

CHAPTER 30
BUILDING CODE

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30.01 GENERAL PROVISIONS

(1) Scope. The provisions of this chapter shall apply to all buildings and structures within the City of Stevens Point and the installation of electrical, plumbing, mechanical, heating, ventilating, air conditioning or other systems or equipment within or associated with these buildings or structures. The provisions of this code supplement the laws of the State of Wisconsin pertaining to construction and use and the Zoning Code of the City and any amendments thereto subsequent to the date this Chapter was adopted. The provisions of this Chapter in no way supersede or nullify the City's Zoning Code.

(2) Title. These regulations shall be known and cited as "Municipal Building Code"; and shall be construed to secure their expressed and implied intent and to ensure public safety, health, and welfare insofar as they are dependent upon building construction, modification, maintenance, and use.

(3) Conflict:

- (a) Any violations of previous versions of this Chapter shall continue to be adjudicated pursuant to the provisions of the version of this Chapter that was in effect at the time such violations occurred.
- (b) The provisions of this chapter shall not be construed to prevent the enforcement of other ordinances or regulations of the City or of the State of Wisconsin which prescribe standards other than those provided herein. In case of conflicts among such regulations, the most restrictive standard shall apply.
- (c) If any part of this ordinance is explicitly prohibited by federal or state statute, that part shall not be enforced.
- (d) No provision of this code shall be construed to repeal, modify, or constitute an alternative to any lawful zoning regulations.
- (e) Invalidity of Part. If any part, division, section, or portion of this code is adjudged to be unconstitutional or otherwise invalidated by a court of competent jurisdiction, the enforceability of the remainder of this code shall not be affected thereby.

(4) Codes adopted. The City adopts the following codes as minimum standards of construction for dwellings, public buildings, places of employment, accessory structures, garages and other structures as specifically mentioned and also the installation of electrical, plumbing, mechanical, heating, ventilating, air conditioning and other systems and equipment associated with these structures or premises. The adoption of these codes recognizes the intent of the State of Wisconsin to provide for a uniformity of standards within the state. The adoption of these codes is required by the State of Wisconsin to provide for a transfer of jurisdiction allowing the City to administer and enforce these codes.

(a) Uniform Dwelling Code (“UDC”) adopted. The Wisconsin Administrative Code provisions describing and defining regulations with respect to one and two-family dwellings codified in Chapters SPS 320 through SPS 325 of the Wisconsin Administrative Code are hereby adopted and by reference made a part of this Chapter as if fully set forth herein. Residential detached garages and accessory buildings are subject to the Wisconsin Uniform Dwelling Code for One and Two-Family Dwellings and are included within the scope of this Code. Any act required to be performed or prohibited by an Administrative Code provision incorporated herein by reference is required or prohibited by this Chapter. Any future amendments, revisions, modification, or renumbering of the Administrative Code provisions incorporated herein are hereby adopted by and incorporated into this Chapter to secure uniform statewide regulation of one and two-family dwellings in this City. Such Administrative Code chapters may also be referred to as the UDC or residential building code.

(b) State Commercial Building Code (“CBC”) adopted. Chapters SPS 360 through 366, Wisconsin Administrative Code (Wisconsin State Commercial Building Code for multi-family dwellings, public buildings and places of employment) and Chapters SPS 375 through 379 are hereby adopted and made a part of this Chapter with respect to those classes of buildings to which this building code specifically applies. Any future amendments, revisions, modifications, and renumbering of said Chapters SPS 360—366 and 375—379 are hereby adopted by and incorporated into this Chapter. Such Administrative Code chapters may also be referred to as the CBC or commercial building code.

(c) National Fuel Gas Code and Liquefied Petroleum Gas Code adopted. The National Fuel Gas Code NFPA 54 ANSI Z223.1, the Liquid Petroleum Gas Code NFPA 58, the documents listed in Chapter 2 of both codes, and any subsequent revisions to NFPA 54 and NFPA 58 and other listed documents are adopted and by reference made a part of this chapter as if fully set forth herein.

1. Application: The National Fuel Gas Code and the Liquefied Petroleum Gas Code are safety codes that shall apply to the installation of fuel gas piping systems to appliances, equipment and related accessories as listed within each code.

2. Gas piping, appliances, equipment and related accessories: New fuel gas piping systems to appliances, equipment and related accessories shall conform to the minimum standards of the National Fuel Gas Code and/or the Liquefied Petroleum Gas Code as applicable, the minimum installation requirements of the manufacturer, other provisions of Stevens Point Ordinances and any other minimum codes and standards as may apply in each separate installation as applicable.

New installations, alterations, additions, extensions, repairs or any other work involving fuel gas piping systems within the City shall conform to the most restrictive application of the above codes and standards.

(d) State electrical code adopted. The provisions and regulations of Wisconsin

Administrative Code Chapter SPS 316 in its entirety are hereby made a part of this chapter by reference and shall extend over and govern all electrical wiring installed, altered, repaired and presently existing in the city. Any further amendments, revisions, modifications, and renumbering of said Wisconsin Statutes and Wisconsin Administrative Code herein adopted shall be made part of this chapter as if set out fully herein.

(e) State plumbing code adopted. The provisions and regulations of Wis. Stats. Chs. 101 and 145, and Wisconsin Administrative Code Chapters SPS 325 and 381 through 387 are hereby made a part of this Chapter by reference and shall extend over and govern all new and existing plumbing installed, altered, repaired and maintained within the City. Any further amendments, revisions modifications, and renumbering of said Wisconsin Statutes and Wisconsin Administrative Code herein adopted shall be made part of this chapter.

(f) Credentials. Wisconsin Administrative Code Chapter SPS 305 governing licensing and credentialing shall hereby be adopted. Any further amendments, revisions, modifications, and renumber of said Wisconsin Statutes and Wisconsin Administrative Code chapters herein adopted shall be made part of this chapter. In addition to the requirements of this paragraph, the following provisions shall apply:

1. A residential property owner who installs, repairs, or maintains electrical wiring on premises that the property owner owns and occupies as a single-family residence may be issued a permit for such work without holding a credential for performing such work, provided that the City may issue a permit to the residential property owner only if the person desiring such permit shows that the person is competent to do such work in conformity with all rules and regulations governing installation of electrical wiring in residences, and such person pays the same fee as required of electrical contractors.

2. Unlicensed persons installing any portion of an electrical system wiring at a property other than a single family residence owned and occupied by the person performing the work, whether or not for compensation, shall be in violation of this section and subject to the penalties set forth in this chapter.

