

CHAPTER 6

TOWN OF ELDORADO

ADOPTION OF COMMERCIAL BUILDING CODE

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1.1 **AUTHORITY.** These regulations are adopted under the authority granted by Sections 101.86, 101.865, and 62.17, Wisconsin Statutes.

1.2 **PURPOSE.** The purpose of this ordinance is to promote the general health, safety and welfare and to maintain local uniformity with the administrative and technical requirements of the Wisconsin Commercial Building Codes.

1.3 **SCOPE.** the scope of this ordinance includes the construction and inspection of all commercial buildings and structures.

1.4 **WISCONSIN COMMERCIAL BUILDING CODE ADOPTED.** The following Chapters of the Wisconsin Administrative Code are adopted and incorporated by reference herein and shall apply to all buildings within the scope of this ordinance:

Comm 61 thru 63 inclusive	Buildings and Structures
Comm 64 & 65	Heating, Ventilating, & Air Conditioning
Comm 16 & National Electrical Code	Electrical Codes
Comm 81 thru 87	Plumbing Codes

1.5 **BUILDING INSPECTOR.** The Building Inspector of the Town of Eldorado 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 all required certification categories. The Building Inspector shall perform all building inspections and plan reviews on projects not exceeding 50,000 cubic feet.

1.6 BUILDING PERMIT REQUIRED. No person shall construct or alter any commercial building or add onto such building within the scope of this ordinance without first obtaining 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. Restoration or repair of an installation to its previous code complaint condition as determined by the Building Inspector is exempted from permit requirements. Residing, re-roofing, window replacement with like in kind, finishing of interior surfaces and installation of cabinetry shall be exempted from permit requirements.

1.7 BUILDING PERMIT FEE. The building permit fee shall be determined by resolution from time to time.

1.8 PENALTIES. The enforcement of this section and all other laws and ordinances relating to building shall be by means of withholding of building permits, imposition of forfeitures and injunctive action. Forfeitures shall be not less than \$10.00 nor more than \$100.00 for each day of noncompliance.

1.9 TRIPLE FEE. Notwithstanding the above penalty provisions, when any work is begun on site without first obtaining the required permit, the Building Inspector shall have the power to stop work until a permit has been obtained. The required permit fees shall be tripled. The payment of such triple fees shall not relieve any person from fully complying with all the regulations of this ordinance, nor from any of the penalties prescribed herein.

2.0 EFFECTIVE DATE. This ordinance shall be effective upon passage and publication as provided by law.

Adopted this 24th day of May, 2005.

Gary Miller
Gary Miller, Chairperson

ATTEST:

Cheryl Langenfeld
Cheryl Langenfeld, Clerk

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