

**CITY OF PLATTEVILLE, WISCONSIN
CHAPTER 23, BUILDING CODE
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CHAPTER 23

BUILDING CODE

23.01 INTRODUCTION. (a) Purpose of Chapter. The purpose of this chapter is to protect the health, safety and welfare of the public and employees by establishing minimum standards for the design, construction, structural strength, quality of materials, adequate egress facilities, sanitary facilities, natural lighting, heating and ventilation, energy conservation, and fire safety for all buildings and places of employment in the City of Platteville.

- (b) Building Inspector. The City Manager shall appoint a Building Inspector who shall have the power and duty to enforce the provisions of this chapter and of all other ordinances, laws and rules of the State of Wisconsin which relate to building construction, and for purposes of building inspection or land-use inspection, he shall have the right at all reasonable times to enter buildings and premises. With the consent of the Common Council, the City Manager may hire additional inspectors and delegate to them the above mentioned powers and duties. All inspectors shall maintain current State Certification in those categories in which they will be conducting inspections, per the Uniform Dwelling Code (UDC).
- (c) Enforcement. It shall be the duty of the Building Inspector, with the aid of the Police Department, the Fire Department and State Department of Safety and Professional Services (SPS), to enforce the provisions of this chapter.
- (d) Enforcement Policy. This chapter, adopted under the police powers of the City for the purpose of protecting the public health, safety and welfare, shall be administered reasonably and uniformly, in accordance with the constitutionally guaranteed rights of private property and due process.
- (e) Performance Code. This chapter shall be interpreted and administered as a performance code.
- (f) Conflicts. Whenever two or more provisions of this chapter have conflict, the most restrictive shall apply.
- (g) Definitions. Definitions of terms used in this chapter shall be as provided herein, as provided in Chapter 22, and as provided in the Wisconsin Statutes.
 - (1) Words used in the present tense shall include the future.
 - (2) Words used in the singular number shall include the plural number, and the plural, the singular.

- (3) The word “shall” is mandatory and not discretionary.
 - (4) The word “may” is permissive.
 - (5) The phrase “used for” shall include the phrases “arranged for”, “designed for”, “intended for”, “maintained for” and “occupied for”.
- (h) Records. The Building Inspector shall keep a record of all permits issued and fees collected under this chapter, and shall make an annual report thereof to the Common Council.

23.02 BUILDING PERMITS. (a) A building permit is required for the following:

- (1) The construction of new structures.
- (2) The remodeling or alteration of existing structures which involves structural strength, fire hazard, exits, natural lighting or an expenditure of an amount greater than \$500.
- (3) The remodeling or alteration of a contributing building within the historic district regardless of cost. For an expenditure under \$500, the building permit fee shall be waived. Plans for remodeling or altering the exterior of a contributing building in the historic district shall be submitted to the Historic Commission for review and approval prior to the issuance of a building permit.

By way of illustration, but not limitation, building permits are required for the following types of projects:

- (1) A new home, addition, garage, or storage building.
- (2) Complete residing, reroofing or insulation.
- (3) Kitchen remodeling.
- (4) A deck or fence.
- (5) Concrete work.

By way of illustration, but not limitation, permits are generally not required for the following types of projects:

- (1) Painting a house.
- (2) Replacing the deck of a porch, if less than \$500.
- (3) Interior decorating.

- (4) Paneling one room, if less than \$500.
- (b) Fee Amount. Building permit fees shall be in the amounts as established from time to time by the Common Council. Work which has commenced prior to the issuance of a required building permit shall be charged double the normal fee. This fee shall be in addition to any penalties provided for in Section 23.18.

General. The Building Inspector is authorized to estimate the value of the project at the time the application for the permit is made. The estimate of the Inspector as to the value of the improvement shall be final and binding at the time of the issuance of the permit, but any person shall have the right to a refund of a part thereof upon satisfactorily showing to the Building Inspector, after the improvement is made, that the estimate was erroneous.

