

## Chapter 14

### **BUILDINGS AND BUILDING REGULATIONS\***

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\***Cross references**—Fire prevention and protection, ch. 30; mobile homes, ch. 38; nuisances, ch. 42; planning, ch. 50; solid waste, ch. 54; disposal of building waste, § 54.107; streets, sidewalks and other public places, ch. 58; vegetation, ch. 70.

## WESTON TOWN CODE

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**ARTICLE I. IN GENERAL****Sec. 14.100. No town liability.**

The provisions of this chapter shall not be construed so as to impose any liability or the assumption of liability on the part of the town for damages to anyone injured or any property destroyed by any defect in any building or equipment or in any heating, ventilating, air conditioning, electrical, plumbing or other equipment.

(Ord. of 1-28-1991, § 1(2.13))

**Sec. 14.101. Building code and regulations.**

(a) *Adoption of state code.* All of the provisions of the Wis. Admin. Code ILHR ch. 20, relating to administration and enforcement; ILHR ch. 21, relating to construction standards; ILHR ch. 22, relating to energy conservation; ILHR ch. 23, relating to heating, ventilating and air conditioning; ILHR ch. 24, relating to electrical standards; and ILHR ch. 25, relating to plumbing and potable water standards, all of which chapters apply to one-family and two-family dwellings and alterations and additions to such dwellings, and any subsequent revisions or amendments to any of those chapters, are made by reference a part of this section and are adopted and shall be enforced by the town. Copies of such code shall be kept on file in the office of the town clerk/treasurer.

(b) *Adoption of additional Administrative Code provisions.* All of the provisions of the following Wis. Admin. Code chapters insofar as they apply to towns, together with any subsequent revisions or amendments, are made by reference a part of this section and are adopted and shall be enforced by the town: ILHR ch. 51, relating to definitions and standards; ILHR ch. 52, relating to general requirements; ILHR ch. 53, relating to structural requirements; ILHR ch. 54, relating to factories, offices and mercantile buildings; ILHR ch. 55, relating to theaters and assembly halls; ILHR ch. 56, relating to schools and other places of instruction; ILHR ch. 57, relating to residential occupancies; ILHR ch. 58, relating to health care detention and correctional facilities; ILHR ch. 59, relating to hazardous occupancies; ILHR ch. 60, relating to child day care facilities; ILHR ch. 61, relating to community-based residential facilities; ILHR ch. 62, relating to specialty occupancies open parking structures; ILHR ch. 63, relating to energy conservation; ILHR ch. 64, relating to heating, ventilating and air conditioning; ILHR ch. 82, relating to design, construction, installation, supervision and inspection of plumbing; ILHR ch. 83, relating to private sewerage systems; ILHR ch. 84, relating to plumbing provisions; and ILHR ch. 16, relating to electricity, volume 2. Copies of such codes shall be kept on file in the office of the town clerk/treasurer.

(c) *Zoning.* No provision or provisions of this chapter shall be construed to repeal, modify or constitute an alternative to any of the town's zoning regulations.

(Ord. of 1-28-1991, § 1(2.01))

**ARTICLE II. ADMINISTRATION AND ENFORCEMENT\***

**DIVISION 1. GENERALLY**

**Sec. 14.102. Penalties.**

In addition to the failure to obtain a permit, revocation of a permit or the withholding of a building permit and injunctive relief, any person who violates any provision of this chapter shall be subject to section 1.109.

(Ord. of 1-28-1991, § 1(2.12))

**Sec. 14.103. Enforcing official.**

For the purposes of enforcing the provisions of this chapter and the administrative codes adopted in this chapter, the building inspector shall be that person appointed or assigned such duties by the town board.

**Sec. 14.104. Building inspector.**

(a) *Appointment.* The building inspector shall also be the trailer inspector. The building inspector shall be appointed by the town board.

(b) *Compensation.* The building inspector shall receive such compensation as the town board shall prescribe.

(c) *Duties.* The building inspector shall be responsible for the administration and enforcement of this chapter and shall perform the duties specified in the town zoning ordinance, together with such other duties as are prescribed by the ordinances of the town and the laws of the state.

