall be the duty of the public works director to report at once to the building inspector, any building, electrical or plumbing work which is being carried on without a permit required by this ordinance.

(e) Records. The building inspector shall keep a record of all permits, fees, and inspections under this ordinance, and shall make an annual report thereon to the Village Board.

(6) UNSAFE BUILDINGS. Whenever the building inspector finds any building or part thereof within the Village to be in dangerous, unsafe, unsanitary 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 or remove at the owners option. Such order and proceedings shall be as provided in Section 66.05 (5) of the Wisconsin Statutes.

(7) CONSTRUCTION STANDARDS. The Wisconsin Administrative Code is hereby incorporated by reference for the purpose of prescribing regulations governing the construction of buildings. Also incorporated by reference is the Wisconsin Uniform Dwelling Code (Ordinance No. 8.05) and the Village of Hilbert Comprehensive Plan including the Code of Zoning (Ordinance No. 9.01). Any future amendments, revisions or modifications to the Administrative Code, Uniform Dwelling Code, Comprehensive Plan or Code of Zoning as incorporated herein are intended to be made part of this ordinance.

(8) FIRE DISTRICT. All of the Village of Hilbert included within the corporate limits of said Village shall be known as the fire district.

(9) FIRE PREVENTION CODE. The Wisconsin Administrative Code is hereby incorporated by reference for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion. Also incorporated by reference is the Wisconsin Uniform Dwelling Code (Ordinance No. 8.05) and the Village of Hilbert Comprehensive Plan including the Code of Zoning (Ordinance No. 9.01). Any future amendments, revisions, or modifications to the Administrative Code, Uniform Dwelling Code, Comprehensive Plan or Code of Zoning as incorporated herein are intended to be made a part of this ordinance.

(10) This ordinance shall not be construed as assuming any liability on the part of the Village for damages to anyone injured or for any property destroyed by any defect in any building or equipment, or in any plumbing or electric wiring or equipment.

(11) Penalty for violation of this ordinance shall be controlled by Ordinance No. 15.01.

(12) OUTDOOR WOOD BURNING FURNACES

(a) Description. Includes an accessory structure or appliance designed for a location ordinarily outside the principal structure and used to transfer or provide heat via liquid or other means, by burning wood or other solid fuels, for heating any principal or accessory structure on the premises. Does not include recreational fires, barbecues, fryers or chimneys.

(b) Prohibition. Outdoor wood burning furnaces are prohibited within the Village of Hilbert.