- (c) The homeowner and/or agent shall be responsible to provide full disclosure of entire project, including all phases.
- (d) Only the Building Inspector or his assistants may waive the requirement for a building permit.

23.03 PLUMBING PERMITS. (a) By way of illustration, but not limitation, plumbing permits are required for the following types of projects:

- (1) Installations in new structures.
- (2) Plumbing installations in additions or alterations to existing structures exceeding \$500.00 in value, including material and labor.
- (3) Repair or replacement of plumbing exceeding \$500.00 in value, including materials and labor.

The Building Inspector may request written evidence that the \$500.00 limit has not been exceeded.

Plumbing permits may only be issued to or on behalf of those persons licensed as Master Plumbers in the State of Wisconsin, except that a homeowner, or his/her agent, may be issued a plumbing permit for work in a single family home owned and occupied by him/her.

- (b) Fees. The fee for plumbing permits shall be in the amount as established from time to time by the Common Council. Work which has commenced prior to the issuance of a required plumbing permit shall be charged double the normal fee. This fee shall be in addition to any penalties provided for in Section 23.18.

23.04 ELECTRICAL PERMITS.

- (a) Except for an electrical wiring project described in s. 101.875 (2), Wis. Stats., and as provided in par. (b), no electrical wiring project may commence unless the owner of the premises where the installation is to occur or their agent holds a permit from the City if the project involves the installation of new or an addition to any electrical service, feeder, or branch circuit serving any of the following:
- (1) A farm.
 - (2) A public building, structure, or premises.
 - (3) A place of employment.
 - (4) A campground.
 - (5) A manufactured home community.
 - (6) A public marina, pier, dock, or wharf.
 - (7) A recreational vehicle park.
 - (8) Electrical installations in new structures.
 - (9) Additions, alterations, repair or replacement of existing electrical installations exceeding \$500.00 in value, including materials and labor. The Building Inspector may request written evidence that the \$500.00 limit has not been exceeded.
 - (10) Change or upgrade of an electrical service.
- (b) Under emergency conditions, the necessary electrical wiring may commence without obtaining a permit, provided the owner of the premises where the installation is to occur, or their agent submits a permit application to the City for the installation no later than the next business day after commencement of the installation.
- (c) The application for a permit shall contain all of the following information:
- (1) The name of the applicant.
 - (2) The name of the building or property owner.
 - (3) The location of the electrical wiring installation.
 - (4) The scope and extent of the electrical wiring installation.
 - (5) The name of the person responsible for the installation.
 - (6) The name and license number of the master electrician, residential master electrician, or registered master electrician under SPS 305.437 responsible for the installation, unless exempted under s. 101.862 (4), Stats.
- (d) The City shall indicate on the electrical permit the date of issuance.
- (e) The permit shall expire twelve (12) months after the date of issuance, if installation of the electrical wiring has not commenced.
- (f) The fee for electrical permits shall be in the amount as established from time to time by the Common Council. Work which has commenced prior to the issuance of a required electrical permit shall be charged double the normal fee. This fee shall be in addition to any penalties provided for in Section 23.18.

23.05 HVAC PERMITS. (a) A heating, ventilating and air conditioning permit is required for the following HVAC work:

- (1) New furnace installations in any new or existing building.
- (2) Additions, extensions or alterations of any existing HVAC system exceeding \$500.00 in value, including materials and labor.
- (3) Installation of any type of fireplace or freestanding stove and/or chimney.
- (4) Installation of a central air conditioning system in any building.

The Building Inspector may request written evidence that the \$500.00 limit has not been exceeded.

- (b) Fees. The fee for HVAC permits shall be in the amount as established from time to time by the Common Council. Work which has commenced prior to the issuance of a required HVAC permit shall be charged double the normal fee. This fee shall be in addition to any penalties provided for in Section 23.18.

23.06 RAZING PERMITS. (a) A permit is required to raze any building within the City limits of Platteville to ensure removal of the property from the tax roll.