(d) *Access to premises.* The building inspector shall have the power and authority, at all reasonable hours, for any proper purpose, to enter upon any public or private premises and to make inspection of the premises and to require the production of the permit for any building, plumbing, electrical or heating and ventilating work being done or the required license for such work. No person shall interfere with or refuse to permit access to any such premises by the building inspector while in performance of his duties.

(e) *Records.* There shall be kept in the office of the building inspector or the town clerk/treasurer a book containing a record of all applications for building permits, and each permit shall be regularly numbered in the order of its issue. In addition, there shall be kept in the office of the building inspector or the town clerk/treasurer a record showing the number, description and size of all buildings erected, indicating the number of materials used and the cost of each building and the aggregate cost of all buildings in the various classes. Records of

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\*Cross reference—Administration, ch. 2.

all inspections made, including the razing, removal and condemnation of buildings and fees collected for such work shall likewise be maintained by the building inspector or the town clerk/treasurer and shall be available for public inspection at reasonable times and intervals. (Code 1982, § 1.02(2); Ord. of 1-28-1991, § 1(2.02))

**Cross reference**—Any ordinance adopting or amending zoning saved from repeal, § 1.107(a)(7).

**Sec. 14.105. Stop work order.**

If the building inspector determines that any work or construction is not proceeding in accordance with the requirements of the approved plans, a stop work order shall be served upon the owner or his representative, and a copy shall be posted at the site of the construction. Such stop work order shall not be removed except by written notice from the building inspector and upon the building inspector's being satisfied that any violation has been corrected. (Ord. of 1-28-1991, § 1(2.05))

**Sec. 14.106. Change.**

It shall be unlawful to change the use of any building, structure, premises or part without first obtaining from the building inspector an approval of such change in the occupancy or use and a certificate of occupancy. (Ord. of 1-28-1991, § 1(2.05)(3))

**Sec. 14.107. Open excavations prohibited.**

(a) No excavation for building or any other purpose in the town, whether or not completed, shall be left open for more than six months without proceeding with the erection of a building on the premises. If any such excavation remains open for more than six months, the town shall order the erection of a building on the excavation to begin forthwith or in the alternative that the excavation be filled to grade.

(b) Such order shall be served upon the owner of record or his agent or an agent in charge of the premises and upon the holder of an encumbrance of record in the manner provided for service of a summons in the circuit court. If the owner or the holder of an encumbrance of record cannot be found, the order may be served by posting it on the premises and by publishing it at least three places in the town for at least ten days before the time limited in the order commences to run.

(c) If the owner of the land fails to comply with the order within 15 days after service upon him, the town shall cause the excavation to be filled to grade; and the cost shall be charged against the real estate and entered in the next succeeding tax roll as a special tax and shall bear interest at the rate of 18 percent per annum or 1.5 percent per month from the date of the report of the cost.

(d) The term "excavation" shall include depressions caused by filling two or more sides of a plot of land and shall include excavations for any purpose, including stripping of land, basements, part basements or other excavations left as residue of a burned or razed building;

and such basements and excavations shall after six months be subject to the same provisions as excavations made for the purpose of erecting new structures. This section shall not apply to excavations in streets.

(Code 1982, § 4.156(2))

## DIVISION 2. PERMITS AND FEES

### **Sec. 14.108. Licenses and fees.**

No person shall conduct or begin construction for any project requiring a permit for such actions by the town board without first applying for a permit and payment of such permit fees established by the town board.

### **Sec. 14.109. Permits.**

(a) *Required.* A permit signed by the building inspector shall be obtained before any work shall be commenced on the construction, alteration, remodeling, wrecking or razing of any building or structure within the town. The permit may be obtained by the owner or contractor or by the party for whom the work is to be performed. If construction begins before a permit is issued, a surcharge set by the town board will be added to the permit fee. If the proposed building or structure is not on the town's sewerage system, a building permit cannot be issued until an approved sanitary permit is produced. Permits shall be required as follows:

- (1) Buildings, structures and additions.
- (2) Alterations to buildings. Alterations to an existing building or structure that involve either the structural members of the floor or roofs, beams, girders, columns, bearing or other walls, room heating and air conditioning systems, arrangement, light and ventilation, changes in location of exit stairways or exits or any of these, shall require a permit.
- (3) Wrecking or razing of buildings and structures.
- (4) Heating, electrical and plumbing.
- (5) Moving of buildings.
- (6) Occupancy.
- (7) Swimming pools.
- (8) Other permits as required by other governing municipalities and as otherwise specified elsewhere in this Code.

