

**Ordinance 11.13**  
**Adoption of Wisconsin Uniform Dwelling Code (R93.1)**

THE VILLAGE BOARD OF THE VILLAGE OF PARK RIDGE DO ORDAIN AS FOLLOWS:

**Section I. AUTHORITY**

These regulations are adopted under the authority granted by Section 101.65, Wisconsin Statutes.

**Section II. PURPOSE**

The purpose of this ordinance is to promote the general health, safety and welfare.

**Section III. SCOPE**

The scope of this ordinance shall apply to the construction and inspection of: 1) all new one and two family dwellings and detached accessory structures, 2) additions, remodeling and alterations to new and existing one and two family dwellings and detached accessory structures, 3) any electrical, gas, heating, plumbing or ventilating installation which affects the health or safety of the users or any other persons, and 4) any new or modified structures (as defined in Section VI below).

**Section IV. WISCONSIN UNIFORM DWELLING CODE ADOPTED**

The Wisconsin Uniform Dwelling Code, Chapters Comm 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. Except detached accessory buildings need not comply with chapter Comm 22 Energy.

**Section V. BUILDING INSPECTOR**

There is hereby created the position of Building Inspector, who shall administer and enforce this ordinance and shall be certified by DILHR, as specified by Wisconsin Statutes, Section 101.66(2).

**Section VI. BUILDING PERMIT REQUIRED**

1. No person shall build, add onto, remodel or alter any building within the scope of this ordinance without first obtaining a building permit for such work from the building inspector. Any structural changes, changes to mechanical systems that involve replacement or extensions shall require permits except as noted in Section VI(2)(e). The Building Inspector may authorize minor repairs or alterations which do not change the occupancy area, structural strength, fire protection, exits, lights or ventilation of the building without requiring a building permit to be issued.
2. Building permits are needed any time the total value of an improvement exceeds \$5,000, or in the following instances even if they are less than \$5,000:
  - a. Construction of any new structure. A structure is defined as any manmade object with form, shape, and utility, either permanently or temporarily attached to, placed upon or in the ground, or any attachment to something on a premises.
  - b. Anytime a structure is altered (i.e., walls moved or added, roof lines changed).
  - c. Any of the following specific projects, new or modified:
    - i. Basements
    - ii. Garages (attached or detached)
    - iii. Decks
    - iv. Porches (open or closed)
    - v. Central air conditioning

- vi. Whirlpool tub, spa, hot tub
  - vii. Additional bathrooms
  - viii. Basement plumbing fixtures
  - ix. Fireplaces
  - x. Wood/pellet stoves
  - xi. Storage sheds or accessory buildings
  - xii. New concrete and asphalt areas
  - xiii. Playhouses
  - xiv. Gazebos
  - xv. Balconies
  - xvi. Signs
  - xvii. Bridges
  - xviii. Retaining walls
- d. Any fences (new, or repair of over 40% of fence length).
- e. Repair and/or replacement of the following items do not require a building permit:
- i. Decks
  - ii. Windows, screens
  - iii. Central air conditioning
  - iv. Siding
  - v. Roofs
  - vi. Furnace
  - vii. Plumbing fixtures
  - viii. Concrete and asphalt areas
  - ix. Electrical switches, outlets and light fixtures
  - x. Doors
- f. Greenhouses are not permitted in residential zoned areas.

**Section VII. BUILDING PERMIT FEE**

The building permit fee shall be determined by resolution.

**Section VIII. PENALTIES**

The enforcement of this section and all other Laws and ordinances relating to building shall be by means of the withholding of building permits, doubling of permit fees, and/or imposition of forfeitures and injunctive action. Forfeitures shall be not less than \$25.00 nor more than \$1,000.00 for each day of noncompliance.

**Section IX. PERMIT LAPSE**

A building permit shall lapse if operations have not commenced after 6 months or no significant progress has been made within 2 years from the date of permit issue. In any event all permits shall lapse 2 years from date of issue.

**Section X. SEVERABILITY**

If any provision, clause, sentence or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, that invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

**Section XI. EFFECTIVE DATE**

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

Passed and adopted by the Village Board of the Village of Park Ridge on this fifteenth day of October, 2012.