

CHAPTER 9  
BUILDING CODE

**9.01 BUILDING INSPECTOR**

The building inspector shall be appointed by the Town Board. No person shall interfere with such officer while in the performance of his duties under this chapter. The building inspector shall keep a record of all permits, fees and inspections as provided for in this chapter in the Clerk's office, and shall make quarterly reports to the Town Board for the Town of Freedom.

**9.02 BUILDING PERMIT**

(1) Permit Required. No building or structure or any part thereof shall be built, enlarged, altered, including interior alterations, moved or demolished within the Township unless a permit therefor shall first be obtained by the owner or agent from the building inspector.

(2) Application. Application for building permit shall be made in writing upon a form furnished by the Town and shall state the name and address of the owner of the land and also of the owner of the building, if different, the legal description or parcel number and the street address of the land upon which the building is to be located and shall contain such other information as the building inspector may require for effective enforcement of this section.

(3) Plans. With such application there shall be submitted two complete sets of plans and specifications including a plot plan showing the location of the proposed building with respect to the adjoining street, alleys, lot lines and buildings. Plans for buildings required to comply with the State Building Code shall bear a stamp or approval from the State Department of Industry, Labor and Human Relations. Such plans and specifications shall be submitted in duplicate. One set shall be returned after approval as herein provided. The other set shall remain on file in the office of the building inspector. All plans and specifications shall be signed by the designer.

(4) Waiver of Plans. If in the opinion of the building inspector, the work is sufficiently described in the application, he may waive the filing of plans and specifications, except that no waiver shall be permitted in the filing of the plot plan as required in (3) above.

(5) Approval of Plans. If the building inspector determines that the proposed building will comply in every respect with all ordinances of the township and all applicable laws and orders of the State of Wisconsin, he shall officially approve and sign one set of the plans, unless waived as provided herein, and return it to the owner, and shall issue a building permit therefor which shall be kept and displayed at the site of the proposed building. After being approved, the plans and specifications shall not be

altered in any respect which involves any of the ordinances of the township laws and building or the occupants except with the written consent of the building inspector.

(6) Repairs. No permit shall be required for any repairs or minor alterations if the same should pertain to the replacement of siding, roof, doors, windows, eaves, porches, or chimneys, provided the same shall result in the building openings remaining the same size as existed prior to the repair. No permit shall be required for any other repairs unless the value of said repairs consisting of the cost of materials and the value of labor, whether purchased or provided, shall exceed \$500.00 in value.

(7) Payment of Fees. All fees shall be paid as prescribed in this chapter and shall be paid before any permit shall be issued to the owner or his agent.

(8) Permit Lapses. A building permit shall lapse and be void unless operations under the permit are commenced within six (6) months from the date of issuance thereof.

(9) Revocation. If the building inspector finds at any time that the provisions of this code and any orders, plans and specifications are not being complied with and that the holder of the permit refuses to conform after a written warning or instruction has been issued to him, he shall revoke the building permit by written notice posted at the site of the work. When any such permit is revoked, it shall be unlawful to do any further work thereunder until the permit is reissued except such work as the building inspector may order to be done as a condition precedent to the reissuance of the permit or as he may require for the preservation of human life and safety of the property.

(10) Report of Violation. The Town Officials shall report at once to the building inspector any building work which is being carried on without a permit as required by this chapter. If confirmed by the building inspector that a violation is present, the Town shall take immediate action to enforce this ordinance.

(11) Curb-Cut Right-of-Way Permit. No building permit shall be granted nor construction commenced until a proper culvert shall be installed if needed. Town Officials shall determine whether a culvert is required.

(12) Fees. The fees for building permits shall be set by the Town Board by resolution.

(13) Site, Drainage and Erosion Control Plan. No building permit shall be granted for any residential, commercial, industrial or multi-family building until a site plan, drainage plan and erosion control plan has been submitted to, in compliance with Chapters 24 and 25 of the Code of Ordinances, and reviewed by the Plan Commission; and approved by the Town Board.

### **9.03(3) FEES FOR BUILDING PERMITS AND INSPECTIONS.**

At the time the application for a building permit is filed, the applicant shall pay fees as set by the Town Board by resolution.

### **9.20 VIOLATION AND PENALTIES.**

(1) No person shall erect, use, occupy or maintain any building in violation of any provision of this ordinance. Any person violating any of the provisions of the ordinance shall, upon conviction, be subject to a forfeiture in an amount to be determined by the Town Board annually, together with the costs of prosecution and, if in default of payment thereof, shall be imprisoned for a period of not less than one day or more than six months or until such forfeiture and costs are paid.

(2) If an inspection reveals a non-compliance with this ordinance, the building inspector shall notify the applicant and the owner in writing of the violations to be corrected. All cited violations shall be corrected within 30 days after written notification unless extension of time is granted.

(3) If, after written notification, the violation is not corrected within 30 days, a stop work order may be served on the owner, 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 building inspector after satisfactory evidence has been supplied that the cited violation has been corrected.

(4) Each day each violation continues after the 30 day written notice period has run shall constitute a separate offense. Nothing in this ordinance shall preclude the town from maintaining any appropriate action to prevent or remove a violation of any provision of this ordinance.

(5) If any construction or work governed by the provisions of this ordinance is commenced prior to the issuance of a permit, double fees shall be charged.