3. A residential property owner who installs, repairs, or maintains plumbing on premises that the property owner owns and occupies as their single-family principal residence, provided that the City may issue a permit to the residential property owner only if the person desiring such permit shows that the person is competent to do such work in conformity with all rules and regulations governing installation of plumbing, and such person pays the same fee as required of plumbing contractors. This section shall not apply to connections to municipal storm or sanitary sewers or water mains or their laterals.

4. A plumbing permit application submitted by the applicant will not be approved unless the individual or company listed to be performing the work is qualified as required by the Wisconsin Administrative Code provisions governing plumbing.

5. Unlicensed persons installing any portion of a plumbing system at a property other than a single family residence owned and occupied by the person performing the work, whether or not for compensation, shall be in violation of this section and subject to the penalties set forth in this chapter.

(5) Existing structures:

The following provisions shall apply to existing structures within the City. The enumeration of such provisions, however, shall not preclude the application of provisions contained elsewhere in this Code from applying to existing structures as either expressly or implicitly indicated in the Code:

(a) An existing building proposed to be occupied as a one- or two-family dwelling, when such building was not previously so occupied or used as a one or two-family dwelling.

(b) Alterations, regardless of cost, made to an existing dwelling when deemed necessary in the opinion of the Building Inspector shall comply with the requirements of this chapter for new buildings.

(c) Roof coverings. Whenever more than 25 percent of the roof covering by area of a dwelling is replaced in any 12-month period, all new roof covering shall be in conformity with applicable sections of this chapter.

(d) Repairs. Repairs for the purpose of maintenance, or replacements in any existing building or structure, which do not involve the structural portions of the building or structures, or which do not effect room arrangement, light and ventilation, access to or efficiency of any exit stairways or exits, fire protection, or exterior aesthetic appearance and which do not increase a given occupancy use, shall be deemed minor repairs. Permits and licensing are not required for minor repairs, unless the type of work requires a permit per department list, which shall be approved by the Common Council and posted on the City's website. Changes to exterior aesthetic appearance shall not require permits unless the structure is located within an Historic District.

(e) Alterations When Not Permitted. When any existing building or structure, which for any reason whatsoever does not conform to the regulations of this Code, has deteriorated from any cause whatsoever to an extent greater than fifty (50) percent of the equalized value of the building or structure, no alterations or moving of such building or structure shall be permitted. Any such building or structure may be considered a menace to public safety and welfare and may be ordered vacated and thereafter demolished and debris removed from the premises.

(f) Alterations and Repairs Required. When any of the structural members of any building or structure have deteriorated from any cause whatsoever to less than their required strength, the owner of such a building or structure shall cause such structural members to be restored to their required strength per the respective adopted code. Unless and until such repairs occur, such structure shall be considered a menace to

public safety and shall be vacated and thereafter no further occupancy or use of the same shall be permitted until the regulations of this Code are complied with.

(g) **Extent of Deterioration.** The amount and extent of deterioration of any existing building or structure shall be determined by the Building Inspector.

(h) **Use of Unsanitary Building.** It shall be unlawful to occupy, use, or permit the occupancy or use of any building or structure that is so unsanitary, dilapidated, deteriorated, out of repair, or without running potable water that it is unfit for human habitation, occupancy or use. The Building Inspector has the authority to determine if a building is unfit for use under this section. Until the regulations of this Code have been complied with, such building shall not be used for human occupancy, habitation, or use.

(i) **Responsibility.** This chapter shall be binding alike upon every owner of a building or structure and every person who is in charge of or is responsible for or who causes the design, construction, alteration or repair of any building or structure or related electrical, plumbing, heating, ventilating or air conditioning equipment in the City.

(6) Sidewalks

No main building shall be erected without, prior to occupancy, having required sidewalks installed along that part of any public street that fronts the lot boundaries of the parcel on which the building is constructed. Such sidewalk installation requirement may be waived by the Building Inspector where there is no City plan for sidewalk installation. Any such sidewalk shall be constructed to the standards directed by the Department of Public Works.

30.02 DEFINITIONS

For the purpose of this Code, the following words and phrases shall have the meanings assigned to them in this section. Words and phrases defined in state statutes, administrative code chapters, or other municipal code sections referenced or adopted herein shall be as defined in the referenced codes, statutes, or regulations. Words and phrases not otherwise defined, shall have the meanings accepted by common usage or meanings generally recognized within the trades to which the term or phrase applies.

Accessory Building or Use - A building, use, or activity which is conducted or located on the premises of the principal use and serves, is clearly incidental to, is subordinate in purpose to, and is clearly operated and maintained solely for the comfort, convenience, necessity, or benefit of the occupant, employee, customer, or visitor of or to the principal use.

Addition - Any new construction whereby an existing building or structure, or building or structure in course of construction, is increased in footprint area, or volume content. For buildings or structures in the course of construction, "increased" shall mean an increase

beyond the footprint or volume identified in the plans upon which the building permit was issued.

Adjoining Lot Line - The line dividing adjoining lots, plots of land, or parcels of land of different or same ownership.

Alteration - Any change or modification other than an addition or repair to a building or to electrical, plumbing, heating, ventilating, air conditioning and other systems within a building or occupancy within a building.

Approved - Acceptable to the Building Inspector. (Approval is not to be construed as an assumption of any legal responsibility for the design or construction of the dwelling or building component.)

Building Inspector - The officer charged with the administration and enforcement of this Code as part of his/her regularly authorized duty. "Building Official", and "Authority Having Jurisdiction" when used in this Code shall refer to the Building Inspector. This term is further defined and explained in Section 30.03(1)(b) below.

Conditional Approval - Approval granted by the Department with the condition that the proposed building shall meet all regulations of this code, other municipal ordinances, and all laws of the State of Wisconsin.

Cubic Contents - The actual cubic contents enclosed within the outer surfaces of the exterior walls, outer surfaces of the roof, and the finished surfaces of the lowest floors of a building or structure. Does not include the contents of enclosed courts which are open to the sky.

Department - The Community Development Department of the City of Stevens Point.

Detached Garage- A private garage entirely separated from the principal building.

Dwelling - A building or portion thereof designed or used exclusively for residential occupancy, including single family dwellings, two-family dwellings, multiple-family dwellings and apartment hotels.

Established Grade - The grade of the street as established by ordinance at the center line of the street.

Fire Limits - All areas zoned Central Business Zoning District and the South Side Business District. (As defined by Map #1180)

Footings - That portion of the foundation of a structure which spreads and transmits loads directly to the soil or the piles.

