

TOWN OF GARFIELD  
BUILDING INSPECTION  
AND  
ISSUANCE OF BUILDING PERMITS  
NO. 4-2004

# **TOWN OF GARFIELD**

## **Polk County, Wisconsin**

### **ORDINANCE NUMBER 4-2004**

#### **AN ORDINANCE FOR THE ESTABLISHMENT OF BUILDING INSPECTION AND THE ISSUANCE OF BUILDING PERMITS.**

**NOW THEREFORE, The Town Board of Supervisors of the Town of Garfield  
does ordain as follows:**

**Section One:** These regulations are adopted under the authority granted by s 101.65, Wisconsin Statutes to protect and foster the health, safety, and well being of the general public and persons occupying or using buildings within the Town. The scope of this ordinance includes the construction and inspection of one- and two-family dwellings built since June 1, 1980. Notwithstanding s. Comm/ILHR 20.05, the scope also includes additions, alterations, and remodeling made to one and two family dwellings built before June 1, 1980, and the scope also includes the construction of detached garages serving one and two family dwellings. The building structure and any heating, electrical, or plumbing system shall comply with the Uniform Dwelling Code.

**Section Two:** The Wisconsin Uniform Dwelling Code Chs. Comm/ILHR 20-25 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.

**Section Three:** There is hereby created the position of Building Inspector, who shall administer and enforce this ordinance and shall be certified by the Division of Safety & Buildings, as specified by Wisconsin Statutes, Section 101.66(2), in the category of Uniform Dwelling Code Inspector. Additionally, this or other assistant inspectors shall possess the certification categories of UDC HVAC UDC Electrical, and UDC Plumbing.

The Town desires to compensate the Inspector from the fees collected by the issuance of Building, Heating Ventilating, and Air Conditioning, (HVAC), Plumbing, and Electrical Permits to parties constructing, remodeling, or altering structures within the Town.

**Section Four:** No person shall alter, in excess of \$2500 value in any twelve month period, build, add onto or alter any building within the scope of this ordinance without first obtaining a building permit for such work from the Town Clerk. Any structural changes or major changes to mechanical systems (plumbing and electrical included) that involve extensions shall require permits. Restoration or replacement of an installation to its previous code-compliant condition as determined by the building inspector is exempted from permit requirements. Residing, re-roofing, finishing of interior surfaces, minor non-structural changes, and installation of cabinetry shall be exempted from permit requirements.

**Section Five: Fees for construction:**

- I. Administrative Fees:** The Administrative Fees shall be determined by resolution.
- II. Building Permit Fees:** The Building permit fees shall be determined by resolution.

**SECTION SIX:** The enforcement of this ordinance 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. The penalty assessed for any work started without a building permit shall be equal to the permit fee.

**SECTION SEVEN:** If any section, provision or portion of this Ordinance is determined to be invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

**SECTION EIGHT:** This ordinance shall take effect and be in force from and after its passage and publication as provided by Statute.

Adopted this 19<sup>th</sup> day of April, 2004.

Signed \_\_\_\_\_  
Edward O. Gullickson, Town Chairman

Attest: \_\_\_\_\_  
Marjorie Nelson, Town Clerk

Published: \_\_\_\_\_