

Chapter 205
BUILDING CONSTRUCTION

[HISTORY: Adopted by the Town Board of the Town of La Pointe 5-14-2005; Amended 6-4-2020; Amended 7-23, 2024]

§ 205-1. Adoption of Uniform Dwelling Code.

Pursuant to § 101.65, Wis. Stats., the Town Board adopts a building code for new one- and two-family dwellings and all new additions and alterations to one- and two-family dwellings.

§ 205-2. Purpose.

The purpose of this article is to promote the development of certain minimum standards for quality housing, to protect the health, safety and welfare and to maintain required uniformity with the administrative and technical requirements of the Wisconsin Uniform Dwelling Code.

§ 205-3. Jurisdiction.

This article shall be applied and enforced within the boundaries of the Town of La Pointe, within the boundaries of Ashland County, pursuant to § 101.65, Wis. Stats.

§ 205-4. Administration and enforcement.

The Town Board shall appoint or establish a contract with a qualified independent Building Inspector who shall administer and cause the enforcement of this article. The Building Inspector shall be certified by the Department of Safety and Professional Services as specified by § 101.66(2), Wis. Stats.

§ 205-5. UDC building permits.

No owner or contractor may commence construction of any building or mechanical system prior to obtaining a valid permit from the Town's designated UDC Building Inspector. The construction which shall require a permit includes, but is not limited to:

- A. New one- and two-family residential buildings, commercial buildings including agricultural buildings, detached structures, and residential accessory buildings.
- B. Additions that increase the physical dimensions of a building, including decks.
- C. Alterations to the building structure

§ 205-6. Permit and inspection fees.

Uniform Dwelling Code (UDC) permit and inspection fees due shall be paid by the applicant directly to the designated independent Building Inspector appointed by the Town.

§ 205-7. Violations and penalties.

- A. No person, entity or firm shall construct, remodel or repair any dwelling in violation of any of the provisions of this code. Pursuant to §§ 101.66 and 101.77, Wis. Stats., whoever violates this code shall forfeit to the Town of La Pointe not less than \$25 nor more than \$1,000 for each violation, together with the costs of prosecution. Each day that the violation continues, upon written notice, shall constitute a separate offense.
- B. Fees may be doubled if work is commenced prior to the issuance of a permit.
- C. Violations discovered by the Building Inspector shall be corrected within 30 days after written notice is given, or more if allowed by the Inspector.
- D. Violations of this ordinance shall constitute a public nuisance that may be enjoined by civil action, as well as all other legal remedies available to the Town including but not limited to injunctive relief.”

§ 205-8. Responsibility construed.

This article and all inspections and approvals thereunder shall not be construed as establishing any legal responsibility on the part of the Town of La Pointe or any of its agents or employees for the design or construction of any building or structure. The sole responsibility for code compliance and care in construction shall be vested in the property owner, builder or contractor.

§ 205-9. Higher standards prevail.

In any case where a provision of this article is found to be in conflict with a provision of any zoning, building, fire, safety or health ordinance or code within the boundaries of the Town of La Pointe existing on the effective date of this article, any provision which establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail.

§ 205-10. Adoption of state codes.

The Town of La Pointe hereby adopts the following Chapters of the Wisconsin Administrative Code, as well as all subsequent revisions for local enforcement:

- A. Chapter SPS 302.31, the Plan Review Fee Schedule
- B. Chapter SPS 305, Credentials
- C. Chapter SPS 316, the Electrical Code
- D. Chapters SPS 320-325, the Uniform Dwelling Code
- E. Chapter SPS 327, Campgrounds
- F. Chapters SPS 361 through 366, the Wisconsin Commercial Building Code.
- G. Chapters SPS 375 through 379, Buildings Constructed Prior to 1914
- H. Chapters SPS 381 through 387, the Uniform Plumbing Code

§ 205-11. Certified municipality.

The Town has adopted the Certified Municipality Status as described in SPS 361.60 of the Wisconsin Administrative Code.

The Town shall assume the following responsibilities for the Department of Safety and Professional Services:

1. Provide inspection of commercial buildings with certified commercial building inspectors.
2. Provide plan examination of commercial buildings with certified commercial building inspectors.