

CHAPTER 14 BUILDING REGULATIONS

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Sec 14.01 Authority

These regulations are adopted under the authority granted by Wis. Stat, § 101.65, the Commercial Building Code and the Wisconsin State Electrical Code.

(Ord. No. 2020-1392(1), § 1(14.01), 11-17-2020)

HISTORY

Adopted by Ord. [2023-01](#) on 1/3/2023

Sec 14.02 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, the Commercial Building Code and the State Electrical Code.

(Ord. No. 2020-1392(1), § 1(14.02), 11-17-2020)

HISTORY

Adopted by Ord. [2023-01](#) on 1/3/2023

Sec 14.03 Scope

- (a) The scope of this ordinance includes the construction and inspection of one- and two-family dwellings built since June 1, 1980. For those one- and two-family dwellings built prior to June 1, 1980, petitions for variance and final appeals under Wis. Admin. Code secs. SPS 320.19 and 320.21, respectively, shall be decided by the City's Board of Zoning Appeals. Petitions for variance shall be decided using the criteria set forth in Wis. Admin. Code § SPS 320.19.
- (b) The scope also includes the inspection of commercial buildings and the administration of all the requirements of the State Electrical Code.

(Ord. No. 2020-1392(1), § 1(14.03), 11-17-2020)

HISTORY

Adopted by Ord. [2023-01](#) on 1/3/2023

Sec 14.04 Wisconsin Uniform Dwelling Code Adopted

The Wisconsin Uniform Dwelling Code, Chs. 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.

(Ord. No. 2020-1392(1), § 1(14.04), 11-17-2020)

HISTORY

Adopted by Ord. [2023-01](#) on 1/3/2023

Sec 14.05 State Commercial Building And Electrical Codes Adopted

The Wisconsin Commercial Building Code Chs. SPS 360--366 of the Wisconsin Administrative Code, and all amendments thereto, is adopted and incorporated by reference and shall apply to all commercial buildings within the scope of this ordinance. In addition, the Wisconsin Electrical Code, Ch. SPS 316 of the Wisconsin Administrative Code and all amendments thereto, is adopted and incorporated by reference and shall apply to all buildings.

(Ord. No. 2020-1392(1), § 1(14.05), 11-17-2020)

HISTORY

Adopted by Ord. [2023-01](#) on 1/3/2023

Sec 14.055 Camping Units

Ch. SPS 327 of the Wisconsin Administrative Code, and all amendments thereto, is adopted and incorporated by reference and shall apply to all camping units within the scope of this ordinance.

(Ord. No. 2021-1396, § I, 4-7-2021)

HISTORY

Adopted by Ord. [2023-01](#) on 1/3/2023

Sec 14.06 Building Inspector

There is hereby created the position of Building Inspector, who shall administer and enforce this ordinance and shall be certified by the Department of Safety and Professional Services, as specified by Wis. Stat. § 101.66(2), in the category of Uniform Dwelling Code Construction Inspector. Additionally, the Building Inspector or other assistant inspectors shall possess the certification categories of UDC HVAC, UDC Electrical, and UDC Plumbing.

(Ord. No. 2020-1392(1), § 1(14.06), 11-17-2020)

HISTORY

Adopted by Ord. [2023-01](#) on 1/3/2023

Sec 14.07 Building Permit Required

- (a) *Dwellings.* If a person alters a building, adds to, or builds or constructs 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 or substantial modifications shall require permits. Restoration or repair of an installation to its previous code-compliant condition as determined by the building inspector is exempt from permit requirements. Exceptions: No permit is required for the replacement of existing roofs, furnaces, electrical or plumbing fixtures, sidewalks or retaining walls except electrical permits shall be required and exempt in accordance with Wis. Admin. Code § SPS 316.012(1).
- (b) *Commercial Buildings.* Permits for commercial buildings shall be as regulated by State Commercial Building Code with a city of Dodgeville Zoning Permit required in addition to any State permits. The City permit shall not be issued until the applicant has obtained the State building permit.

(c) *Camping Units*. Permits for camping units shall be as regulated by Ch. SPS 327 of the Wisconsin Administrative Code with a city of Dodgeville Zoning Permit required in addition to any State permits. The City permit shall not be issued until the applicant has obtained the State building permit.

(d) *Lapse of Permit*. A building permit shall lapse and be void unless operations under the permit are commenced within 6 months and completed within one year from date of issuance thereof except that, pursuant to the Uniform Dwelling Code, the permit for new dwellings shall expire 24 months after issuance if the dwelling exterior has not been completed.

(Ord. No. 2020-1392(1), § 1(14.07), 11-17-2020; Ord. No. 2021-1396, § II, 4-7-2021)

HISTORY
Adopted by Ord. [2023-01](#) on 1/3/2023

Sec 14.08 Building Permit Fee

(a) Building permit fees shall be determined by resolution and adjusted from time to time. Any new dwelling shall include the cost of a State seal (currently \$33.00) to be forwarded to the Wisconsin Department of Safety and Professional Services for a UDC permit seal that shall be assigned to the new dwelling.

(b) *Double Fees*. In the event that construction of the building or improvement, including excavation or construction of forms for cement work, is commenced before a building permit has been issued, the fee for such permit shall be double the fee that would otherwise be due.

(Ord. No. 2020-1392(1), § 1(14.08), 11-17-2020)

HISTORY
Adopted by Ord. [2023-01](#) on 1/3/2023

Sec 14.09 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.

(Ord. No. 2020-1392(1), § 1(14.09), 11-17-2020)

HISTORY
Adopted by Ord. [2023-01](#) on 1/3/2023

Sec 14.10 Recordkeeping

The building inspector(s) shall keep a log of all inspections completed. (Ord. No. 2020-1392(1), § 1(14.10), 11-17-2020)

HISTORY
Adopted by Ord. [2023-01](#) on 1/3/2023

Sec 14.11 Plan Review Requirements

With an application for a permit, there shall be submitted two complete sets of plans and specifications, including a plot plan showing:

- The location and dimensions of all buildings and improvements on the lot, both existing and proposed

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- Dimensions of the lot and all building setbacks
 - Proposed grade of the structure (to City datum), grade of the lot and abutting street
 - Grade and setback of adjacent buildings (if adjacent lot is vacant, submit elevation of nearest buildings on the same side of the street)
 - Type of monuments at each corner of the lot
 - Any watercourses, existing drainage ditches, easements, or other property restrictions
 - Seal and signature of the surveyor or a certificate signed by the applicant
 - A construction site erosion control plan detailing proposed information and procedures for managing soil erosion, surface water runoff, and sediment disposition
- Plans, specifications, and plot plans shall be drawn to a minimum scale of 1/4 inch = 1 foot (fireplace details to 3/4 inch = 1 foot). One approved set shall be returned to the applicant; the second shall be filed with the City Building Inspector.

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Plans for buildings subject to the Wisconsin Commercial Building Code shall bear the approval stamp of either the Wisconsin Department of Safety and Professional Services (DSPS) or the City's Delegated Agent plan review consultant (for commercial buildings only). After electronic approval, one hard copy of the approved and stamped plan shall be submitted to the City for permanent records prior to permit issuance.

All plans and specifications shall be signed by the designer. Plans for all new one- and two-family dwellings shall comply with § SPS 320.09(4), Wis. Adm. Code.

A plan review fee shall be required for all plan submissions, commercial as well as one- and two- family dwellings, under this section. All plan review fees shall be paid in accordance with the City's adopted fee schedule.

(1) Commercial Plan Review Responsibilities

The City has adopted Delegated Agent Municipality status under SPS 361.60 and SPS 382 of the Wisconsin Administrative Code, exclusively for commercial plan review purposes. The review and approval of one- and two-family dwellings (UDC) remains solely with the City's Inspector.

a) Responsibilities

As part of this delegation, the City shall assume the following responsibilities on behalf of the Department of Safety and Professional Services (DSPS):

1. Provide inspection of commercial buildings using certified commercial building inspectors.
2. Provide plan examination of commercial buildings using certified commercial building inspectors, performed by the City's designated plan review consultant.

b) Plan Examination Scope

Drawings, specifications, and calculations for all commercial buildings and structures, regardless of size, located within the City limits shall be submitted for plan review if the project involves any of the following:

1. Construction of a new building or structure.
2. An addition to a building, structure, or building system such as a fire alarm, sprinkler, plumbing, or HVAC system.
3. An alteration to an existing building or building system, including the replacement of equipment or fixtures within those systems.

4. **OPTIONAL PLUMBING REDUCED THRESHOLD** - All plumbing projects involving ten (10) or more fixtures, regardless of total building size or use.

5. A certified or delegated municipality may waive its jurisdiction for the plan review of a specific project, type of project, or components thereof. In such cases, plans and specifications shall be submitted to the Department of Safety and Professional Services (DSPS) for review and approval.

6. The Department may waive its jurisdiction for the plan review of a specific project, where agreed to by the City, in which case plans and specifications shall be submitted to the City for review and approval.

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Commented [DM1]: This is an optional plumbing threshold that many communities are utilizing. Currently DSPS sets this at 16 except in some instances its at 1 fixture. However, this was due to the fact that they couldn't keep up with operational demand. If you do not want to do this threshold, you can set the count to 16 to align with DSPS.

7. Any other project required by SPS 361.30 or SPS 382 to undergo plan review.

c) Plan Submission Procedures

For all applicable commercial buildings, structures, additions, and alterations, applicants shall submit:

1. A City building permit application

2. An application for plan review using the appropriate State of Wisconsin form (or municipal equivalent), based on the trade being reviewed

o Fees per the City's adopted municipal fee schedule

o Fees apply to all commercial projects

3. One complete electronic set of signed and sealed plans in compliance with SPS 361.31 or SPS 382, including:

o One set of specifications

o Component and system plans

o Calculations showing code compliance

o Any other trade-specific and/or project-specific application forms, supplemental information, reports, or other supporting documentation (i.e. Soil report, Energy Conservation Compliance, Water Calculations, Grade Plane Work Sheets, etc.)

4. One hard copy of the approved and stamped plans must be submitted to the City, bearing the official approval stamp of either the Department of Safety and Professional Services (DSPS) or the City's delegated plan review consultant, prior to permit issuance.

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Sec 14.12 Waiver of Plans

If, in the judgment of the Building Inspector, the scope and character of the proposed work are adequately described in the building permit application, and a plan review is not typically required under SPS 361 or SPS 382 for such work, the Building Inspector may waive the requirement to file construction plans. This waiver may apply to alterations, repairs, or relocations, provided that:

1. The total cost of the work does not exceed \$2,000.00; and

2. The work does not, in the opinion of the Building Inspector, affect any critical life safety system.

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