(b) *Applications.* Applications for any of the permits required in this section shall be made in writing upon a form to be furnished by the building inspector and shall include such information as the building inspector shall require.

(c) *Waiver of certain requirements.* At the option of the building inspector, plans, data, specifications and plot plan need not be submitted with an application for a permit for minor alterations to any building, structure or equipment providing the proposed construction is sufficiently described in the application for such permit.

(d) *Street dedication required.* No permit for residential or commercial construction shall be issued unless the property on which the building is proposed to be built abuts a street that has been dedicated and improved for street purposes. The lot upon which the structures are to be located must comply with all ordinances, including zoning.

(e) *Conditions for issuance.*

- (1) If the building inspector finds that the proposed building will comply in every respect with the provisions of this chapter and other municipal ordinances and all laws of the state and lawful orders issued pursuant to such ordinances and laws, he shall issue a building permit. After being approved, there shall be no material alterations or changes in the plans or specifications that would in any way impact upon these ordinances or other ordinances or laws without the written consent of the building inspector.
- (2) In no event shall work commence on any building or alteration of a building prior to a building permit's being issued. The building inspector in his discretion may issue a permit for the construction of part of a building or structure prior to receiving the plans and specifications for the entire building or structure. However, the issuance of a permit shall not be construed to prevent the building inspector from thereafter requiring correction of errors in any plan or specification or from preventing building operations being carried on when in violation of any ordinances of the town or the laws of the state or lawful orders issued pursuant to such ordinances or laws.
- (3) For the construction of buildings requiring approval of the department of industry, labor and human relations, no permit shall be issued until such approved plans are received by the building inspector.

(f) *Survey.* The building inspector shall require the builder to survey the lot upon which the structure is being built if corner markers are not identified and lot lines cannot be accurately established without a survey.

(g) *Town may revoke permits.* The town may revoke any permit, certificate of occupancy or approval issued under this section and may stop construction or the use of any materials, equipment, methods of construction, devices or appliances for any of the following reasons:

- (1) Whenever there is a violation of any provision of this chapter, the laws of the state or any lawful orders relating to this chapter or such laws.
- (2) Whenever the continuance of any construction becomes dangerous to life or property.
- (3) Whenever there is any violation of any condition or provision of the application for a permit or of the permit.

- (4) Whenever in the opinion of the town there is inadequate supervision provided on the job site.
- (5) Upon discovery of any false statement or misrepresentation having been made in the application for a permit or plans, drawings, data, specifications or certified lot or plot plan on which the issuance of the permit or approval was based.
- (6) In the event of violation of any condition of any approval or occupancy given by the building inspector for the use of any materials, equipment, methods of construction, devices or appliances.

The town shall cause to be served personally upon the applicant for the permit, the owner of the premises and his agent, if any, and on the person having charge of construction, a notice that the permit is revoked and construction shall cease forthwith. In addition thereto, such notice shall be posted upon the building, structure, equipment or premises. After such notice is given, it shall be unlawful for any person to proceed thereafter with construction on the premises, and the permit shall become null and void. No additional construction shall take place upon the premises until a new permit is issued pursuant to the requirements of this chapter after the payment of the fees required in this chapter. All construction thereafter pursuant to the new permit must be in full compliance with the requirements of this chapter and other ordinances of the town and the laws of the state.

(Ord. of 1-28-1991, § 1(2.02); Ord. of 8-25-1992, § 1)

#### **Sec. 14.110. Furnishing of grade level.**

(a) *Paved surfaces.* Where a road has been provided with a finished, paved surface, the grade level shall be as follows: on substantially level ground, the grade level of the main floor shall be 18 inches above the crown of the road. The finished garage floor slab shall be a minimum of 12 inches above the crown of the road. In cases of conflict, the most restrictive dimension shall apply. On sloping ground, the building inspector shall be contacted so that he can meet and discuss an appropriate grade level with the applicant.

