

14.01 BUILDING PERMITS

(1) No building, structure or any part thereof being used or to be used for residential, commercial or industrial purposes or being used for farm purposes (parcels of five (5) acres or more) shall hereafter be built, enlarged, altered, repaired or moved into or within the Town, unless a permit shall be first obtained by the owner or his or her agent from the Building Inspector, Town Clerk or whoever else is designated in the manner provided in this chapter.

(2) Application for a building permit shall be made in writing upon forms furnished for such purpose. Such application shall be accompanied by two (2) copies of plans or workable drawings and a lot plan showing location of buildings and other pertinent information.

(3) If the Building Inspector finds that the proposed building will comply in every respect with this chapter and with all other ordinances of the Town and all laws and lawful orders, rules and regulations of the State and a zoning permit has been issued by the Kenosha County Planning and Zoning Office if required, he or she shall be issued a building permit, which shall be kept at the site of the proposed building.

(4) With every permit issued, the Building Inspector shall issue to the applicant a weatherproof card, properly filled out. Such applicant shall place such card in a conspicuous place on the premises where the building is to be erected.

(5) A building permit shall have lapsed and become void unless building operations are commenced within six (6) months from the date of issue and the building permit shall be invalid after two (2) years if building is not completed.

(6) The Building Inspector may revoke the building permit by written notice at any time he or she finds that the above laws, orders, plans and specifications are not being complied with.

(7) This chapter shall not be construed to require a permit for any repairs or minor alterations to any building fully completed, provided that such repairs or minor alterations do not exceed the sum of one thousand (\$1,000.00) dollars and do not change the occupancy, area, structural strength, fire protection exits, lights or ventilation of a building, including new roof, subject to the condition that no person shall perform by himself or by others, directly or indirectly, any electrical wiring, installation of electrical

equipment, any electrical alterations or repairs, the installation of heating plant apparatus or attachments or the installation of plumbing, sewage disposal system or apparatus without first obtaining a permit therefore. Upon completion, the Building Inspector shall inspect and shall certify as to such work.

(8) **Fees**

(Recreated 12/94)

Before receiving a building permit, the owner or his or her agent shall pay to the Building Inspector or authorized representative the fee required. For each new construction or addition the following fee schedule shall be imposed unless exempt by this Chapter:

(a) Residential - 1 & 2 Family

1. New dwelling - .015 per sq. foot all areas for plan review
 - .07 per sq. foot all areas for inspection fees.
 - \$75.00 - for Erosion Control
3. Remodel
 - \$5.00 per \$1000 of Valuation
 - \$40.00 minimum
4. Accessory Building
 - a. Up to 150 sq. feet - \$30.00
 - b. 150 sq. feet to 600 sq. feet - \$40.00
 - c. Over 600 sq. feet
 - .015 per sq. foot all areas for plan review.
 - .07 per sq. foot all areas for inspection fees.
5. Occupancy Permit - included in above fee
6. Other - \$25.00 minimum

(b) Commercial - Industrial

1. New Building - .015 per sq foot all areas for plan review
 - .07 per sq foot all areas for inspection fees

Erosion Control - \$175.00 for the first
acre then \$75.00 per
each additional acre
or portion thereof

2. Additions - \$75.00 minimum for first 600
Sq. foot in excess of the
First 600 sq. feet
 - .015 per sq. foot all
Areas for plan review
 - .07 per sq. foot all
Areas for inspection
fees

Erosion Control - \$175.00 for the first
acre then \$75.00 per
each additional acre
or portion thereof

3. Remodel - \$5.00 per \$1,000.00 of
Valuation
 - \$75.00 minimum

4. Occupancy & Change of Use Permit -
\$25.00

5. Other - \$25.00 minimum

(c) Agricultural Buildings (unheated)

1. New buildings - .01 per sq. foot all
areas for plan review
 - .03 per sq. foot all
areas for inspection
fees

2. Remodel - \$5.00 per \$1000 of valuation
- \$40.00 minimum

3. Other - \$25.00

(d) Plumbing

1. New Building
 - a. Base Fee - \$35.00
 - b. Square Footage Fee - \$.03 per
Sq. .foot for all areas *

*Square footage fee does not
include laterals. Refer to fees

in Section 14.01(8)(d)2.