- (b) Fees. The fee for razing permits shall be in the amount as established from time to time by the Common Council
- (c) As a condition of the demolition permit, the following procedures shall be followed:
1. At least ten (10) days prior to issuing the razing permit, the City shall notify the owners of record, as listed in the assessor's office, who are owners of property in whole or in part situated within two hundred (200) feet of the boundaries of the property on which the structure is located.
 2. A snow fence or other approved barricade shall be provided around the structure before any portion of the building is removed, and shall remain during razing operations.
 3. If any razing or removal operation under this section results in, or would likely result in, an excessive amount of dust particles in the air creating a nuisance in the vicinity thereof, the permittee shall take all necessary steps, by use of water spraying or other appropriate means, to eliminate such nuisance.

4. The owner shall submit documentation from the appropriate utility providers evidencing that all water, electricity, natural gas, cable, and telephone lines have been shut off and capped or sealed.
 5. Remove and/or fill, as required, all septic, holding tank and other sanitary disposal facilities and cap and seal all private wells.
 6. If applicable, the owner shall submit an asbestos renovation/demolition notification form (4500-113) to the Wisconsin Department of Natural Resources.
 7. If applicable, the owner shall excavate and expose the existing sanitary and water laterals on the property at the point where they enter the public right-of-way or easement. The owner shall notify the Director of Public Works at least twenty-four (24) hours in advance and shall allow entry on the property to plug/cap the abandoned lateral or laterals. The owner shall backfill the excavation with supervision of the Director of Public Works to insure no damage is done to the lateral by the backfill operation.
 8. Remove all above ground or underground fuel storage tanks in accordance with sec. SPS 310.732 Wisconsin Administrative Code, as amended.
 9. After all razing operations have been completed, the excavation shall be filled to match the adjacent grade after settling, the property raked clean, and all debris hauled away. No combustible material shall be used for backfill, but shall be hauled away. There shall not be any burning of materials on the site of the razed building.
- (d) Appeal. If a property owner is denied a permit authorizing demolition of all or part of a building, the property owner may appeal such decision to the Zoning Board of Appeals within thirty (30) days of the decision. The procedures in Section 23.14 shall apply.

23.07 SIGN PERMITS. (a) A sign permit is required for any sign located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered in the City of Platteville. See Chapter 22, Municipal Code.

(b) Fees. Fees for sign permits shall be in the amount as established from time to time by the Common Council.

23.08 OCCUPANCY PERMITS. (a) Occupancy of any new building or new use of an existing or altered building is permitted only after issuance of an occupancy permit by the Building Inspector. Such permit shall only be issued after the Building Inspector has determined that the new building or new use complies with the provisions of this Chapter

and all other ordinances, codes and statutes applicable thereto. Such permit shall designate the approved use for the new, existing or altered building. A temporary permit may be issued by the Building Inspector for a temporary approved use of a portion of a structure prior to the completion and occupancy of the entire building, not to exceed a period of twelve months. The new or altered building, when completed, must be in substantial conformance with the plans used to obtain the building permit.

- (b) Fees. The fee for an Occupancy Permit shall be in the amount as established from time to time by resolution of the Common Council. This fee shall be in addition to any penalties provided for in Section 23.18.

23.09 PERMIT ISSUANCE. (a) Application. Applications for permits shall be made in writing on a form furnished by the Building Inspector. Those entries on the form relating to the specific type of permit shall be completed, as well as any other information the Building Inspector may require.

- (b) Plans. Complete sets of plans shall be submitted with each permit application requiring same as determined by the Building Inspector and/or Department of Safety and Professional Services. Plans shall meet the requirements of the Wisconsin Administrative Code as follows:

SPS 320 Applies to plans for new one or two-family dwellings, garages and additional or structural alterations to existing one or two-family dwellings.

SPS 361 Applies to plans for new buildings and alterations or additions to existing buildings covered by SPS 361-365 or 375-379.