(b) *Nonpaved surfaces.* Except in those instances where a road has been provided with a finished, paved surface, and except where the town board has approved a profile for the road, the furnishing of a grade level shall be required in all subdivisions of the town and may be required in other instances by the building inspector in his discretion in order to carry out the terms and provisions of this chapter. The fee for the furnishing of the grade in all cases shall be set by the town board.

(Ord. of 1-28-1991, § 1(2.03))

#### **Sec. 14.111. Technical requirements.**

(a) *Foundation.* If water is encountered in a building excavation, a minimum of four inches of pea gravel or crushed rock must be installed under the floor slab and perforated drain tile must be placed inside and outside of footings with bleeders every eight feet. A polyvapor barrier must be provided under the floor slab. The floor must be poured before backfilling.



(b) *Plumbing.* All plumbing must be done by a plumber licensed by the state.

(c) *Roof trusses.* All trusses must be state approved for 40-pound snow load.

(d) *Electrical.* All electrical work must be done by an electrician licensed by the state, an electrical union or certified by a municipality.

(Ord. of 8-25-1992, § 3(1); Ord. of 1-25-1993, § 1; Ord. of 3-22-1993(1), § 1)

#### **Sec. 14.112. Time limitations.**

(a) *Six months.* The building permit shall become void unless visible on-site construction is commenced within six months from the date of issuance of the permit or if the building or work authorized by such permit is suspended at any time after work is commenced for a period of 60 days. The period of time may be extended by the building inspector if the delay was due to conditions beyond the control of the applicant. All permits granted under the terms of this division shall be valid for only 24 months unless otherwise so regulated by the Wis. Admin. Code.

(b) *New permit.* Before any on-site work or construction is commenced after the permit has lapsed, a new permit shall be issued and a new fee paid. In all cases, all construction shall be completed within 24 months from the date of issuance of the permit.

(Ord. of 1-28-1991, § 1(2.07))

#### **Sec. 14.113. Moving permits.**

(a) *Fee for permit.*

(1) *Approval necessary.* No person shall move any building from one place or location to another within the town, through the town, or into the town without first obtaining approval from the planning commission and obtaining a moving permit. Any building moved out of the town does not require planning commission approval. The fee for the moving permit shall be as set by the town board.

(2) *Review of moving permit.* No moving permit for the moving of buildings shall be issued by the planning commission until it has reviewed the opinion of the building inspector, designated law enforcement officer and director of public works.

(3) *Building permit for moved buildings.* Any person moving a building within, through or into the town shall obtain a building permit only after the moving permit has been approved.

(b) *Application; denial; appeal.* A written application for a moving permit is required, and the applicant (firm moving the building) shall file full and complete information and a plan signed by the applicant and by the owner, or by either, specifying the type of building, present location, place to which it was intended to move the building, and streets to be crossed or traversed in moving the building. The planning commission may refuse to grant such permits under any conditions if, in the judgment of the commission, damage to the streets, shrubbery, trees, boulevards, wires, pipes or utilities or other facilities may result. Any such denial of the

planning commission may be appealed to the town board, which shall give ten days' notice of a hearing on the appeal. However, the planning commission may approve the permits providing the applicant agrees to pay all expenses for damages under such conditions as may be set forth by the planning commission.

(c) *Bond required.*

- (1) *Amount.* The planning commission shall require a bond to be filed by the applicant or owner. The planning commission may require an additional bond or an additional amount to be included for a moving permit under such special conditions as the planning commission may prescribe. The bond shall be executed by a corporate surety or two personal sureties to be approved by the town board conditioned upon, among other things, the indemnification to the town for any costs or expenses incurred by it in connection with payment of any judgment together with the costs and any connected expenses incurred by the town arising out of the removal of the building for which the permit is issued.
- (2) *Barriers for excavations required.* The bond required by subsection (c)(1) of this section shall be further conditioned upon the applicant's or the owner's erecting adequate barriers to guard any exposed excavation caused by the removal of a building or structure from being a safety hazard unless the planning commission upon investigation shall determine otherwise. The bond shall be further conditioned upon the owner's or applicant's filling in such excavation within 48 hours after the excavation is exposed, or adopting and employing such other means, devices or methods approved by the planning commission that would be reasonably calculated to prevent injury or damage to person or property as a result of the exposed excavation.

