

TOWN OF SHEBOYGAN  
CHAPTER 8  
BUILDING CODES – Subsection 1  
(Wisconsin Uniform Dwelling Code)

- 8.1.1 Authority
- 8.1.2 Purpose
- 8.1.3 Scope
- 8.1.4 Adoption of Wisconsin Uniform Dwelling Code
- 8.1.5 Building Inspector
- 8.1.6 Building Permit Required
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- 8.1.9 Effective Date
- 8.1.10 Record Keeping

8.1.1 Authority. These regulations are adopted under the authority granted by Wis. Stat. § 101.65.

8.1.2 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 Uniform Dwelling Code.

8.1.3 Scope. The scope of this ordinance includes the construction and inspection of one- and two- family dwellings built since June 1, 1980.

(1) Notwithstanding Wis. Admin. Code § SPS 320.05 or any other exemptions of the Uniform Dwelling Code, the scope of this ordinance also includes the construction and inspection of alterations and additions to one- and two- family dwellings built before June 1, 1980. Because such projects are not under state jurisdiction, petitions for variance and final appeals under Wis. Admin. Code §§ SPS 320.19 and 320.21, respectively, shall be decided by the Town Board of Appeals. Petitions for variance shall be decided per Wis. Admin. Code § SPS 320.19 (Intro.) so that equivalency is maintained to the intent of the rule being petitioned.

(2) Notwithstanding Wis. Admin. Code § SPS 320.05 or any other exemptions of the Uniform Dwelling Code, the scope of this ordinance also includes the construction and inspection of detached garages serving one- and two- family dwellings. The building structure and any heating, electrical or plumbing systems shall comply with the requirements of the Uniform Dwelling Code, other than for smoke alarms, carbon monoxide alarms and frost protection of footings, which shall be determined by the code official. Petitions for variance and appeals shall be handled by this municipality.

8.1.4 Wisconsin Uniform Dwelling Code Adopted.

- (1) The Wisconsin Uniform Dwelling Code, Chs. SPS 320-325, of the Wisconsin Administrative Code, including all amendments thereto, is adopted and incorporated by reference and shall apply to all buildings within the scope of this ordinance.
- (2) The Electrical Code, Ch. SPS 316, of the Wisconsin Administrative Code, including all amendments thereto, is adopted and incorporated by reference in its entirety.

8.1.5 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 Professional Credential Processing, as specified by Wis. Stat. § 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. In the alternative the Town Board may contract with independent contractors to provide the inspection services required by this chapter. For purposes of this chapter the term “building inspector” shall mean any individual or independent contractors authorized by the Town Board to administer and/or enforce all building regulations of the Town of Sheboygan.

8.1.6 Building Permit Required. If a person alters a building in excess of \$1,000.00 value in any twelve month period, adds onto a building in excess of \$1,000.00 in any twelve month period, or builds or installs a new building, within the scope of this ordinance, they shall first obtain 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 if over the forgoing thresholds. Restoration or repair of an installation to its previous code-complaint condition as determined by the building inspector is exempted from permit requirements. Re-siding, re-roofing (a separate roof permit is required for each address in a condominium or multi-family building), finishing of interior surfaces and installation of countertops and cabinetry shall be included and require permits if over the foregoing thresholds. Roof coverings – whenever twenty-five percent (25%) or less of the roof covering of a building is replaced in any twelve (12) month period, shall not need a roof permit

8.1.7 Building Permit Fee. The building permit fees shall be determined by resolution of the Town Board and shall include the applicable fee per Wis. Admin. Code Ch. SPS 302 to be forwarded to the Wisconsin Department of Safety & Professional Services for a UDC permit seal that shall be assigned to any new dwelling.

8.1.8 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 \$25.00 nor more than \$1,000.00 for each day of noncompliance.