SPS 382 Applies to those plumbing installations specified in SPS 382.

The Building Inspector may require a plot plan showing the location of buildings and the intended use of each building. Plans for buildings required to comply with the State Building Code shall bear a stamp of approval from the Department of Safety and Professional Services. Such plans and specifications, if requested by the Building Inspector, shall be submitted in duplicate. One set shall be returned after approval as hereinafter provided and the other set shall remain on file in the office of the Building Inspector for a period of at least one year after the permit is issued.

If the Building Inspector finds that the character of the work is sufficiently described in the application, he may waive the filing of plans, provided the cost of such work does not exceed \$5,000.00. Plans may also be waived by the Building Inspector for non-structural work exceeding \$5,000.00 in value, such as siding, insulation or mechanical work if plans are not otherwise required by other sections of this Chapter.

- (1) Pursuant to this Section where the Building Inspector requires plans, the fee for plan review shall be in the amount as established from time to time by a resolution of the Common Council.
- (c) If the Building Inspector and/or Department of Safety and Professional Services determines that the proposed building or improvement will comply in every respect with all ordinances of the City and all applicable laws and codes of the State of Wisconsin, he shall approve the plans and return one copy to the owner and shall issue a permit for the building or improvement which shall be kept and displayed at the site of the proposed building or improvement. After being approved, the plans and specifications shall not be altered in any respect which involves this chapter or which involves the safety of the building or occupants, except with the written consent of the Building Inspector and/or Department of Safety and Professional Services. If adequate plans are presented for part of the building only, the Building Inspector may, at his discretion, issue a permit for a part of the building before receiving the plans and specifications for the entire building.
- (d) **Bonding and Security.** The Building Inspector may require a bond or other security from the applicant for a permit whenever the application is for a permit to demolish, tear down, dismantle or otherwise disassemble any building or structure. The bond or other security shall provide that the City will be indemnified and held harmless from any and all damages which may be incurred by the City by reason of damages or injury which may be sustained by any person or to any property while such building is being demolished or torn down, and shall also provide that the City shall be reimbursed for any damage or injury to its property sustained by reason of such tearing down or demolishing of any building or structure. The bond or other security shall also provide for reimbursement to the City or its agents, employees or assigns for any work of any nature which is required to make complete the demolition or tearing down of such buildings or structures if the demolition is not completed within a reasonable period of time. It shall be the duty and responsibility of the Building Inspector to see that such demolition or dismantling of buildings or structures is completed, but before making arrangements for such completion, the Building Inspector shall notify the applicant or his employees or agents in writing of this intention to have the demolition or dismantling completed.
- (e) **Payment of Fees.** All fees shall be paid to the City Treasurer. Upon presentation of the City Treasurer's receipt showing that the fees prescribed by this chapter have been paid, the Building Inspector may issue the proper permit. Permits for which the fees have not been paid in full shall not be valid.
- (f) **Governmental Bodies.** Projects or work performed for or on behalf of the City of Platteville on City property, for or on behalf of the School District of Platteville, for or on behalf of property owners of State of Wisconsin and for or on behalf of property owners of Federal Government require permits, but are exempt from the fees set forth in this chapter.

23.10 INSPECTION OF WORK. (a) Required Inspections. Pursuant to the provisions of SPS 361, SPS 320, and SPS 382, the following inspections are required before work is covered.