(d) *Contents.* Such moving permit shall specify the present location of the building, the location to which it is permitted to be moved, and the streets to be traversed, and may specify any other conditions imposed by the planning commission, including the right to stop the moving operations if it becomes apparent that damage, with reasonable probability, will ensue if the operations are continued.

(e) *General conditions.*

- (1) *Continuous movement.* The movement of any building or structure pursuant to a lawfully issued moving permit shall be continuous and uninterrupted until the move is fully completed. The moving shall be performed with the least possible obstruction to thoroughfares. No building shall be allowed to remain overnight upon any public thoroughfare or public property, nor shall any such building be allowed to obstruct access to any fire hydrant or any other public facility. Lighted warning flashers shall be kept in conspicuous places at each end of the building or structure during hours of darkness.
- (2) *Street repair.* Every person receiving a permit to move a building shall, within 24 hours after any building or structure for which a permit has been issued reaches its destination, report to the director of public works that the move has been completed.

The director of public works shall thereupon inspect the streets and highways over which the building had been moved. If in the opinion of the director of public works the transportation of the building over any public street or public property has caused any damage to any street or property, the person to whom the permit was issued shall forthwith restore the streets and/or public property to in as good repair and condition as they were in prior to the time the permit was granted. On the failure of the permittee to do so within ten days thereafter to the satisfaction of the director of public works, the town shall repair the damage, and the person to whom the permit was issued and his sureties shall be responsible for the payment of the costs of repair.

- (3) *Conformance with chapter.* No permit shall be issued to move a building within, through or into the town and to establish it upon a location within the town 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 building is in a sound and stable condition and of such construction that it will meet the requirements of this chapter in all respects. Should any repairs, improvements or remodeling be contemplated or required with respect to the building, such repairs, improvements or remodeling shall be made insofar as possible before the building is taken from the premises from which it is to be moved. A complete plan of all further repairs, improvements and remodeling with reference to such building shall be submitted to the building inspector, and he shall make a finding of fact to the effect that such repairs, improvements and remodeling are in conformity with the requirements of this chapter, and that when the repairs, improvements and remodeling are completed, the building as such will so comply with this chapter. The building inspector shall report these facts to the planning commission prior to issuance of a moving permit. If a building is to be moved from the town to some point outside its boundaries, the provisions with respect to the furnishing of plans and specifications for proposed alterations to such building may be disregarded.

(f) *Planning commission approval required.*

- (1) *Architectural compatibility.* No moving permit shall be issued by the building inspector unless the planning commission shall first determine by a majority vote of its members after an inspection of the property and the application for a permit that the exterior architectural appeal and functional plan of the building to be moved or to be moved and altered will not be so at variance with either the exterior architectural appeal and functional plan of the buildings already constructed or in the course of construction in the immediate neighborhood, or the character of the applicable district established by the town zoning ordinances, or any ordinance amendatory of or supplementary to such ordinance, as to cause a substantial depreciation in the property values of the neighborhood within the applicable district. In making such determination, the planning commission shall consider the exterior elevations of the building, the photographs of all sides and views of the building; and if it is proposed to alter the exterior of the building, the plans and specifications of such proposed alterations as

well as a view of the building proposed to be moved and of the site to which it is to be located and such other information as the planning commission in its discretion deems appropriate. If the owner proposes to alter the exterior of the building after moving it, he shall submit with his application papers complete plans and specifications for the proposed alterations. Before a permit shall be issued for a building to be moved and altered, the owner shall provide a bond to the clerk/treasurer, which shall not be less than \$1,000.00 conditioned upon the fact that he will within a time to be set by the planning commission complete the proposed exterior alterations to the building in the manner set forth in his plans and specifications. The bond shall be in addition to any other bond or surety that may be required by other applicable ordinances. No occupancy permit shall be issued for the building until the exterior alterations shall have been fully completed.