Foundation - The supporting structure as a whole, below the lowest floor upon which rests the superstructure of a building or structure.

Garage - A building or portion thereof in which a motor vehicle containing gasoline, distillate, or other volatile, flammable liquid in its tank is stored, repaired, or kept.

Garage, Private - A detached accessory building or portion of a main building housing the motor vehicles of the occupants or owner of the one or two family dwelling.

Grade, Lumber - The classification of lumber in regard to stress and grade.

Lintel - The beam or girder placed over an opening in a wall which supports the wall construction above.

Loads. Dead Load - The weight of walls, floors, partitions, roofs, and other structural parts of a building or structure.

Live Load - All imposed, transient, moving loads, or loads due to impact, and including movable partitions in a building or structure other than dead loads.

Masonry, Solid - Masonry built without hollow spaces.

Person - The word "person" shall mean any individual, firm, association, corporation, or body politic, and includes any receiver, assignee, or similar representative thereof.

Principal Building - A single main building or structure on a lot for specific use or occupancies.

Repair - The reconstruction or renewal of any part of an existing building for the purpose of its maintenance or to correct damage. The words "repair" or "repairs" shall not apply to any change of construction type or structural components.

Stairway - Three or more risers shall constitute a stairway.

Square Footage of Building - The actual area in square feet enclosed by the exterior perimeter of the building walls on each separate floor level, measured from the exterior perimeter.

Unusual Construction - Any construction methods or materials not covered in this code.

(1) Tenses and usage.

- (a) Words used in the singular include the plural, and vice versa.
- (b) Words used in the present tense include the future tense, and vice versa.
- (c) The words "must," "will," "shall," and "may not" are mandatory.
- (d) "May" is permissive.

(2) Conjunctions. Unless the context clearly indicates otherwise, the following conjunctions have the following meanings:

(a) "And" indicates that all connected items or provisions apply;

(b) "Or" indicates that the connected items or provisions may apply singly or in combination;

(c) "Either or" indicates that the connected items or provisions apply singly, but not in combination.

30.03 BUILDING INSPECTOR AND PERMITS

(1) General. The Department of Community Development – Division of Inspection Services is hereby created and the executive official in charge thereof shall be known as the Building Inspection Superintendent.

(a) Building Inspection Superintendent. The Building Inspection Superintendent shall be the executive official in charge of and responsible for all activities of the city building inspection division. All division inspectors, officers, technical assistants and employees shall report to the Building Inspection Superintendent who shall in turn report directly to the Community Development Director. The Building Inspection Superintendent shall have the qualifications as required in his/her job description, which is on file in the City Human Resources department.

(b) Building Inspector. When used in this chapter, the term "Building Inspector" shall be liberally defined as the Building Inspection Superintendent and/or a commercial or UDC Building Inspector, a commercial or UDC electrical inspector, a commercial or UDC plumbing inspector or a commercial or UDC HVAC inspector and any duly appointed deputy or assistant officially authorized by the City to carry out the administrative and enforcement functions prescribed herein. The listed inspectors are not intended to indicate separate individuals. Rather it is intended to describe the range of inspector responsibilities and certifications that are necessary to complete the division of inspection services. Inspectors may hold any combination of inspector certifications to fit the needs of the inspection division. In no case shall an inspector do plan review or inspections without Wisconsin Department of Safety and Professional Services certification for the plans to be reviewed or the work to be inspected.

(c) Personal liability relief. No inspector, officer or employee charged with the administration and enforcement of this Chapter or Chapter 21 of the RMC, while acting on behalf of the City, shall thereby be rendered liable personally, and such inspector, officer or employee is hereby relieved of all personal liability for any damage occurring to persons or property as a result of any act required or permitted in the discharge of his or her official duties. Any suit initiated against any City inspector, officer or employee, because of an act performed by that person in the lawful discharge of his or her duties under the provisions of this Chapter or Chapter 21, shall be defended by the legal representative of the City until final termination of such proceedings. Such City employees and officials shall further enjoy any and all immunities, defenses, and limitations of liability afforded under the laws of the State of Wisconsin, and nothing contained herein shall constitute a waiver, express or implied, of any such protections. No inspector, officer or employee shall be liable for any costs in any action, suit or

proceeding instituted in pursuance of the provisions of this Chapter or Chapter 21, and such employee, acting in good faith and without malice, shall be free of liability for acts performed under any of its provisions or by reason of any act or omission in the performance of his or her official duties in connection therewith.

(d) Rights. The Building Inspector or authorized agent shall have the power and authority at all reasonable hours, for any proper purpose, to enter upon any public or private premises and make inspection thereof and to require the production of the permit for any building, plumbing, electrical, or heating work being done or the required license therefore. No person shall interfere with or refuse to permit access to any such premises to the above-described representatives of the municipality while in the performance of their duties.

(e) Power to stop work. Whenever any work is being done contrary to the provisions of this code, or is being done in an unsafe or dangerous manner, the Building Inspection Superintendent may order the work stopped by notice in writing served on any person engaged in the doing or causing of such work or a person who owns or controls the premises upon which the work is being performed, and any such person shall either forthwith stop such work or cause the work to be ceased until authorized by the Building Inspection Superintendent to recommence and proceed with the work.

(f) Order to Discontinue Occupancy or Use. The Building Inspector may issue an order to the owner of any building, structure, dwelling unit or equipment thereon, or to the person occupying or using any such building, structure, dwelling unit or equipment, to discontinue such occupancy or use if the building, structure, dwelling unit or equipment is, in the judgment of the inspector, in an unsafe condition or unfit for human habitation.

(g) Power to order building to be vacated. Whenever any building or portion thereof is being used or occupied contrary to the provisions of this code, the Building Inspection Superintendent may order such use or occupancy discontinued, and the building or portion thereof shall be vacated and a notice served on any person using or causing such use or occupancy, and such person shall vacate such building or portion thereof within the timeframe provided by the Building Inspection Superintendent, or make the building or portion thereof comply with the requirements of this code provided. However, in the event of an emergency, the notice provisions in this section shall not be required prior to the occupancy or use being ordered to cease.

(h) Use Discontinued. Any building, structure, or premises, or any part thereof, which is vacated for a continuous period of six (6) months or more by any cause whatsoever shall not thereafter be occupied or used until approved by the Building Inspector if the Building Inspector determines that such period of vacancy may jeopardize public safety or health if allowed to resume without actions to ensure that the resumption of use or occupancy can occur safely.