- (1) Footing and/or foundation forms, reinforcement and vapor barrier under slab prior to concrete placement.
 - (2) Drain tile prior to backfilling.
 - (3) Erosion Control.
 - (4) Under floor plumbing inspection and testing per SPS 382.
 - (5) Rough framing.
 - (6) Mechanicals, including plumbing, electrical, and HVAC ductwork and/or venting before application of sheet rock or other material.
 - (7) Completed wall insulation.
 - (8) Final inspection for Occupancy Permit.
 - (9) Any other inspection required per SPS 320.
- (b) Responsibility to Notify. It is the contractor's responsibility or owner's responsibility if a contractor is not used, to notify the applicable local or state Inspector, either orally or in writing, that work is ready for one or more of the required inspections. Once notified that an inspection is required, the applicable local or state Inspector shall have 48 hours to conduct the inspection, excluding Saturdays, Sundays and holidays. If the inspection is not made within 48 hours, work may proceed.
- (c) Voluntary Inspection. In addition to the inspections called for above, the Building Inspector may make or require any other inspections to ascertain compliance with this Chapter and other laws enforced by the Building Inspector.
- (d) Covering of Work. No installation in any building requiring inspection shall be covered until it has been inspected and/or tested, or the 48-hour notification period has expired. Inspector approval is required for cover-up anytime during the 48-hour notification period. If any work is covered before the required inspection is completed, it shall be uncovered at the direction of the Building Inspector. The City of Platteville shall not be held liable for additional expenses incurred by premature covering of work.
- (e) Reports. Reports of violations shall be provided to the contractor and/or owner. All corrections must be made within 30 days, or immediately if the violation could

jeopardize the health or safety of the occupants or employees at the job site. The applicable state or local Inspector may adjust the 30 day compliance requirement if determined appropriate. Occupancy permits shall be withheld pending correction of cited violations.

23.11 MOVING BUILDINGS. (a) Moving Permits. No building or structure shall be moved into or within the City of Platteville without first obtaining a permit therefor from the Building Inspector and Director of Public Works. Such permit may be issued only upon compliance with the provisions of this Chapter.

(b) Application. Application for such permit shall be made to the Building Inspector and shall include the following:

- (1) Name and owner of the building to be moved.
- (2) Present location of the building.
- (3) Proposed location to which the building is to be moved.
- (4) Name and address of mover engaged.
- (5) Streets or other routes over which said building is to be moved.
- (6) The date and time such moving will take place and the approximate length of time required therefor.
- (7) Any other information, data, or maps reasonably required by the Building Inspector to make a determination on the issuance of said permit.

(c) Fees for Permit. The fees for moving permits shall be in the amount as established from time to time by a resolution of the Common Council.

Where police officers or other City personnel are required to expend substantial additional time in connection with such move, then the fees therein set forth shall be increased accordingly to cover the cost to the City.

(d) Requirements for Permit.

- (1) No permit shall be granted for the moving of any building or structure or portion thereof which is deteriorated or damaged to an extent greater than 50 percent of the assessed valuation of said building.
- (2) No permit shall be issued unless the proposed use and location of said structure, when moved, will comply with the applicable zoning ordinances, building codes, subdivision regulations, and all other applicable ordinances.

- (3) Where the issuance of a permit is conditioned upon alterations or improvements to be made in the structure after moving is completed, the Building Inspector may require a bond or other suitable guarantee to the City that such alterations will be completed within a reasonable time thereafter. The term "reasonable time" means a period which is fair under the then existing circumstances, taking into consideration the amount and kind of alterations, the time of year, and the availability of personnel required to make the alterations or improvements.
 - (4) No permit shall be issued unless all reasonable steps are taken to ensure that the moving may be done with reasonable safety to other property and to persons. The applicant shall furnish to the Building Inspector proof of liability insurance in the minimum amounts of \$100,000 for injury to any person, \$200,000 for aggregate injuries to more than one person and \$50,000 for property damage.
- (e) Time Limitation. The permit shall be valid for the date and hour and on the routes set forth in the permit and no variations therefrom shall be permitted unless such variation shall have been authorized by the Building Inspector.

23.12 CONSTRUCTION ZONE. Revoked by Common Council action on 11/12/91.

23.13 INSPECTION AND LICENSING OF RESIDENTIAL RENTAL PROPERTY. Regulations regarding rental property licensing and inspection are covered in Chapter 33. Whenever a conflict exists between Chapter 33 and Chapter 23, the more restrictive shall apply.