(Ord. of 1-28-1991, § 1(2.08))

### DIVISION 3. INSPECTIONS AND ORDERS

#### **Sec. 14.114. Inspections.**

It shall be the responsibility of the applicant for a building permit to request inspections of the building inspector or his deputy at certain stages of progress during construction. The building inspector shall perform the requested inspection within 48 hours after notification except the final inspection. Construction shall not proceed beyond the point of inspection until the inspection has been completed. The following sequence of inspections shall be performed for the purpose of determining if the work complies with the requirements of the state Uniform Dwelling Code and town ordinances:

- (1) *Footings.* The excavation shall be inspected after the placement of forms, shoring and reinforcement and prior to placement of footing materials.
- (2) *Foundation.* Where below-grade drain tiles, waterproofing or exterior insulation is required, the foundation shall be inspected prior to backfilling.
- (3) *General construction and rough plumbing.* When the structure is framed and the plumbing is roughed in.
- (4) *Heating, ventilating, air conditioning and electrical.* When the rough heating, ventilating, air conditioning and electrical is completed.
- (5) *Insulation.* After the insulating and vapor barrier are installed and after all other rough inspections have been made.
- (6) *Final inspection.* The dwelling may not be occupied until a final inspection has been made which finds that no violations of the dwelling code or ordinance have occurred.

(Ord. of 1-28-1991, § 1(2.05))

#### **Sec. 14.115. Certificate of occupancy.**

##### *(a) Inspections.*

- (1) *Occupancy permit and final inspection.* A building or structure cannot be occupied until a final inspection is completed and a certificate of occupancy is issued. In addition to

other requirements for the issuance of an occupancy permit, such permit cannot be issued if there are any safety and health violations; i.e. handrails missing, improper stairs, landings or exits incomplete, electrical, smoke detectors missing, improper egress windows, etc. An occupancy surcharge set by the town board will be added to each building permit fee. If the building is unoccupied at the time of final inspection and a certificate of occupancy is issued by the building inspector after a finding of no violations, the surcharge will be refunded. If no violations of this chapter or other ordinances can be found, the building inspector shall issue a certificate of occupancy under this section, which shall state the purpose for which the building or structure is to be used.

- (2) *Use must be consistent with certificate of occupancy.* No building or no part of a building shall be occupied until such certificate has been issued, nor shall any building be occupied in any manner that conflicts with any conditions set forth in the certificate of occupancy.

(b) *Use discontinued.*

- (1) *Use contrary to occupancy permit.* Whenever any building or portion of a building is being used or occupied contrary to the provisions of this chapter, the building inspector shall order such use or occupancy discontinued and the building vacated by notice served on any person using or causing such use or occupancy to be continued; and such person shall vacate such building within ten days after receipt of the notice or make the building comply with the requirements of this chapter.

- (2) *Occupancy of vacated or damaged premises.* Any building, structure or premises vacated or damaged by any cause whatsoever so as to jeopardize public safety or health shall not thereafter be occupied or used under any existing certificate of occupancy or without the certificate until an application has been filed and a new certificate of occupancy issued.

(c) *Hardship.* The building inspector shall have the authority and power to permit the occupancy of any building or structure in the town prior to issuance of an occupancy certificate, in all such cases of hardship, as in his judgment and discretion, warrant occupancy before final stage of completion as set forth in this chapter. Before granting such permission, the building inspector shall first examine the premises and determine if it is safe and sanitary. The building inspector shall determine the time within which such building or structure can be completed. Such time should not exceed 120 days.

(Ord. of 1-28-1991, § 1(2.05); Ord. of 8-25-1992, § 2)

### ARTICLE III. WRECKING, RAZING AND DEMOLITION OF BUILDINGS

#### Sec. 14.116. Demolition regulations; purpose.

The purpose of this article is to promote the public health, safety and general welfare of the town. This article is designed to provide for the safe, orderly and supervised wrecking, razing or demolition of buildings or structures.

(Ord. of 1-28-1991, § 1(2.09(1)))

**Sec. 14.117. Permit required.**

(a) *Wrecking permit.* No person shall wreck, raze or demolish or commence the wrecking, razing or demolition of a building or structure without first filing an application in writing with the building inspector and obtaining a written wrecking permit from the building inspector.

(b) *Conditions of permit.* The building inspector shall issue a wrecking permit after the applicant has submitted written evidence to him that:

- (1) The owner of the building or structure or his authorized agent has notified all utilities, including but not limited to such utilities as water, electricity, gas and sewer, having service connections with such building or structure, of the work to be done.
- (2) All connections such as meters and regulators have been removed or sealed and plugged in a safe manner.
- (3) Proof of liability insurance is in effect, or a signed statement from the owner of the building or structure or his authorized agent is present, indemnifying and safeguarding the town from any damage or lawsuits that might arise from the wrecking, razing or demolition of any building or structure.

(Ord. of 1-28-1991, § 1(2.09(2)))

**Sec. 14.118. Liability of independent contractor.**

Any independent contractor who contracts with the owner of any building or structure for the wrecking, razing or demolition of the building or structure shall be liable for all permits, fees and regulations the same as if he were the owner of such building or structure.

(Ord. of 1-28-1991, § 1(2.09(3)))

**Sec. 14.119. Wrecking permit fee.**

The fee for a permit required by section 14.117 shall be as set by the town board.

(Ord. of 1-28-1991, § 1(2.09(4)))

**Sec. 14.120. Public safety.**

A snow fence and/or lighted barricades or such other safeguards as the building inspector shall direct must be erected at the worksite to promote public safety.

(Ord. of 1-28-1991, § 1(2.09(5)))

**Sec. 14.121. Removal of rubble and rubbish.**

All rubble, rubbish and other debris shall be removed from any work or construction site promptly so as to safeguard against the health, safety and welfare of the public. All rubble and/or rubbish shall be hauled to a site that is either a licensed solid waste disposal facility or will otherwise allow the deposit of such materials under all state and town laws, ordinances and regulations.

(Ord. of 1-28-1991, § 1(2.09(6)))

**ARTICLE IV. HOUSE AND BUILDING NUMBERING\*****Sec. 14.122. Intent.**

The intent of this article is to assist the designated law enforcement and fire departments in quickly finding the correct residence at which to provide emergency services by requiring house and building numbers to be placed in prominently visible locations.

(Ord. of 1-28-1991, § 1(2.11(1)))

**Sec. 14.123. Specifications.**

(a) *Content.* The standard number shall be not less than three inches in height, either in bright metal or plainly painted so as to be easily seen and read.

(b) *Display requirement.* The assigned street number shall be conspicuously displayed for every house and building in the town. Property owners with buildings or houses located within 75 feet of the roads and streets shall provide for themselves and display house and building numbers that shall be at least three inches in height. Property owners who shall construct buildings and houses located more than 75 feet from the street or road shall be furnished house and building numbers by the town at the time of issuance of the building permit. The person to whom the building permit is issued shall pay to the town the cost of the numbers at the time of the issuance of the building permit. All property owners shall be responsible for the display of the numbers in the manner required in subsection (d) of this section.

(c) *Placement.* The number shall be placed immediately above or at the side of the main door of the building or house facing the street or road upon which it fronts. If the number is not visible from the street or road in this location, it shall be placed in such a location that it is visible.

(d) *Placement; house or building not visible.* If no part of the house or building is visible from the street or road or if the house or building is more than 75 feet back from the street line, the number shall be placed on a gatepost, fence, tree, post or other appropriate place near the street line that can be easily seen from the street.

(e) *New houses and buildings incomplete.* In the case of new houses and buildings, the number, together with the building permit, shall be placed on a temporary post or tree in front of the construction where it is visible from the street. When the building is completed, the number shall be moved to the permanent location specified above.

(f) *Assignment.* For streets running north-south, buildings shall be even numbered on the west side and odd numbered on the east side. For streets running east-west, buildings shall be even numbered on the north side and odd numbered on the south side. A number shall be assigned for each 15 feet of frontage.

(Ord. of 1-28-1991, § 1(2.11(2)); Ord. of 3-16-1992, § 1)

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\***Cross reference**—Streets, sidewalks and other public places, ch. 58.

**Sec. 14.124. Numbers required.**

No permit for the construction of a house or building shall be issued until the assigned number has been obtained from the assessor's office. No permit for the repair or alteration shall be issued unless the proper number is affixed to the house or building in accordance with this article.

(Ord. of 1-28-1991, § 1(2.11(3)))



Chapters 15—17

**RESERVED**