

SEC. 15-1-3 STATE UNIFORM DWELLING CODE ADOPTED.

- (a) **State Code Adopted.** The administrative code provisions describing and defining regulations with respect to one (1) and two (2) family dwellings in Chapters ILHR 20 through 25 of the Wisconsin Administrative Code are hereby adopted and by reference made a part of this Chapter as if fully set forth herein. Any act required to be performed or prohibited by an Administrative Code provision incorporated herein by reference is required or prohibited by this Chapter. Any future amendments, revisions or modifications of the Administrative Code provisions incorporated herein are intended to be made part of this Chapter to secure uniform statewide regulation of one (1) and two (2) family dwellings in the City of Galesville. A copy of these administrative code provisions and any future amendments shall be kept on file in the City Clerk-Treasurer's Office.
- (b) **Existing Buildings.** The "Wisconsin Uniform Dwelling Code" shall also apply to buildings and conditions where:
- (1) An existing building to be occupied as a one (1) or two (2) family dwelling, which building was not previously so occupied.
 - (2) An existing structure that is altered or repaired, when the cost of such alteration or repair during the life of the structure exceeds fifty percent (50%) of the equalized value of the structure, said value to be determined by the City Assessor.
 - (3) Additions and alterations, regardless of cost, made to an existing building when deemed necessary in the opinion of the Building Inspector shall comply with the requirements of this Chapter for new buildings. The provisions of Section 15-1-2 shall also apply.
 - (4) Roof Coverings -- Whenever more than twenty-five percent (25%) of the roof covering of a building is replaced in any twelve (12) month period, all roof covering shall be in conformity with applicable Sections of this Chapter.
 - (5) Additions and alterations -- Any addition or alteration, regardless of cost, made to a building shall be made in conformity with applicable Sections of this Chapter.
- (c) **Definitions.**
- (1) Addition. "Addition" means new construction performed on a dwelling which increases the outside dimensions of the dwelling.
 - (2) Alteration. "Alteration" means a substantial change or modification other than an addition or minor repair to a dwelling or to systems involved within a dwelling.
 - (3) Department. "Department" means the Department of Industry, Labor and Human Relations.
 - (4) Dwelling. "Dwelling" means:
 - a. Any building, the initial construction of which is commenced on or after the effective date of this Chapter which contains one (1) or two (2) 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 (1) or two (2) family dwelling.
 - (5) Minor Repair. "Minor repair" means repair performed for maintenance or replacement purposes on any existing one (1) or two (2) 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 deemed minor repair.

- (6) One (1) or Two (2) Family Dwelling. “A one (1) or two (2) family dwelling” means a building structure which contains one (1) or separate households intended to be used as a home, residence or sleeping place by an individual or by two (2) or more individuals maintaining a common household to the exclusion of all others.
- (7) Person. “Person” means an individual, partnership, firm or corporation.
- (8) Uniform Dwelling Code. “Uniform Dwelling Code” means those Administrative Code Provisions and any future amendments, revisions or modifications thereto, contained in the following chapters of the Wisconsin Administrative Code:

Wis. Adm. Code Chapter ILHR 20 -- Administrative and Enforcement

Wis. Adm. Code Chapter ILHR 21 -- Construction Standards

Wis. Adm. Code Chapter ILHR 22 -- Energy Conservation Standards

Wis. Adm. Code Chapter ILHR 23 -- Heating, Ventilation and Air
Conditioning

Wis. Adm. Code Chapter ILHR 24 -- Electrical Standards

Wis. Adm. Code Chapter ILHR 25 -- Plumbing and Potable Water Standards

(d) **Method of Enforcement.**

- (1) Certified Inspector Not Provided. The City of Galesville, as a municipality under two thousand five (2,500) in population shall not contract with or provide a building inspector certified by the Department of Industry, Labor and Human Relations in each category specified under Sec. 26.06, Wis. Adm. Code, and by the Department of Health and Social Services in the category of plumbing for the purpose of enforcing the provisions of the one (1) and two (2) family uniform dwelling Code adopted in this Chapter. However, private individuals may, at their own expense, contract with a certified building inspector through DILHR for inspection services.
- (2) Permit Disclaimer. Building permits issued under this Section shall include on the face thereof the following language:

“The City of Galesville does not provide a certified inspector under the Wisconsin One- and Two-Family Dwelling Code and is not responsible for any building, inspection services required by said Code. The City of Galesville, by issuing this permit, is not in any way certifying that the proposed construction complies with said Code.”

- (3) Inspection Powers. The Building Inspector or an authorized agent may at all reasonable hours enter upon any public or private premises 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 the Building Inspector or his agent while in performance of his duties.