(i) Placarding of Unfit or Illegally Occupied Buildings.

1. If a building or any part thereof is unfit for human habitation, occupancy, or

use, or may be in danger of structural collapse, the inspector shall post a placard on the premises containing the following words: "Unfit For Human Habitation, Occupancy or Use." The Building Inspector shall prohibit the use of the building for human habitation by requiring the owner to vacate and prohibit further occupancy or use until the necessary repairs have been made.

2. Orders and placards shall remain effective until the required repairs or alterations have been made or demolition and removal have been completed. No person may alter or remove a posted order or placard, nor occupy, use or enter a posted or placarded building, structure or dwelling unit, except for the purpose of making the required repairs or alterations, without written permission from the Building Inspector.

(j) Not to Engage in Business. It shall be unlawful for an inspector to engage in, either directly or indirectly, the business of their respective trade. Inspectors shall have no financial interest in any concern in such business within the City of Stevens Point while holding office as an inspector. This shall apply to all trade credentials the inspector holds while in office. Any violation of this subsection shall be sufficient cause for dismissal.

(2) Permits required. No person shall excavate for, erect or construct, nor add to, enlarge, improve, repair, alter, convert, extend, move, or demolish any building or structure; perform any work with regards to electrical, plumbing, heating and ventilation, or cause the same to be done without first obtaining a permit therefore from the Division of Inspection Services. A list of activities for which a permit is required is on file in the department. The enumeration of such list does not preclude the Building Inspector from determining that an activity not appearing on the list nevertheless requires a permit, provided that the activity is within the general description of activities requiring permits contained in this paragraph.

(3) Historic Overlay District: In addition to the permits required for alterations and changes which affect buildings, any structure included in any Historic Overlay District shall be required to obtain a building permit for the installation of siding, windows and removal of original architectural details representative of an architecture style, a unique design element, or material.

(4) Permit fees

(a) The fees for activities and services performed by the city in carrying out its responsibilities under this code shall be as indicated in the most recently adopted Common Council fee schedule for the Community Development Department.

(b) Before any permit required by this code may be issued, the applicant must pay the appropriate fees as required by this code and the fee schedule under part (a).

(c) Before any permit required by this code may be issued, the applicant and/or property owner must be current on all personal property taxes within the city.

(d) Recreational Impact Fee. The City of Stevens Point hereby determines the

construction of residential dwelling units creates a demand for recreational facilities within the City. Therefore, it is the policy of the City to assess a portion of the costs for those facilities to the builders of new dwelling units in the City. New dwelling units shall be assessed an amount as indicated in the most recently Common Council adopted Department of Community Development Fee Schedule. Newly-approved mobile home parks shall be assessed an amount as indicated in the most recently Common Council adopted Department of Community Development Fee Schedule. This fee shall be due before issuing a building permit. This fee shall only apply to new construction and shall not apply to remodeling or existing units or the moving of existing mobile homes, unless such remodeling or moving results in an overall increase in the total amount of units.

(5) Application for permit.

(a) An application for a permit shall be submitted by the property owner or his/her authorized agent and shall comply with this Chapter and Wisconsin Administrative Codes SPS 320 and 361. The application shall include a Division of Inspection Services approved City of Stevens Point Permit Application Form in addition to any required information set forth in this section. Any application that is not fully completed, as determined by the Building Inspector, shall not be considered submitted for compliance with this section. Paying for the permit does not constitute automatic issuance of a permit.

(6) Inspection Division to Issue Permit.

(a) The Building Inspector shall not issue a permit until the building plans have been conditionally approved. After being conditionally approved, the plans and specifications shall not be altered in any respect which involves any of the ordinances, laws, or orders, or which involves the safety of the building, except with the written consent of the Building Inspector filed with such application.

(b) If the Building Inspector determines that submitted plans are inadequate, the Building Inspector may issue a permit for a part of the building prior to receiving the plans and specifications for the remaining portions of the building. It shall be unlawful to commence work on any premises, building, or alteration before the permit for such work has been issued. The issuance of a permit upon the plans and specifications shall not prevent the Building Inspector from thereafter requiring the correction of errors in said plans and specifications or from ordering such work to cease if it is being conducted in violation of any City Ordinance, Wisconsin Statute, Wisconsin Administrative Code Provision, or lawful orders issued pursuant thereto.

(c) For the construction of buildings requiring approval of building plans by the Department of Safety and Professional Services of the State of Wisconsin, no permit shall be issued until such approved plans are received by the Building Inspector.

(7) Waiver of Some Requirements. At the option of the Building Inspection Superintendent, plans data, specifications and survey information need not be submitted with an application for permit provided the proposed construction is

sufficiently described in the application for permit.

(8) Posting of building permit: Except as specifically authorized by the Building Inspector, every permit issued shall be posted or displayed in a conspicuous location at the job site prior to commencement of construction and shall remain posted until all work authorized by such permit is completed and inspected.

(9) Expiration of permit.

(a) The permit shall become void unless operations are commenced within four (4) months from the date thereof, or if the building or work authorized by such permit is suspended at any time after work is commenced, for a period of sixty (60) days. This section may be waived at the discretion of the Building Inspection Superintendent.

(b) Permits for new one- or two-family dwellings shall expire after two years.

(c) Permits for new commercial construction shall expire after two years.

(d) Permits for any commercial alterations or additions valued at or over \$500,000.00 will expire after two years.

(e) Permits for any commercial alteration or addition valued under \$500,000.00 will expire after one year.

(f) Permits for residential roofing, siding, decks, accessory structures and other similar projects will expire after six months.

(g) Permits for electrical, plumbing, HVAC or other similar systems will expire after six months unless the value of such work is over \$50,000.00, in which case the permit will expire after one year.

(h) Permits for electrical, plumbing, HVAC or other similar systems in conjunction with new construction or alterations and additions will expire at the same time as the construction permit expires, regardless of the date issued.

(i) Permits for demolition and razing will expire after 90 days.

(j) Permits for moving structures will expire after 90 days.

* Exception for subsections (4) and (9) of this section: New permit or renewed permit fees for incomplete projects shall be the same fees of the last permit issued for the same project. The expiration time for each subsequent permit or renewal for the same project will be half of the prior time limit.

(10) Inspector may revoke permit.

(a) The Building Inspector may revoke any permit or approval issued under the regulations of this code and may stop construction or use of approved new

materials, equipment, methods of construction, devices, or appliances for any of the following reasons:

(i) Whenever there is a violation of any regulation of this code or of any other provision of the City Ordinances, Wisconsin or federal laws and regulations, or lawful orders issued pursuant to the same which reasonably relate to the subject matter of this Chapter.