23.14 BOARD OF APPEALS. (a) The Board of Appeals, established to hear appeals under Chapter 22 and Chapter 25 of the Municipal Code, shall also function as a Board of Appeals in matters relating to this Chapter, and shall entertain appeals in the manner prescribed in Chapter 22.

- (b) Board of Appeals – Powers. The Board of Appeals shall have the following powers:
- (1) To hear and decide appeals where it is alleged there is any error in any order, requirement, decision or determination made by the Building Inspector.
 - (2) To hear and decide special exceptions to the terms of this Chapter upon which the Board of Appeals is required to pass.
 - (3) To authorize, upon appeal in specific cases, such variance from the terms of this chapter as will not be contrary to the public interest where owing to special conditions, a literal enforcement will result in practical difficulty or unnecessary

hardship, so that the spirit of these regulations shall be observed, public safety and welfare secured and substantial justice done.

- (4) To reverse or affirm wholly or in part or to modify any order, requirement, decision or determination appealed from and to make such order, requirements, decision or determination as in its opinion ought to be made in the premises and to that end shall have all the powers of the Building Inspector. The concurring vote of 4 members of the Board of Appeals shall be necessary to reverse any order, requirement, decision or determination appealed from or to decide in favor of the applicant on any matter on which it is required to pass or to effect any variation in the requirements of this Chapter.
- (5) To call on any other City department for assistance in the performance of its duties, and it shall be the duty of such other departments to render such assistance as may be reasonably required.

23.15 DESIGNATION OF UNFIT PROPERTIES, BUILDINGS OR STRUCTURES. (a)

The purpose of this subsection is to provide for the designation of properties, and repair or razing of those buildings or structures which are so dilapidated, unsafe, dangerous, unhygienic, inadequately maintained, lacking in basic equipment, facilities, light, ventilation, heating, and/or appearance, so as to constitute a menace to the occupants or public or a blighting influence on the neighborhood.

- (1) Definition of blighting influence. Any property which by reason of dilapidation, deterioration and/or physical condition of the structure(s), site improvements or site conditions constitutes an economic or social liability to neighboring properties or the community or is detrimental to the public health, safety, morals or welfare due to one or more of the following conditions:
 - a. Deteriorating buildings, structures or structural components, including but not limited to roofs with loose, missing, or deteriorating shingles, sagging rooflines, missing soffit or canopy coverings, broken down or damaged chimneys, broken or boarded windows, damaged window screens or doors, damaged, deteriorated or missing siding, trim or building components, and peeling or loose paint.
 - b. The storage or accumulation of junk, trash, rubbish or refuse of any kind outdoors, except domestic refuse stored in such a manner as not to create a nuisance for a period not to exceed thirty (30) days. The term "junk" shall include but not be limited to parts of machinery or motor vehicles, unused or inoperable appliances, lawn mowers, snow blowers and similar tools and equipment stored or left in the open, remnants of wood, metal or any other cast off material.

- c. The parking or storage of “junk vehicles”, inoperable farm equipment or implements outside of a completely enclosed building for a period in excess of thirty (30) days. The term “junk vehicles” shall include but not be limited to any automobile, motorcycle, snowmobile, ATV, boat, RV or other motor vehicle which is not licensed for use upon the highways of the State of Wisconsin, and/or any motor vehicle, whether licensed or not, which is inoperable or does not have all of its main component parts attached, i.e. motor, fenders, chassis, transmission, hood, trunk or bumpers.
 - d. Deteriorating or damaged driveways, sidewalks, parking lots, retaining walls, fences or other site improvements.
 - e. The untended growth of vegetation, weeds and/or tall grasses, excluding undeveloped wooded or natural areas.
- (b) Any building or structure which shall be found to have any of the following defects may be designated as unfit for human habitation and in need of repairs or razing and placarded by the Building Inspector. Written notice of all defects or violations shall be served upon the owner of any building:
- (1) Which is so damaged, decayed, dilapidated, dangerous, unsanitary, unsafe, or vermin-infested that it creates a serious hazard to the health or safety or general welfare of the occupants or of the public.
 - (2) Which lacks illumination, ventilation, heating, basic equipment or sanitary facilities adequate to protect the health, safety or general welfare of the occupants or of the public.
 - (3) Which because of its general condition, location or appearance is a blighting influence or causes decreased physical or monetary value of property in the neighborhood.
- (c) Any building or structure or part thereof designated and placarded by the Building Inspector as unfit for human habitation and in need of repairs or razing shall be vacated within a reasonable time as ordered by the Building Inspector.
- (d) No building or structure or part thereof which has been designated and placarded as unfit for human habitation and in need of repairs or razing shall again be used for human habitation until written approval is secured from, and such placard is removed by the Building Inspector. He shall remove such placard whenever the defect or defects upon which the designation and placarding action were based have been eliminated.

