

ORDINANCE NO. 2021-02

**AN ORDINANCE OF THE TOWN OF DELAFIELD TO ADOPT WISCONSIN
COMMERCIAL BUILDING CODES**

The Town Board of the Town of Delafield, Waukesha County, Wisconsin, does ordain as follows:

SECTION 1: The Town of Delafield does hereby adopt the State of Wisconsin Commercial Building Codes as described herein:

Contents

- 1.1 Authority
- 1.2 Purpose
- 1.3 Adoption of Codes
- 1.4 Appointed Agent Responsibilities
- 1.5 Plan Review Process
- 1.6 Acceptance of DSPS Review
- 1.7 Optional Waiver of Plan Review Responsibility
- 1.8 Building Inspector / Plans Examiner
- 1.9 Building Permit Required
- 1.10 Building Permit Fees
- 1.11 Penalties
- 1.12 Effective Date

1.1 **AUTHORITY.** These regulations are adopted under the authority granted by s. 101.12, stats.

1.2 **PURPOSE.** The purpose of this ordinance is to promote the general health, safety and welfare by enforcing the adopted codes.

1.3 **ADOPTION OF CODES.** The following Wisconsin Administrative Codes, their referenced codes and standards, and subsequent revisions are adopted for municipal enforcement by the building inspector and/or plans examiner, who shall be commercially certified by the WI Division of Industry Services.

Chs. SPS 302	Plan review fee schedules
Chs. SPS 360-366	Wisconsin Commercial Building Code
Chs. SPS 375-379	Buildings Constructed Prior to 1914 Code
Chs. SPS 381-387	Wisconsin Plumbing Code

1.4 **APPOINTED AGENT RESPONSIBILITIES.** The Division of Industry Services has granted the municipality the authority to conduct Commercial Building, HVAC, Fire Alarm System, Fire Suppression System, and Plumbing plan reviews and inspections for buildings of any size.

1.5 **PLAN REVIEW PROCESS.** Building, HVAC, Fire Alarm, and Fire Suppression System plans shall be submitted and reviewed in accordance with the procedures detailed in SPS 361. Applicants for plan review shall submit the following directly to the municipality:

- 1. Application form SBD-118.
- 2. Plan review fee per table SPS 302.31-2. Payment shall be made to the municipality.
- 3. Digital or hardcopy plans in accordance with SPS 361.

Plumbing plans shall be submitted and reviewed in accordance with the procedures detailed in SPS 382. Applicants for plan review shall submit the following directly to the municipality:

1. Application form SBD-6154.
2. Plan review fee per SPS 302.64. Payment shall be made to the municipality.
3. Digital or hardcopy plans in accordance with SPS Table 382.20-2.

1.6 ACCEPTANCE OF DSPS REVIEW. The municipality will continue to accept any plan reviews conducted by the Division of Industry Services if applicants are unaware of the municipality's ability to conduct such plan reviews or choose to send their projects to the Division of Industry Services for review.

1.7 OPTIONAL WAIVER OF PLAN REVIEW RESPONSIBILITY. The municipality may choose for any reason to waive their plan review responsibilities and require a building or building component be reviewed by the Division of Industry Services.

1.8 BUILDING INSPECTOR / PLANS EXAMINER. The building inspector and / or plans examiner authorized by the municipality to enforce the adopted codes and responsibilities shall be properly certified by the Division of Industry Services.

1.9 BUILDING PERMIT REQUIRED. No person shall build or cause to be built any new public building or alter a public building without first submitting plans and specifications to the building inspector and obtaining a building permit for such building.

1.10 BUILDING PERMIT FEE. Building permit fees shall be determined by resolution.

1.11 PENALTIES. Enforcement of this section shall be by means of withholding of building permits, imposition of forfeitures and injunctive action. Forfeitures shall be not less than \$25.00 nor more than \$1,000 for each day of noncompliance.

SECTION 2: This ordinance shall take effect upon passage and posting as provided by law.

PASSED AND ADOPTED by the Town Board of the Town of Delafield, Waukesha County, Wisconsin this ___ day of February, 2021.

TOWN OF DELAFIELD

Ron Troy, Town Chair

ATTEST:

Dan Green, Administrator/Clerk/Treasurer