(ii) Whenever the continuance of any construction becomes dangerous to property or the safety of the public.

(iii) Whenever there is any violation of any condition or provisions of the application for permit or of the permit.

(iv) Whenever in the opinion of the Building Inspector there is inadequate supervision provided on the job site.

(v) Whenever any false statement or misrepresentation has been made in the application for permit, plans, drawings, data specifications, or certified lot or plot plan on which the issuance of the permit or approval was based.

(vi) Whenever there is a violation of any of the conditions of an approval or occupancy given by the Building Inspector for the use of any new materials, equipment, methods of construction devices, or appliances.

(b) Whenever the Building Inspector revokes a permit under Paragraph (a) of this subsection, the Building Inspector shall comply with the following:

(i) The notice revoking a permit, certificate of occupancy or approval shall be in writing and may be served upon the applicant for the permit, owner of the premises, and the agent of the owner, if any, and on the person having charge of construction.

(ii) A revocation placard shall also be posted by the Building Inspector upon the building, structure, equipment, or premises in question.

(iii) After the notice is served and posted as indicated in parts (i) and (ii) above, it shall be unlawful for any person to proceed thereafter with any construction whatsoever on the premises, and the permit which has been so revoked shall be null and void. Before any construction or operation is again resumed on the premises, a new permit shall be procured and fees paid therefore in the same manner as otherwise required under this code for issuance for the initial permit. Thereafter the resumption of any construction or operation shall be in compliance with the regulation of this code.

(11) Stop work order: If the Building Inspector finds at any time that work on any building, structure or electrical, mechanical, plumbing or HVAC system is being performed contrary to the provisions of this chapter or in an unsafe or dangerous manner, the Building Inspector may order such work immediately stopped by issuing a written stop work order. Such order shall be posted in a conspicuous location at the job site or shall be served personally by the Building Inspector upon the property owner, the

owner's agent, or the person responsible for the work. A stop work order shall specify the nature of the violation and shall state the conditions under which work will be permitted to resume. Any person who shall continue to work in, on or about a building, structure or electrical, plumbing or HVAC system after a stop work order has been issued, except to complete such work as directed by the Building Inspector to correct the violation or unsafe condition, may be issued a citation for a violation of this chapter and shall be subject to penalties and forfeitures as described herein.

30.04 Accessory Structures

(1) Fees. The fees for activities and services performed by the city in carrying out its responsibilities under this section shall be as indicated in the most recently adopted common council fee schedule.

(2) Detached Garages. One and two family residential detached garages or structures shall be constructed in accordance with Chapters SPS 321-325 of the Wisconsin Administrative Code, also known as the Uniform Dwelling Code. Any further amendments, revisions and modifications of said Wisconsin Statutes and Wisconsin Administrative Code herein adopted are intended to be made part of this chapter.

(3) Commercial accessory structures. Accessory structures on parcels zoned non-residential shall be constructed according to the minimum standards of the Commercial Building Code.

(4) Size

(a) The sum of all detached private garages or accessory structures shall not total more than 900 square feet in footprint area per zoning lot. In addition, one open-sided accessory building of up to 170 square feet is allowed. An open-sided building is defined as a structure with no more than one side enclosed by a wall or other materials.

(b) One attached garage shall be allowed per residence. The maximum size shall be 1,200 sq. ft. of footprint area. All attached garages exceeding these requirements shall be reviewed by the Plan Commission and may be approved by the Common Council. Standards used in the review shall include, but not be limited to, the size, proportions, finish materials, and the size of the garage in comparison to the square footage of the residential structure.

30.05 Inspections Required

(1) Timely inspections. The permit applicant, owner or an authorized representative shall notify the Building Inspector after completion of each phase of construction and shall request all inspections as itemized in sections orally or in writing. The Building Inspector shall make every reasonable attempt to complete all inspections in a timely manner. Work on subsequent phases of construction shall not proceed until required inspections have been completed and approval has been granted by the Building Inspector. Construction may proceed on a one- or a two-family dwelling if an inspection has not been performed within two business days after proper notification has been given, and occupancy may occur five business days after a request for final

inspection if the final inspection has not yet been performed.. Construction may proceed on a commercial structure if an inspection has not been performed within five business days after proper notification has been given. The Building Inspector may also allow work to proceed when specific circumstances prevent the completion of an inspection within the allotted time period.

(2) Responsibility to call for inspection. It is the responsibility of the permit applicant and owner to notify the Building Inspector that the construction or installation is ready for inspection. It is not the responsibility of the Building Inspector to track or estimate the time interval before the next inspection is needed, nor to notify the permit applicant that the permit has expired. The Building Inspector shall have the right and authority to order the removal of all coverings which may have been placed over such work before same has been inspected.

(3) Erosion control and site maintenance inspection. Erosion control measures shall be inspected after installation and concurrently with other required inspections throughout the construction period. Site maintenance and control of construction debris will be inspected concurrently with other required inspections.

(4) Construction inspections.

(a) **Foundation reinforcement inspection.** The placement of reinforcement shall be inspected where the reinforcement is required for code compliance prior to pouring concrete.

(b) **Drain tile inspection.** Below-grade drain tile systems shall be inspected after placement of tiles, washed stone and sump pits but prior to backfilling (exterior tiles) or placement of basement slab floors (interior tiles).

(c) **Footing and foundation inspection.** Footings shall be inspected after forms have been set, prior to pouring concrete. Foundations shall be inspected after forms have been removed and required insulation and waterproofing are in place, but prior to backfilling.

(d) **Under slab or under floor inspections.** The inspection of the basement floor or slab floor area before concrete is placed shall include the following: any required structural reinforcement, any underfloor plumbing, electrical, or HVAC; any interior drain tile with base course; the structural base course for the floor slab if required; the underfloor vapor retarder and underfloor insulation.

(e) **Rough framing inspection.** General building construction shall be inspected after all rough framing work is finished but before such work is covered or concealed.

(f) **Insulation and energy inspection.** Insulation and vapor barriers shall be inspected after installation is complete but prior to being covered or concealed.

(g) **Above ceiling inspection.** Work shall be inspected prior ceiling be covered or concealed.

(h) **Final inspection.** A final inspection shall be completed after all work included within the scope and application of this chapter is substantially complete but prior to the use or occupancy of the building or structure or portion thereof. The structure may not be occupied until a final inspection has been made that finds no critical violations of this code that could reasonably be expected to affect the health or safety of a person using the structure.