2. Replacement, Modifications and Misc. Items
 - a. Automatic Washer - \$5.00 ea.
 - b. Sinks - \$5.00 ea.
 - c. Dishwasher - \$5.00 ea.
 - d. Garbage Grinders - \$5.00 ea.
 - e. Water Closets - \$5.00 ea.
 - f. Showers - \$5.00 ea.
 - g. Lavatory - \$5.00 ea.
 - h. Laundry Tray - \$5.00 ea.
 - i. Urinals - \$5.00 ea.
 - j. Bath Tubs - \$5.00 ea.
 - k. Hot Tub, Spa, Whirlpool - \$10.00 ea.
 - l. High Pressure Boiler - \$25.00 ea.
 - m. Drinking Fountain - \$5.00 ea.
 - n. Floor Drain - \$5.00 ea.
 - o. Sight Drain - \$5.00 ea.
 - p. Sillcocks - \$2.00 ea.
 - q. Water Heaters - \$5.00 ea.
 - r. Wash Fountains - \$5.00 ea.
 - s. Sump Pump - \$5.00 ea.
 - t. Ejectors or Pump - \$5.00 ea.
 - u. Water Softener - \$5.00 ea.
 - v. Storm Sewer Conductor - \$5.00 ea.
 - w. Backflow Prevention Device - \$5.00 ea.

- x. Sanitary Building Drain
 - First 75 feet - \$10.00
 - Over 75 feet - \$.35 per foot
- y. Storm. Building Drain
 - First 75 feet - \$10.00
 - Over 75 feet - \$.35 per foot
- z. Manholes - \$10.00 ea.
- aa. Catch Basin - \$5.00 ea.
- ab. Water Service
 - First 100 foot Lateral - \$25.00
 - Over 100 foot Lateral - \$.35 per foot
- ac. Sanitary Building Sewer
 - First 100 foot Lateral - \$25.00
 - Over 100 foot Lateral - \$.35 per foot
- ad. Storm Building Sewer
 - First 100 foot Lateral - \$25.00
 - Over 100 foot Lateral - \$.35 per foot
- ae. Extension of house drain where fixtures already installed- \$25.00 min.
- af. Failure to call for Inspection - \$25.00 ea.
- ag. Re-inspection - \$25.00 ea.
- ah. Road Cut Repair (when req.) - \$250.00 ea
- ai. Other fixtures not listed above - \$5.00 ea.
- aj. Minimum Permit Fee (Plumbing) -

\$25.00

- (e) HVAC
 - 1. New Building
 - a. Base Fee - \$35.00
 - b. Square Footage Fee - \$.02 Sq. foot for all areas
 - 2. Replacement and Modifications of HVAC Equipment and Misc. Items
 - a. Gas, Oil, Electric and Coal Furnaces and Boilers
 - One and two family - First 150,000 BTU - \$15.00 Commercial - First 150,000 BTU - \$25.00 All over 150,000 BTU - \$3.00 per each 50,000 BTU
 - b. Air Conditioning
 - One and two family - \$15.00 Commercial - \$25.00 All over 36,000 BTU - \$3.00 per each 12,000 BTU
 - c. Fireplace and wood burning stove \$15.00
 - d. Electric Baseboard, wall units and cabinet units \$1.25 per KW
 - e. Duct work alterations - \$20.00
 - f. All Oil - gas or fuel tanks (Installation and Removal per Wis. Admin. Code Ch ILHR-10)
 - First 1000 gallons - \$110.00
 - g. Minimum inspection fees - \$25.00
 - h. Re-Inspection Fee - \$25.00
 - i. Failure to call for Inspection - \$25.00

- f. New Building
 - 1. New Building
 - a. Base Fee - \$35.00
 - b. Square Footage Fee - \$.03 per Sq. Foot for all areas
 - 2. Replacement, Modifications and Misc. Items
 - a. Light, switch, and convenience outlets - \$.40 ea.
 - b. Power receptacles over 150 volts, first 30 amps - \$5.00 ea. over 30 amps - \$6.00 ea.
 - c. Lighting fixtures - incandescent - standard base - \$.40 ea.
 - d. Tubular lamps, such. as florescent, cold cathode, lumiline and mercury vapor, per tube \$.25 ea.
 - e. Arc lights, search lights, floodlights, mercury lights pole base and poles - \$3.00 ea.
 - f. Temporary services and temporary wiring installations - \$25.00 ea.
 - g. Service switches, each or alterations thereto

First 200 amperes \$25.00
Each additional 100 amps or fraction thereof - \$10.00
 - h. Ranges, oven, clothes dryers, dishwashers, disposals, water heaters - \$5.00 ea.
 - i. Refrigerating Units up to 5 HP plus \$1.00 per HP over HP - \$5.00 min.
 - j. Residential gas burner, oil burner, electrical furnaces - \$5.00 ea.