8.1.9 Effective Date. This ordinance shall be effective upon passage and publication as provided by law.

8.1.10 Record Keeping. The building inspector(s) shall keep a log of all inspections completed.

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TOWN OF SHEBOYGAN  
CHAPTER 8  
BUILDING CODES – Subsection 2  
(Wisconsin Commercial Building Codes)

- 8.2.1 Authority
- 8.2.2 Purpose
- 8.2.3 Adoption of Wisconsin Commercial Building Codes
- 8.2.4 Appointed Agent Responsibilities
- 8.2.5 Plan Review Process
- 8.2.6 Acceptance of DSPS Review
- 8.2.7 Optional Waiver of Plan Review Responsibility
- 8.2.8 Building Inspector
- 8.2.9 Building Permit Required
- 8.2.10 Building Permit Fees
- 8.2.11 Penalties
- 8.2.12 Effective Date

8.2.1 Authority. These regulations are adopted under the authority granted by Wis. Stat. § 101.12.

8.2.2 Purpose. The purpose of this ordinance is to promote the general health, safety and welfare by enforcing the adopted codes.

8.2.3 Adoption of Wisconsin Commercial Building Codes. The following Wisconsin Administrative Codes, their referenced codes and standards, and subsequent revisions are adopted in entirety for municipal enforcement by the building inspector and/or plans examiner, who shall be commercially certified by the WI Division of Industry Services.

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| Ch. SPS 302      | Plan review fee schedules                |
| Ch. SPS 316      | Electrical                               |
| Chs. SPS 360-366 | Wisconsin Commercial Building Code       |
| Chs. SPS 375-379 | Buildings Constructed Prior to 1914 Code |
| Chs. SPS 381-387 | Wisconsin Plumbing Code                  |

8.2.4 Appointed Agent Responsibilities. The Division of Industry Services has granted the municipality the authority to conduct Commercial Building, HVAC, Fire Alarm System, Fire Suppression System, and Plumbing plan reviews and inspections for buildings of any size.

8.2.5 Plan Review Process.

(1) Building, HVAC, Fire Alarm, and Fire Suppression System plans shall be submitted and reviewed in accordance with the procedures detailed in Wis. Admin. Code Ch. SPS 361. Applicants for plan review shall submit the following directly to the Town of Sheboygan.

(a) Application form SBD-118;

- (b) Plan review fee per table SPS 302.31-2. Payment shall be made to the Town of Sheboygan; and
    - (c) Digital or hardcopy plans in accordance with Wis. Admin. Code Ch. SPS 361.
  - (2) Plumbing plans shall be submitted and reviewed in accordance with the procedures detailed in Wis. Admin. Code Ch. SPS 382. Applicants for plan review shall submit the following directly to the Town of Sheboygan.
    - (a) Application form SBD-6154;
    - (b) Plan review fee per SPS 302.64. Payment shall be made to the Town of Sheboygan; and
    - (c) Digital or hardcopy plans in accordance with Wis. Admin. Code SPS Table 382.20-2.
- 8.2.6 Acceptance of DSPS Review. The Town will continue to accept any plan reviews conducted by the Division of Industry Services if applicants are unaware of the municipality's ability to conduct such plan reviews or choose to send their projects to the Division of Industry Services for review.
- 8.2.7 Optional Waiver of Plan Review Responsibility. The Town may choose for any reason to waive their plan review responsibilities and require a building or building component be reviewed by the Division of Industry Services.
- 8.2.8 Building Inspector. The building inspector or any independent contractors that are authorized by the Town Board to enforce the adopted codes and responsibilities shall be properly certified by the Division of Industry Services.
- 8.2.9 Building Permit Required. No person shall build or cause to be built any new public building or alter a public building without first submitting plans and specifications to the building inspector and obtaining a building permit for such building.
- 8.2.10 Building Permit Fee. Building permit fees shall be determined by resolution of the Town Board.
- 8.2.11 Penalties. Enforcement of this section shall be by means of withholding of building permits, imposition of forfeitures and injunctive action. Forfeitures shall be not less than \$25.00 nor more than \$1,000.00 for each day of noncompliance.
- 8.2.12 Effective Date. This ordinance shall be effective upon passage and publication as provided by law.