(5) HVAC inspections.

(a) **Rough inspection.** All HVAC equipment or systems installations which are thereafter to be concealed or covered, shall be inspected after rough work is finished but before such work is covered or concealed.

(b) **Gas piping pressure test required.** It is unlawful for any person, firm or corporation to place into operation any gas equipment installed or replaced until the piping installation has been tested, inspected and approved.

(c) **Final inspection.** All HVAC equipment or systems shall be inspected after installation is complete. Equipment information and operating manuals shall be provided to the inspector and owner. Equipment shall be tested and balanced before inspection is requested. A final HVAC inspection shall be completed after all work included within the scope and application of this chapter is substantially complete but prior to the use of the recently installed HVAC system and equipment or use and occupancy of the building or structure.

(6) Electrical inspections.

(a) **Notification to Inspector.** Upon completion of the wiring of any building, the person, firm, or corporation doing the work or receiving the permit shall notify the electrical inspector who shall make inspections within 2 business days for rough in work or 5 business days for final inspection after being notified. All electrical work shall be left exposed until such time as the inspector has completed his/her inspection. Inspections include:

1. **Electric service inspection.** Electric service installations, upgrades or changes shall be inspected and approved before the electric utility shall energize the service

2. **Under slab or under floor inspections.** The inspection of the basement floor or slab floor area before concrete is placed shall include the following: any required structural reinforcement, any underfloor electrical; any interior drain tile with base course; the structural base course for the floor slab if required; the underfloor vapor retarder and underfloor insulation.

3. **Rough inspection.** General building electrical wiring, equipment, conduit or any miscellaneous electrical installations shall be inspected after all rough work is finished but before such work is covered or concealed.

4. **Final electrical inspection.** A final electrical inspection shall be completed

after all work included within the scope and application of this chapter is complete but prior to the use of the recently installed electrical system and equipment or the use and occupancy of the building or structure.

(b) **Authority to disconnect electrical service.** The Building Inspector may cause the immediate disconnection of electrical power or service to any defective equipment or system where he or she finds determines that the installation creates imminent danger to persons or property or that such electrical power may interfere with the work of the fire department in emergency situations. No person shall reconnect any electrical equipment or service so disconnected until necessary repairs or alterations are completed and approval is granted by the Building Inspector. The Building Inspector may also cause the discontinuance of electrical service to any premises to which he or she is denied access or entry as set forth in this section.

(7) Plumbing Inspections.

(a) **Notification to Inspector.** No soil, waste, vent and water piping shall be used until inspected by the plumbing inspector. The plumber or property owner receiving the permit shall notify the plumbing inspector whenever any work is ready for inspection. The inspector shall thereupon make inspections within 2 business days for rough in work or 5 business days for final inspection after being notified that the materials and fixtures are set and ready for inspection. All plumbing work shall be left exposed until such time as the inspector has completed the inspection. The inspector may require the plumber or property owner receiving the permit to make a water or air test on the whole or any part of the entire installation. Inspections include:

1. **Building sewer and water service inspection.** The building sewer and water service lines shall be inspected during testing as set forth in Wis. Admin. Code section SPS 382.21 prior to being covered or concealed.

2. **Rough underslab plumbing inspection.** The building drain and vent piping and water service lines shall be inspected during testing before covering with concrete as set forth in Wis. Admin. Code section SPS 382.21 prior to being covered or concealed.

3. **Rough interior plumbing inspection.** The building drain and vent piping and water service lines shall be inspected during testing as set forth in Wis. Admin. Code section SPS 382.21 prior to being covered or concealed.

4. **Final plumbing inspection.** A final plumbing inspection shall be completed after all work included within the scope and application of this chapter is complete but prior to the use of the recently installed plumbing system or equipment or the use and occupancy of the building or structure.

(8) **Re-inspections.** Any noncompliance items noted at the time of inspection shall be corrected and re-inspected before it is covered or concealed.

(9) **Voluntary inspections.** The Building Inspector may, at the request of the owner or

the lawful occupant, enter and inspect structures subject to the provisions of this code to ascertain compliance with this code.

(10) Inspections by Building Inspection Superintendent. The Building Inspection Superintendent may inspect any building, structure, dwelling unit or equipment thereon which is reported or found to be damaged, dangerous, unsafe, a fire hazard, or unfit for human habitation.

(11) Inspector interference. Any person who interferes with the Building Inspector in the performance of his or her lawful duties where a permit has been issued shall be deemed guilty of a violation of this chapter and shall be subject to penalties and forfeitures as described in section 30.10.

30.06 Swimming Pools

(1) Location. No swimming pool shall be erected to the front of the residence of the owner or occupant of the premises connected therewith. In the case of lots bordered on two sides by public streets, no area between the setback lines of the main building and the street right-of-way line; in no case less than 5 feet from any lot line or building wall.

(2) Definitions:

(a) A swimming pool, within the meaning of this ordinance, shall be any depression in the ground, either temporary or permanent, or a container of water, either temporary or permanent, and either above or below the ground in which water of more than 12 inches in depth is contained and which is used primarily for the purpose of bathing or swimming, except temporary pools with an area of 177 square feet or less shall not come within the provision of this ordinance.

(b) A child of tender years, within the meaning of this ordinance, shall be any child who has not obtained the age of 10 years.

(3) Obligations of owners. Every person, every member of a partnership, and every corporation that owns, directly or indirectly, or operates or uses or has custody or control of or has the exclusive right to use any swimming pool located in the City of Stevens Point, shall erect and maintain a fence or suitable barrier around such swimming pool of such size and construction as to safeguard a child of tender years to prevent such child from falling into such swimming pool or shall install and maintain a cover or other protective device over such swimming pool. If a cover is utilized, it shall be of such design and material that the same can be securely fastened in place and be capable of supporting a person weighing 250 pounds without collapsing into the water. Such cover or other protective device shall be securely fastened in place at all times when the swimming pool is not in actual use for bathing or swimming purposes.

(4) Drainage from pools. No private swimming pool shall be constructed so as to allow water therefrom to drain into any sanitary sewer or septic tank, nor to overflow or

cause damage to any adjoining property. Provision may be made for draining the contents of any swimming pool into a storm sewer, but such installation shall be subject to prior approval of the Department of Natural Resources and Stevens Point Utilities. In all cases where a private swimming pool is to be constructed on premises served by a private sewage disposal system, approval of the Department of Health Services shall be necessary before the construction of any such pool may commence.