- k. Air Conditioner up to 5 ton -
\$5.00 ea. additional \$1.00 per
ton over 5 ton
- l. Combination heating and air
conditioning unit Up to 5 ton -
\$10.00 ea. Over 5 ton - \$20.00
ea.
- m. Feeders, sub-feeders and raceway

per 100 ampere capacity, or
fraction thereof - \$5.00 per 100
amps
- n. Each motor, per HP or fraction -
\$.50 per HP \$1.00 minimum ea.
- o. Dispensers - gasoline, fuel oil,
permanent vending machines, and
well pumps - \$6.00 ea.
- p. Each generator, transformer,
reactor, rectifier, capacitor,
welder, converter and electric
furnace - \$.50 Per KW
- q. Electric unit heating device
(including remote Thermostat) -
\$2.00 ea.
- r. Dimmer and rheostats - \$2.-00 ea.
- s. Swimming pools - (Electrical
wiring and grounding) \$25.00 ea.
- t. Sign - florescent, neon or
incandescent - \$15.00 ea.
- u. Strip lighting, plug-in strip,
trolley duct, trolley wire,
gutter - \$.50 per foot.
- v. Audible or visual electric signal
or communication devices - \$1.00
ea.
- w. Fans - Bath - Paddle and
miscellaneous under 1 HP - \$1.00
ea.

- x. Hydro Massage and Hot Tubs \$10.00 ea.
 - y. Photo cell, clocks, smoke detectors - \$1.00 ea.
 - z. Fire Alarm System - \$15.00 ea.
 - aa. Exit Lighting System - \$15.00 ea.
 - ab. Approved assembly's not included above and others - \$25.00 ea.
 - ac. Minimum Permit Fee - - \$25.00
 - ad. Failure to call for inspection - \$25.00 ea.
 - ae. Re-inspection fee - \$25.00 ea.
- (g) Pools - \$40.00 each.
- (h) Special Inspections - Hourly Rate with Minimum of one hour
- (i) Permit to start construction of footings & foundation
- Residential - \$50.00 each
Commercial - Industrial - \$75.00 each
- (j) Razing Fee
- 1. \$25.00 for the first 2000 sq. ft. of floor area with no utilities and \$10.00 per 1000 sq. ft. of floor area thereafter
 - 2. \$50.00 for the first 2000 sq. ft. of floor area with utilities and \$25.00 per 1000 sq. ft. of floor area thereafter
- (k) Moving buildings across, along or over public highways - \$30.00 plus \$1.50 per 1000 cubic foot.
- (l) Flammable Liquid Tank Systems or Combustible Liquid Tank Systems or Components of Tank System
- 1. Plan Examination

- 1st tank system or component \$35.00
2nd through 10th system/component \$10.00
ea (Maximum charge \$150.00 for 11 or
more)
2. Site Inspection - 50.00 for each tank system component (\$100.00 minimum fee; \$1700.00 maximum fee)
 3. Relining (includes inspection fee) \$65.00 per submission
 4. Self-Service, Key-Card-Code Conversion \$78.00 per submission
 5. Miscellaneous Plan Review and Inspection
Addition of Spill or Overfill Protection Only - \$22.00
Addition of Leak Detection - \$22.00
Addition of Corrosion Protection - \$22.00
Lining - \$22.00
 6. Conversion of Full-Service Station to Self-Service or Conversion to Key-Card-Code -\$22.00
 7. Site Inspection for Plan Reviews in This Section - \$43.00
 8. Revision of Previously-Approved Plan
 9. Groundwater fee (Sec. 101.14(5), (1991-1992) Wis. Stats) \$100.00*

* Not required for spill, overfill, leak detection, corrosion protection reviews or plan revisions.

(9) The Building Inspector shall inspect all buildings. at such times as will assure compliance with this chapter and effect the enforcement of the terms hereof. If no violation of this chapter or any other law or lawful order is found, the Building Inspector shall issue a certificate of occupancy, stating the purpose for which the building is to be used. No building or part thereof shall be occupied until the certificate has been issued, nor shall any building be occupied in any manner which conflicts with the conditions set forth in the certificate of occupancy.

(10) Any person may appeal from any refusal, order or ruling of the Building Inspector to the Town Board by filing with the Town Clerk a written notice of appeal within 10 days

from the date of such refusal; order or ruling. The notice of appeal shall set forth the alleged grievance of the person. Thereupon, a hearing in respect to the matter before the Town Board will be held within 10 days of the filing of the notice of appeal or on a date designated by the Town Board.