- (e) No person shall deface or remove any placard from any building or structure or part thereof which has been condemned as unfit for human habitation and placarded as such.
- (f) Any building or structure or part thereof designated as unfit for human habitation and in need of repairs or razing by the Building Inspector which, in the opinion of the Building Inspector, would be unreasonable to repair shall be razed or removed upon order of the Building Inspector. If the owner shall fail or refuse to comply with the order, the Building Inspector shall cause such building to be razed or removed pursuant to Section 66.0413, Wisconsin Statutes.
- (g) Any property, building or structure due to its appearance that is a blighting influence in the neighborhood shall be considered a violation if not corrected upon written orders from the building inspector. The blighting influence can be due to the physical condition or the result of construction of or alteration to the structure. Examples of this would be patch work of roofing or siding or complete roofing or siding that provides patchwork appearance due to product mismatch. Camouflage painting is also an example of patchwork appearance.

23.16 CODES ADOPTED. (a) Wisconsin Administrative Code. The following chapters of the Wisconsin Administrative Code are hereby adopted by reference and made a part of this Chapter, with the following modifications.

Ch. SPS 320 – 325. Uniform Dwelling Code

- (1) SPS 320.05(1). The provisions of the Uniform Dwelling Code shall apply to additions and alterations to existing one and two-family dwellings, but only to that portion added, extended, or altered.
- (2) SPS 320.05(3). The Uniform Dwelling Code shall apply to existing one and two-family dwellings.
- (3) The Uniform Dwelling Code shall apply to residential accessory structures.

Ch. SPS 382. Design, Construction, Installation, Supervision and Inspection of Plumbing

Ch. SPS 384. Plumbing Products

UDC-Electrical. Chapters SPS 316, 320 and 324 and the adopted National Electrical Code (NEC)-2008 Edition or future editions as adopted by the State of Wisconsin (Covering the one- and two-family and less than 600 volt portions of: Article 90, Chapters 1 and 2, Articles 300, 310, 324, 333, 336, 338, 339, 345-352, 370-384, 400, 410, 422, 424, 430, 440, 545, 550, 680, 725 and Chapters 8 and 9)

The preceding list shall be construed as illustrative and shall not limit the Building Inspector's use of other Wisconsin Administrative codes as required by this Chapter. All commercial buildings and related issues shall be enforced by the State of Wisconsin Department of Safety and Professional Services.

(b) International Property Maintenance Code. The 2012 International Property Maintenance Code (IPMC) is hereby adopted by reference and made a part of this Chapter, except for the following deletions and modifications:

(1) Section 102.3 shall be replaced with the following language:

Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Wisconsin Administrative Code and NFPA1. Nothing in this code shall be construed to cancel, modify or set aside any provision of the Platteville Municipal Code.

(2) Section 102.7 is deleted.

(3) Section 103.1 is deleted.

(4) Section 106 is deleted.

(5) Sections 107.2(5) and 107.2(6) are deleted.

(6) Section 107.5 is deleted.

(7) Section 107.6 is deleted.

(8) Section 109.6 is deleted.

(9) Section 110.2 is deleted.