(5) Filtration. All private swimming pools must have a filtration system which assures proper circulation of the water therein and maintenance of the proper bacterial quality thereof. Such filtration system shall be properly maintained in good working order and kept in use at all times the swimming pool is filled with water.

(6) Periodic inspection. All installations of swimming pools, drains, or other equipment made under the provisions of this ordinance shall be subject to periodic inspection by the City of Stevens Point.

(7) Materials. All swimming pools of a permanent type shall have the sides and bottom of a smooth finish and no sand or dirt bottom shall be permitted.

(8) Aquariums. Every person, every member of a partnership and every corporation that owns, directly or indirectly, or operates or uses or has custody or control of or has the right to use any commercial aquarium sufficiently large enough to present a drowning hazard located in the City of Stevens Point shall erect and maintain a fence or suitable barrier around such aquarium of such size and construction as to safeguard a child of tender years to prevent such child from falling into such aquarium.

30.07 Regulations for Moving or Razing Buildings

(1) General. No person shall move any building or structure upon any of the public ways of the municipality or raze any building without first obtaining a permit therefor from the Building Inspector and upon payment of the required fee. Every such permit issued by the Building Inspector shall designate the route to be taken, the conditions to be complied with, and shall appropriately limit the time during which said operations shall be conducted.

(2) Continuous Movement. The movement of buildings shall be a continuous operation during all the hours of the day until such movement is fully completed. All of such operations shall be performed with the least possible obstruction to thoroughfares. No building shall be allowed to remain overnight upon any street crossing or intersection, or so near thereto as to prevent easy access to any fire hydrant or any other public facility. Lights shall be operated in conspicuous places at each end of the building during the night.

(3) Street Repair. Every person receiving a permit to move or raze a building shall, within one day after completion, report that fact to the Building Inspector who shall thereupon, in the company of the Public Works Director, inspect the streets and highways and ascertain their condition. If the removal or moving of said building has caused any damage to any street or highway, the person to whom the permit was

issued shall forthwith place them in as good repair as they were before the permit was granted. If such repairs are not completed within 30 days of the inspection, the City may undertake to cause such repairs to be made and assess the costs of such work to the person to whom the permit was issued.

(4) Utility Notification and Backfill. Before a building can be demolished or removed, the owner or agent shall notify all utilities having service connections within the building, such as water, electric, gas, sewer, and other connections. A permit to demolish or to remove a building shall not be closed until it is ascertained that utility service connections and appurtenant equipment, such as meters and regulators, have been removed or sealed and plugged in a safe manner. This is the responsibility of the owner or agent to complete and notify the Building Inspector.

(5) Disposal of material. Demolition materials must be properly handled, hauled and disposed of per Wisconsin Department of Natural Resources regulations.

(6) Conformance with Code. No permit shall be issued to move a building within or into the City of Stevens Point and to establish it upon a location therein until the Building Inspector has made an investigation of such building at the location from which it is to be moved, and is satisfied from such investigation that said building is in a sound and stable condition and of such construction that it will meet the requirements of this Building Code. For pre-fabricated structures, a copy of the plans for the structure may be substituted for the in-person investigation at the discretion of the Building Inspector. A complete plan of all further repairs, improvements, and remodeling with reference to such building shall be submitted to the Building Inspector, who shall determine whether such repairs, improvements, and remodeling once completed will be in conformity with the requirements of this Building Code. In the event a building is to be moved from the municipality to some point outside the boundaries thereof, the provisions with respect to the furnishing of plans and specifications for proposed alterations to such building may be disregarded.

(7) Bond.

(a) **Bond required.** Before a permit is issued to move or raze any building in this municipality, the party applying therefor shall provide a bond, cash deposit, or a letter of credit to the City in a sum to be determined by the Building Inspector and which shall not be less than Five Thousand (\$5,000) Dollars. Any such bond shall be executed by a corporate surety or two person sureties to be approved by the governing body or the Building Inspector Superintendent., The permit applicant shall indemnify, defend, and hold harmless the City for any costs or expenses incurred by it in connection with any claims for damages to any person or property and the payment of any judgment together with the costs and expenses incurred by the municipality in connection therewith which arise out of the removal of the building for which the permit is issued and the completion of improvements to the property which the Building Inspector has required as a condition of granting the moving or razing permit.

(b) **Proximity to public thoroughfare.** Unless the Building Inspector finds that the excavation exposed by the removal of a building from its foundation is distant enough

from public thoroughfares to avoid creating a hazard for people and vehicles traveling thereupon and that the nature and physical characteristics of the premises and the exposed excavation do not present a hazard to children under 12 years of age, the bond required by (a) shall be further conditioned upon the permittee erecting adequate barriers around the excavation and within forty-eight (48) hours either filling in the excavation or employing other means, devices or methods approved by the Building Inspector to prevent hazards to the public. In any event, the excavation shall be filled with solid fill to match lot grade within 5 days of removal of the structure. Any excavation may be required to be protected with appropriate fences, barriers, and/or lights at the discretion of the Building Inspector.

(c) **Insurance.** In addition to the bond, cash deposit, or surety indicated in paragraph (a), the Building Inspector shall require liability insurance covering injury to one person in the sum of not less than One Hundred Thousand (\$100,000) Dollars and for one accident in a sum not less than Two Hundred Thousand (\$200,000) Dollars, together with property damage insurance in a sum not less than Fifty Thousand (\$50,000) Dollars, or such other coverage as reasonably deemed necessary and sufficient based upon the nature of the work being performed.

30.08 Building Numbering

(1) Proper entrance. A "proper entrance" shall be defined as that entrance which is designated by the Building Inspector as the main entrance from the exterior to the interior of said house or building which leads to the living quarters, storage, or office space inside of any building located in the City of Stevens Point. There shall be designated only one proper entrance for each residence and the only one proper entrance for each storage space or business office located in any one building.

(2) Placement and form of physical numbering signs. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street fronting the property, and shall not be obstructed by any structural element, plant, tree, shrub, or similar obstruction. These address numbers shall contrast with their background, be Arabic numerals or alphabet letters, and such address numbers shall not be written out in script. If in the opinion of the Building Inspector, or his/her designee, the address numbers are difficult to identify, the Building Inspector may approve alternate locations and/or requirements in order to improve the visibility of the physical numbering signage. Specific building types shall have address numbers as follows:

(a) All single-family and two-family residential buildings shall have address numbers not less than two inches in height. Such address numbers shall be located within four feet of the primary entrance door on the street side where the building is addressed. If such building is located more than 40 feet from the front property line, the property owner must place and maintain the required numbers on a mailbox or a signpost located at or near the front property line.

