

**TOWN OF ANDERSON, BURNETT
COUNTY**

ORDINANCE # 2026-003

ADOPTION OF RESIDENTIAL BUILDING CODE

- 1.1 **AUTHORITY.** These regulations are adopted under the authority granted by Wisconsin Statute and associated administrative codes.
- 1.2 **PURPOSE.** The purpose of this ordinance is to promote general health, safety and welfare and to maintain local uniformity with the administrative and technical requirements of the Wisconsin Building, Plumbing, HVAC & Electrical Codes.
- 1.3 **SCOPE.** The scope of this ordinance includes the construction and inspection of one- and two-family dwellings, occupancy, new camping units and detached structures that include or will include plumbing.
 - a. Notwithstanding s. SPS 320.05 or any other exemptions of the Uniform Dwelling Code, the scope of this ordinance also includes the construction and inspection of detached structures that include or will include plumbing, such as, garage, shed, accessory and like structures. The structure and any heating, electrical or plumbing systems shall comply with the requirements of the Uniform Dwelling Code, other than for smoke alarms, carbon monoxide alarms and frost protection of footings, which shall be determined by the code official. Petitions for variance and appeals shall be handled by this municipality.
- 1.4 **INSPECTOR.** There is hereby created the position of Inspector, who shall be an agent of the municipality to administer and enforce this ordinance. This or other assistant Inspectors shall possess the certification listed in SPS305 for inspecting the categories of UDC Construction, UDC HVAC, UDC Electrical and UDC Plumbing as required by law. The Inspector may at all reasonable hours enter any public or private premises for inspection purposes and may require the production of the permit for any building, plumbing, electrical or HVAC work. No person shall interfere with or refuse to permit access to any such premises to the Inspector while in performance of their duties. The Inspector is authorized to apply for a special inspection warrant pursuant to Wis. Stat. § 66.
- 1.5 **WISCONSIN STATUTES & CODES ADOPTED BY RESOLUTION.** The Wisconsin Statutes & Administrative Codes and appendices, § Chapters 59-66, § SPS 305, § SPS 320-325, § SPS 316, § PSC 114, § SPS 327, § SPS 360-391, and their successors, and all amendments thereto, are incorporated by reference and shall apply to all projects within the scope of this ordinance.
- 1.6 **DISCLAIMER OF LIABILITY.** This Ordinance shall not be construed as assuming any liability on the part of the municipality or its officials for damages to anyone injured or for any property damaged or destroyed by any defect in any building or equipment or in any plumbing, electric wiring or equipment installed or any flammable materials or hazards on site.
- 1.7 **PERMIT & INSPECTION FEES.** The fees shall be determined by resolution.

- 1.8 PERMIT & INSPECTIONS REQUIRED. If a person moves a building or builds or installs a new building or structure, within the scope of this ordinance, they shall first obtain a building permit for such work from the municipal Inspection Agency. Inspection violations shall be corrected within 30 days, or more if allowed by the Inspector, after written notice is given. Violations involving safety issues shall be corrected in a reasonable time frame established by the Building Inspector.
- a. Additions, alterations, and farm/agricultural buildings shall be exempted from a building permit and building inspection requirements. For purposes of this ordinance, a "farm/agricultural building" is defined as a building or structure on a parcel in a properly zoned district on which greater than fifty percent (50%) or a significant portion of personal income is derived from farming operations. Farming operations are defined in State Statute [102.04](#).
- 1.9 PERMIT SUSPENSION OR REVOCATION. A building permit may be suspended if the permit purpose has not been fully completed within 24 months from the date of issuance of the permit. Once a permit has been suspended, no further work shall be performed under such permit until such time as the permit is reinstated by the Inspector. If the Inspector finds at any time that the provisions of the code are not being complied with and the holder of the permit refuses to conform within the timeframe of a written warning or order, the Inspector may issue penalties and/or revoke the building permit until compliance with the code is met. When any permit is revoked, no further work shall be done until the permit is reinstated, except such work as the Inspector may order as a condition of the permit reissuance or as may be required for the preservation of human life and safety.
- 1.10 OCCUPANCY CERTIFICATION: A building may not be occupied until the building meets the requirements of this code and has passed an occupancy health & safety inspection by the Inspector. A Certificate of Occupancy shall be obtained from the Inspection Agency prior to occupancy.
- 1.11 PENALTIES. The enforcement of this code and all other laws and ordinances relating to adopted codes shall be by means of the withholding or revoking of the permit, imposition of forfeitures and/or injunctive action. Forfeitures shall be not less than \$25.00 nor more than \$1,000.00 for each day of noncompliance, together with the costs of prosecution. Starting work without a permit shall be double the permit fee. Compliance with the requirements of this ordinance is necessary to promote the safety, health, and well-being of the community and the owners, occupants, and frequenters of buildings and property. Therefore, violations of this ordinance shall constitute a public nuisance that may be enjoined in a civil action.
- 1.12 EFFECTIVE DATE. This ordinance shall be effective upon passage and publication as provided by law. This ordinance supersedes all prior related ordinances.

Adopted this 14, day of July, 2026

Chairperson: Jeanne Munn

Attest: Ann H. Bothle

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