(10) Section 111 is deleted.

(11) Section 112.4 is deleted.

(12) Section 201.3 shall be replaced with the following language:

Terms defined in other codes. Where terms are not defined in this code and are defined in the Wisconsin Administrative Code, NFPA1 or other sections of the Platteville Municipal Code, such terms shall have the meanings ascribed to them as stated in those codes.

(13) Section 302.4 is deleted. The regulations in Chapter 5 of the Municipal Code shall apply.

- (c) Intent. It is the intent of this section to have the codes applied as follows:
- (1) The “One and Two-Family Dwelling Code, 1975 Edition” shall apply to one or two-family dwellings in existence between January 1, 1975 and May 31, 1980.
 - (2) The Uniform Dwelling Code shall apply to all one and two-family dwellings, including additions and alterations and accessory structures.
 - (3) The IPMC (International Property Maintenance Code) may be applied in any instance in which maintenance or upkeep of a property is inadequate.
 - (4) Whenever a conflict exists between the State Building Code and the codes and requirements adopted herein by reference, the more stringent shall apply.
 - (5) It is also intended that nothing herein shall be construed to preclude the Building Inspector, the City of Platteville, or any authorized officer thereof from proceeding under any other law or ordinance relating to the same, similar or other violation, or to limit the discretion of the City of Platteville, the Building Inspector, or any authorized officer thereof, to select the method by which to enforce any ordinance, law, regulation or order.

23.17 ADMINISTRATION. (a) Permit Lapses. Building, plumbing, electrical, HVAC, razing, and sign permits shall lapse and be void unless work under the permit is commenced within six months from the date of issuance. Work shall only be allowed to the extent specified on the permit and the permit shall expire upon completion of the permitted work or within one year, whichever is sooner.

- (b) Revocation. If the Building Inspector finds at any time that any applicable ordinances, laws, codes, plans, or specifications are not being complied with and that the holder of the permit refuses to comply after a written warning or instruction, he shall revoke the permit by written notice posted at the site of the work. When any permit is revoked, it shall be unlawful to do any further work thereunder until the permit is re-issued, except such work as the Building Inspector may order to be done as a condition precedent to the re-issuance of the permit, or as he may require for the preservation of human life and safety. The re-issuance of any permit shall carry a fee in the amount as established from time to time by a resolution of the Common Council.
- (c) Owner’s Responsibility. No owner shall construct or alter any building or structure, or portion of a building or structure, or permit any building or structure to be constructed or altered except in compliance with the provisions of this Chapter.
- (d) Violations and Penalties. It shall be unlawful for any person to build, enlarge, alter, demolish, convert, or mechanically equip any structure or any portion of a structure contrary to, or in violation of, any of the provisions of this Chapter, or cause, permit, or suffer the same to be done.

- (e) Any person who shall fail or neglect to comply with any lawful order of the Building Inspector issued pursuant to the provisions of this Chapter shall be deemed guilty of a violation of this Chapter and every day or fraction thereof on which such person shall fail or neglect to comply with such order shall be deemed a separate offense.
- (f) Separability. The provisions of this Code shall be deemed separable in accordance with the following:
 - (1) If any court of competent jurisdiction shall declare any provision of this Chapter to be invalid, such declaration shall not affect any other provision of the Chapter.
 - (2) If any court of competent jurisdiction shall adjudge invalid the application of any provision of this Code to any property, building or structure, such judgement shall not affect the application of said provision to any other property, building or structure not specifically included in said judgement.

23.18 PENALTY AND ENFORCEMENT. (a) Forfeiture Penalty. The penalty for violation of any provision of this Chapter shall be a forfeiture as hereinafter provided, together with the costs of prosecution and any penalty assessment imposed by Wisconsin Statutes.

- (b) Forfeiture Schedule. The penalty for violation of any provision of this Chapter shall be as set forth on the forfeiture schedule adopted by Section 1.10 of this Code, with a maximum forfeiture of \$500.