(b) All multifamily buildings shall have address numbers not less than six inches in height. Such address numbers shall be located within four feet of the primary entrance door on the street side where the building is addressed. At the entrance of each access

drive for three or more buildings there shall be a directory listing of the address numbers and building identifications that are accessible from said street, service drive, or parking lot.

(c) All commercial or industrial buildings shall have address numbers not less than six inches in height. Such address numbers shall be located within four feet of the primary entrance door on the street side where the building is addressed.

(d) All multiple tenant buildings shall have address numbers not less than six inches in height. Such primary address numbers shall be located on the exterior wall of the building on the street side where the building is addressed. In addition, each tenant suite shall maintain a separate individual address numbers not less than six inches in height. Such address numbers shall be located within four feet of the primary tenant entrance door. Furthermore, if tenants have a rear service door, contrasting and reflective address numbers not less than six inches in height shall be located on each door.

(3) Enforcement. If the owner, occupant, or agent of any house or building fails to attach and maintain the proper number assigned to said house or building, the Building Inspector shall serve notice to the property owner requiring him to properly display his assigned number on the house or building within ten (10) days after the serving of said notice. If the property owner neglects to do so, he shall be deemed to have violated this ordinance.

30.09 Plumbing Service

(1) Drain Ends and Connections Guarded. The ends of all sewer and drain pipes not immediately connected shall be securely closed so as to prevent the introduction of sand or earth.

(2) Old Pipe Drain. Whenever necessary to disturb a drain or sewer in actual use, the same shall not be obstructed or disconnected without special permission of the plumbing inspector and it shall be unlawful to make any new connections with or extensions to any old drain without permission of the plumbing inspector.

(3) Obstruction of Drain Course. In all cases where the course of any sewer or stormwater drain is obstructed by water, gas, steam or other pipes or conduits, the question of passing over or under such obstruction or of the raising or lowering thereof so as to permit the construction and installation of the sewer or stormwater drain shall be determined by the plumbing inspector.

(4) Use of Sewers Regulated. No person shall deposit or permit to be deposited in any public sewer or stormwater drain or in any sewer or stormwater drain connecting with such public sewer or stormwater drain any garbage, gas, tar, grease, rags or any other substance likely to cause any obstruction nuisance or explosion therein or to do any act which may cause injury thereto. Any person who shall violate any provision of this section shall, in addition to the penalty hereinafter provided, be liable to the City for

any damages, costs to remedy, or other costs associated with the unlawful deposit of materials into the sewer or stormwater drain. Nothing contained in this section, however, shall prohibit the installation and operation of garbage disposal or any similar device used for grinding and pulverizing kitchen garbage and refuse and the disposal of the remnants thereof in the city sanitary sewage system, provided such installation is approved by the city plumbing inspector.

(5) Plumbing Inspector authority. The Plumbing Inspector shall have the authority to require installation of interceptors or other means of preventing prohibited substances including grease from entering the sewer system. The Inspector shall have the authority to require regular maintenance of grease interceptors and may require the regular reporting of such maintenance to the City. Failure to install, maintain or to submit the required reports shall subject the owner to penalties as provided herein.

(6) Privies, Drywells Prohibited. No privy or privy vault or private sewage system or like appliance shall be constructed when a public sewer is available. All abandoned drywells, septic or other sewage tanks and privy vaults shall be cleaned and refilled with earth.

(7) Injury to Sewers, etc. Any person who shall intentionally, willfully, or maliciously injure or obstruct any sewer, house drain, catch basin or any plumbing fixture or apparatus pipes or other parts of any plumbing in a public building, or any sewer, water, or gas pipes or any parts or apparatus connected therewith, laid or constructed in the alleys, streets, or other public places, or under any sidewalks of the City of Stevens Point shall be subject to the penalty prescribed for violations of this Chapter.

(8) Water Service and Distribution.

Disconnection and Resumption of Service

(a) No plumber shall turn on or leave open any water service curb stop after the completion and trial of his/her work which has been turned off by the water department. No unauthorized person shall turn on or off water after it has been turned on or off from a given service, nor shall any one turn water off or on at the main without a permit.

(b) No water service will be turned on or shall a meter be set by the water department until the work has been approved and an order signed by the plumbing inspector that the plumbing installation is satisfactory, except that permission may be given by the plumbing inspector in cases of new construction for a temporary turn on during the period of construction. It shall be unlawful for any person other than an authorized person of the water department to set a water meter.

30.10 Penalties

(1) General. It shall be unlawful for any person to erect, use, occupy, or maintain any building or structure in violation of any provisions of this Code, or to violate any other provisions, or to cause, permit or suffer any such violations to be committed. Any

person violating any of the provisions of this Chapter shall, upon conviction, be subject to a forfeiture of not less than Fifty Dollars (\$50.00) or more than Five Hundred Dollars (\$500.00), together with all applicable costs and surcharges and, in default of payment thereof, shall be imprisoned for a period of not less than one (1) day or more than six (6) months or until such forfeiture and costs are paid. It shall be the responsibility of the offender to abate the violation as expeditiously as possible, and each day that such violation is permitted to continue shall constitute a separate offense. In any court action or legal proceeding, the fact that a permit was issued shall not constitute a defense, nor shall any error, oversight or dereliction of duty on the part of the Building Inspector constitute a defense.

(2) Work started without permit: When a permit is required by this code and work is started prior to obtaining such permit, the fees required for the permit shall be doubled. For the second offense against an applicant within a twelve (12) month period, starting work prior to obtaining a permit, the fee shall be quintupled. For the third such and subsequent offenses within a twelve (12) month period, the fees shall again be quintupled compounding. The payment of such doubled or quintupled fee shall not relieve any person from complying with the requirements of this code, or from any additional penalties proscribed herein.

(3) Failure to call for inspections. It shall be the responsibility of the applicant to contact the Building Inspector when inspections are needed. Applicants failing to contact the Building Inspector at the appropriate times will be assessed a penalty fee in the amount indicated on the most recently adopted city council fee schedule. For the second offense within a twelve (12) month period, failing to call for the required inspections, the fee shall be quintupled. For the third such and subsequent offenses within a twelve (12) month period, the fees shall again be quintupled compounding. The payment of such doubled or quintupled fee shall not relieve any person from complying with the requirements of this code, or from any additional penalties proscribed herein.

