

ORDINANCE NO. 17-2020

AN ORDINANCE AMENDING CHAPTER 14 (BUILDING CODE),
CHAPTER 15 (PLUMBING CODE) AND CHAPTER 16 (ELECTRICAL CODE)
OF THE VILLAGE OF GERMANTOWN MUNICIPAL CODE RELATING TO THE
ADOPTION OF THE WISCONSIN COMMERCIAL AND OTHER PUBLIC BUILDING
CODES

THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, WASHINGTON
COUNTY, WISCONSIN, ORDAINS AS FOLLOWS:

SECTION 1. That Section 14.07 (Construction of Buildings) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

14.07 CONSTRUCTION OF COMMERCIAL AND OTHER PUBLIC BUILDINGS.

- (1) STATE CODES ADOPTED. Wis. Admin. Code ~~Ind. Chs. 50 to 64~~ SPS 361-366 are hereby adopted by reference and made a part of this chapter with respect to the design, construction, maintenance, and inspection of public buildings, including multifamily dwellings and places of employment ~~those classes of buildings to which said Chs. 50 to 64~~ SPS 361-366 specifically apply. Any future amendments, revisions and modifications of said ~~Chs. 50 to 64~~ SPS 361-366 incorporated herein are intended to be made a part of this Code. A copy of said ~~Chs. 50 to 64~~ SPS 361-366 and amendments thereto shall be kept on file in the office of the Building Inspector.
- (2) WISCONSIN UNIFORM DWELLING CODE ADOPTED.
- (a) Wis. Admin. Code ~~Ind. Chs. 20 to 23~~ SPS 320-326 are hereby adopted by reference and made a part of this chapter and shall apply to all new one-family and 2-family dwellings and all additions to existing and new one-family and 2-family dwellings.
- (b) Wis. Admin. Code ~~Ind. Chs. 24 to 23~~ SPS 320-326 are hereby adopted by reference and made a part of this chapter and shall pertain to all remodeling or alterations in existing one-family and 2-family dwellings.

SECTION 2. That Section 14.03 (Scope) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

14.03 SCOPE.

New buildings hereafter erected in, or any building hereafter moved within or into, the Village shall conform to all the requirements of this code except as they are herein specifically exempted from part or all of its provisions. Any alteration, enlargement or demolition of an existing building and any installation therein of electrical, gas, heating, plumbing or ventilating equipment which affects the health or safety of the users thereof or any other persons, is a "new building" to the extent of such change. Any existing building shall be considered a "new building" for the

purposes of this code whenever it is used for dwelling, commercial or industrial purposes unless it was being used for such purpose at the time this code was enacted. The provisions of this code supplement the laws of the State of Wisconsin pertaining to construction and use and the Zoning Code of the Village and amendments thereto to the date this chapter was adopted and in no way supersede or nullify such laws and the said Zoning Code. Further, these regulations are adopted under the authority granted by Wis. Stat. § 101.12 with respect to the approval and inspection of public buildings and places of employment.

SECTION 3. That Section 14.15(1) (Adoption of State Codes) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

14.15 **ADOPTION OF STATE CODES.**

(1) Upon the Village becoming a certified municipality Wisconsin ~~Administrative Code ILHR Chs. 20 through 26 §§ SPS 320-326 66 and 69 and, upon the Village becoming a certified municipality, Wis. Admin. Code ILHR Chs. 50 through 64 §§ SPS 361-366~~, the State Electrical Code, the State Plumbing Code, the State Flammable Liquids Code and the State Well Drilling Code are hereby adopted by reference and the Building Inspector shall enforce the provisions thereof. Any violation of said codes or amendments thereto shall constitute a violation of this code, whether unlawful building alteration, installation, moving or construction involved is specifically covered by other provisions of this code or not, and shall render the violator liable to the penalties contained herein. Further, the following Wisconsin Administrative Codes, the referenced codes and standards contained therein, and subsequent revisions are adopted for municipal enforcement by the building inspector and/or plans examiner, who shall be commercially certified by the WI DSPS Division of Industry Services:

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|------------------------|---|
| (a) <u>SPS 302</u> | <u>Plan Review Fee Schedules</u> |
| (b) <u>SPS 360-366</u> | <u>Wisconsin Commercial Building Code</u> |
| (c) <u>SPS 375-379</u> | <u>Buildings Constructed Prior to 1914 Code</u> |
| (d) <u>SPS 381-387</u> | <u>Wisconsin Plumbing Code</u> |

SECTION 4. That Section 14.155 is hereby created as follows:

14.155 **COMMERCIAL AND OTHER PUBLIC BUILDING PLAN REVIEW.**

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

- (2) PLAN REVIEW PROCESS. Building, HVAC, Fire Alarm, and Fire Suppression System plans shall be submitted and reviewed in accordance with the procedures detailed in SPS 361. Applicants for plan review shall submit the following directly to the municipality:
 - (a) Application form SBD-118.
 - (b) Plan review fee per table SPS 302.31-2. Payment shall be made to the municipality.
 - (c) Digital or hardcopy plans in accordance with SPS 361.

- (3) PLUMBING PLANS. Plumbing plans shall be submitted and reviewed in accordance with the procedures detailed in SPS 382. Applicants for plan review shall submit the following directly to the municipality:
 - (a) Application form SBD-6154.
 - (b) Plan review fee per SPS 302.64. Payment shall be made to the municipality.
 - (c) Digital or hardcopy plans in accordance with SPS Table 382.20-2.

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

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

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

SECTION 5. That Section 15.01(1) (State Regulations Adopted) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

15.01 STATE REGULATIONS ADOPTED.

- (1) ADOPTED BY REFERENCE. Chapter 145, Wis. Stats., and the State Plumbing Code, Wis. Admin. Code ~~COMM-81 to 87~~ §§ SPS 381-387 are adopted and by reference made a part of this chapter with the same force and effect as though set out in full. Failure to comply with any of the provisions of such regulations shall constitute a violation of this chapter, punishable according to the penalties provided herein.

Ordinance No. 17-2020, An Ordinance Amending Chapter 14, Chapter 15, and Chapter 16 relating to the Adoption of the Wisconsin Commercial and Other Public Building Codes.

16.02 ADOPTION OF THE STATE ELECTRICAL CODE.

The Wis. Admin. Code ~~ILHR 16 and 17~~ § SPS 316 and all amendments thereto are hereby adopted by reference and made a part hereof. The Village hereby takes the responsibilities of electrical inspection of public buildings and places of employment pursuant to Wis. Admin. Code ~~ILHR 17, subch. II~~ § SPS 305. The Village shall employ a State-certified Commercial Electrical Inspector (COMEL). Except as otherwise regulated by this code, all installations of electrical equipment shall conform to and comply with the State Electric Code, the Wisconsin Statutes and any orders, rules and regulations issued by authority thereof, and with approved electrical standards for safety to persons and property.

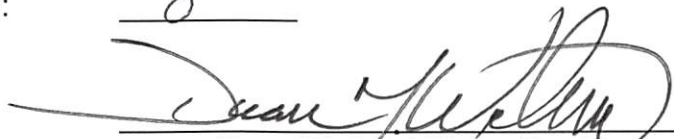
SECTION 7. The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 8. All ordinances or parts of ordinances contravening the terms of this ordinance are hereby to that extent repealed.

SECTION 9. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: Trustee Kaminski
Adopted: October 19, 2020

Vote: Ayes: 9
Nays: 0


Dean Wolter, Village President

ATTEST:

Deanna Braunschweig
Deanna B. Braunschweig, WCMC/CMC Village Clerk

APPROVED AS TO FORM:

Brian C. Sajdak
Brian C. Sajdak, Village Attorney

Published: