

## **RESOLUTION NO. 22-02**

### **ADOPTION OF COMMERCIAL BUILDING CODES**

The Village Board of the Village of Scandinavia, Waupaca County, Wisconsin, do ordain as follows:

1. The Village Ordinances in the book form entitled "CODE OF ORDINANCES OF THE VILLAGE OF SCANDINAVIA, WISCONSIN" is hereby amended in the manner outlined as follows:
2. Section 10-2, shall be entitled "Commercial Building Regulations" and shall be adopted as follows:

#### **CHAPTER 2**

#### **COMMERCIAL BUILDING REGULATIONS**

10-2-1	Permit Required
10-2-2	Adoption of State Codes
10-2-3	Certified Municipality Status
10-2-4	Building, HVAC, Plumbing Inspector
10-2-5	Violations and Penalties

#### **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 Commercial Building Inspector (Inspector).

- 1) The construction which shall require a building permit includes, but is not limited to:
  - a) Commercial buildings 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) Replacement or addition of major building equipment including furnaces, central air conditioners, water heaters, and any other major piece of equipment, except as noted by the Inspector.
  - e) Any HVAC for new construction or remodeling.
  - f) Any plumbing for new construction or remodeling.

## **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 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

## **Section 3 – Certified Municipality Status**

- 1) Certified Municipality. The Village has adopted the Certified Municipality Status as described in SPS 361.60 of the Wisconsin Administrative Code.
  - a) Responsibilities. The Village shall assume the following responsibilities for the Wisconsin 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, Plumbing Inspector**

- 1) Creation and Appointment. There is hereby created the office of Commercial Building Inspector (Inspector). The Inspector shall be appointed by the municipality. The Inspector shall be certified for inspection purposes by the Department in the required categories specific under SPS 305, Wisconsin Administrative Code.
- 2) Assistants. The 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 Inspector shall administer and enforce all provisions of this ordinance.
- 4) Powers. The 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 Inspector may require the production of the permit for any building, plumbing, or HVAC 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 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.

**This resolution shall be effective upon passage and upon posting in three (3) public places within the Village.**

Dated this 10th day of May, 2022

Approved:

  
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David Mork, President

  
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Renee L. Smith, Clerk

Date posted: May 11, 2022