14.02 STRUCTURAL SPECIFICATIONS

All buildings for which a building permit is required under section 1 of this Chapter, shall conform with all provisions of this Chapter and the following structural specifications:

(1) **Area**

(a) No building erected in the Town of Randall and used as a single family dwelling unit shall have a ground floor area of less than nine hundred and sixty (960) square feet, exclusive of porches. Multiple family dwelling units, where allowed by law, shall have a ground floor area of not less than eight hundred (800) square feet per individual dwelling unit.

(b) The maximum size for a garage (attached or 'unattached) for a single family dwelling shall be one thousand (1000) square feet.

14.03 TOWN BUILDING INSPECTOR

The Town Building Inspector shall be appointed by the Town Board for a term of one year or until his or her successor shall be appointed and qualified. The Town Board may from time to time and for such length of time as it deems advisable employ one or more Deputy Building Inspectors and such other assistants for the Building Inspector as it may deem necessary and the Town Board may at any time remove from office the Building Inspector. During the absence or inability of the Building Inspector to act, the Town Board may appoint any deputy or assistant as Acting Building Inspector. The Town Board may require any or all Inspectors and assistants to furnish such bonds and in such amounts .for the faithful performance of their duties as it deems advisable. The compensation of the Building Inspector, Deputy Building Inspectors and Assistants shall be established by the Town Board. Also see 14.04(2)(b)3. of this chapter.

14.04 BUILDING CODES ADOPTED

(1) **Wisconsin Administrative Code**

(a) The Wisconsin Administrative Code is hereby adopted and made a part of this chapter by reference as if fully set forth herein.

(b) All amendments, changes and interpretations of the Wisconsin Administrative Code shall hereby be adopted as of their effective date of issuance or publication.

(2) **Uniform Dwelling Code**

(a) Application of provisions

1. Title

This subsection shall be known as the "One and Two Family Dwelling Code of the Town of Randall."

2. Purpose

The purpose and intent of this subsection is to:

a. Exercise jurisdiction over the construction and inspection of new one and two family dwellings and additions and alterations to existing one and two family dwellings.

b. Provide plan review and on-site inspections of one and two family dwellings by inspectors certified by the Department of Industry, Labor and Human Relations.

c. Establish and collect fees to defray administrative and enforcement costs.

d. Establish remedies and penalties for violations.

e. Establish use of the Wisconsin uniform building permit as prescribed by the Department of Industry, Labor and Human Relations.

(b) Definitions

1. Addition

New construction performed on a dwelling which increases the outside dimensions of the dwelling.

2. Alteration

A substantial change or modification other than an addition or minor repair to a dwelling or to systems involved within a dwelling.

3. Certified Inspector

The person the Town contracts with who is certified by the Department in each category specified under the Wisconsin Administrative Code for the purpose of administering and enforcing the provisions of the Uniform Dwelling Code.

4. Department

The Department of Industry, Labor and Human Relations.

5. Dwelling

a. Any building, the initial construction of which is commenced on or after the effective date of this section, which contains one or two dwelling units; or

b. An existing structure or that part of an existing structure, which is used or intended to be used as a one or two family dwelling.

6. Minor Repair

Repair performed for maintenance or replacement purposes on any existing one or two family dwelling which does not affect room arrangement, light and ventilation, access to or efficiency of any exit stairways or exits; fire protection or exterior aesthetic appearance and-which does not increase a given occupancy and use. No building permit is

required for work to be performed which is a deemed minor repair.

7. Person

An individual, partnership, firm or corporation.

8. Town Building Inspector

See Sec. 14.03 of this chapter.

9. Uniform Dwelling Code

Chapters ILHR 20 - 25 of the Wisconsin Administrative Code (to be cited as Wis. Admin. Code Chs. ILHR 20-25).

(c) Method of Enforcement

For the purposes of administering and enforcing the provisions of this subsection and the Uniform Dwelling Code, the Town shall contract with a certified individual inspector or an independent inspection agency.

(d) Enforcement Contract

1. Contract

The Town shall contract with an individual who is certified by the Department in each category specified under the Wisconsin Administrative Code for the purpose of administering and enforcing the provisions of this subsection and the Uniform Dwelling code. The Town Building Inspector shall forward all building permit applications and submitted plans to the certified inspector with whom the Town has contracted.

2. Powers

Any certified employee or officer who has been designated by the municipality with which the Town has contracted to perform the inspections required under this subsection may at all reasonable hours enter upon any public or private premises within the Town of Randall for inspection purposes and may require the production of the permit for any building, plumbing, electrical or heating work. No person

shall interfere with or refuse to permit access to any such premises to a certified inspector while in the performance of his or her duties.

3. Records

Those employees and officers who have been designated to enforce the provisions of this subsection by the municipality with which the Town has contracted shall perform all the administrative tasks required by the Department. The Town Building Inspector shall keep, based on information supplied by the certified inspector, a record of all applications for building permits in a book for such purpose and shall regularly number each permit in the order of its issue. Also, a record showing the number, description and size of all buildings erected indicating the kind of materials used and the cost of each building and aggregate cost of all one and two family dwellings shall be kept. The Town Building Inspector shall make a written annual report to the Town Board relative to these matters.

(e) Violations and Penalties

1. No person shall erect, use, occupy or maintain any one or two family dwelling in violation of any provision of this section or the Uniform Dwelling Code or cause or permit any such violation to be committed.

2. If an inspection reveals a noncompliance with this section or the Uniform Dwelling Code, the Certified Inspector shall notify the applicant and the owner, in writing, of the violation to be corrected. All cited violations shall be corrected within thirty (30) day's after written notification unless an extension of time is granted pursuant to the Wisconsin Administrative Code.

3. If, after written notification, the violation is not corrected within thirty (30) days, a stop work order may be served on the owner or his or her representative and a copy thereof shall be posted at the construction site. Such stop work order shall not be removed except by written notice of the Certified

Inspector after satisfactory evidence has been supplied that the cited violation has been corrected. (Recreated 12-94)

4. Each day the violation continues after the thirty (30) day written notice period has run past shall constitute a separate offense. Nothing in this section shall preclude the Town from maintaining any appropriate action to prevent or remove a violation of any provision of this section or the Uniform Dwelling Code.

5. If any construction or work governed by the provisions of this section or the Uniform Dwelling Code is commenced prior to the issuance of a permit, double fees shall be charged.

(f) Appeal to Town Board

Any person aggrieved and directly harmed by an order or a determination of the Certified Inspector may appeal from such order or determination to the Town Board as provided in this chapter.

(g) Liability for Damages

This section shall not be construed as an assumption of liability by the Town for damages because of injuries sustained or property destroyed by any defect in any dwelling or equipment.

14.05 SATELLITE EARTH STATIONS

(1) Not more than one satellite earth station may be allowed per individual recorded residential lot.

(2) Satellite earth stations shall be allowed only in rear and side yards, however, in side yards the satellite earth station may not be any closer to the street line than the established setback of the principal building or structure.

(3) Satellite earth stations shall not exceed twelve (12) feet in diameter.

(4) Side and rear yard setbacks shall be equal to or greater than the required side and rear yard setbacks for the principal structure within the respective zoning district, but not less than the total vertical height of the satellite earth station.

(5) Satellite earth stations attached to the wall or roof of any principal or accessory structure shall be permitted subject to engineering calculations approved by the Building Inspector.

(6) Ground mounted satellite earth stations shall meet the Height requirement for accessory structures in the zoning district in which the satellite earth station are located. Building mounted satellite earth stations shall not exceed the maximum height regulations of the zoning district in which the satellite earth stations are located.

(7) All satellite earth stations shall be permanently mounted in accordance with the manufacturer's specifications for installation. All installations shall meet a minimum wind load design velocity of eighty (80) miles per hour.

(8) No form of advertising or identification is allowed on the dish or framework other than the customary manufacturer's identification plates.

(9) Portable or trailer mounted satellite earth stations are not allowed.

Exceptions: Temporary installations for on-site testing and demonstration purposes may be allowed for a period not to exceed two (2) days.

(10) Electrical installations in connection with earth satellite receiving stations, including grounding of the system, shall be in accordance with National Electrical Code Standards.

(11) All cable used to conduct current or signals from the Satellite Earth Station to the receivers shall be installed underground.

(12) Satellite Earth Stations that cause any harmful interference with radio and/or television broadcasting or reception on adjacent properties shall be governed in accordance with Federal Communications Commission Standards.

(13) No Satellite Earth Station shall be erected within the Town of Randall without first obtaining a permit from the Building Inspector.

(14) Applications for permit shall be accompanied by sufficient information to allow the Building Inspector adequate review of the proposed installation to ensure compliance with this ordinance.

(15) The fee for said permit shall be twenty dollars (\$20.00).

(16) Satellite Earth Station definition: Dish shaped antennas designed to receive television broadcasts relayed by microwave signals from Earth Orbiting Communication Satellites.

14.06 PENALTY

Except as otherwise provided, any person found to be in violation of any provision of this chapter or any order, rule or regulation made hereunder shall be subject to a penalty as provided in Section 25.04 of this Code of Ordinances.