

TO AMEND SECTION 15.01.010 OF THE CODE: STATUTORY AUTHORIZATION; TO RELETTER SECTION 15.01.030 B. THROUGH N. TO C. THROUGH O. OF THE CODE: DEFINITIONS; TO CREATE SECTION 15.01.030 B. OF THE CODE: DEFINITIONS; TO AMEND SECTION 15.01.040 OF THE CODE: SCOPE; TO AMEND SECTION 15.01.050 OF THE CODE: ADOPTION OF CODES; TO AMEND SECTION 15.01.060 OF THE CODE: JURISDICTION; TO AMEND SECTION 15.01.080 OF THE CODE: BUILDING PERMITS; TO AMEND SECTION 15.01.090 OF THE CODE: ISSUANCE OF PERMIT; TO AMEND SECTION 15.01.110 OF THE CODE: PERMIT FEES

The County Board of Supervisors of the County of Eau Claire does ordain as follows:

SECTION 1. That Section 15.01.010 of the code be amended to read:

15.01.010 Statutory authorization. These regulations are adopted under the statutory authority granted pursuant to Wis. Stat. §§ ~~101.12~~, 101.65, 101.651, 101.76, 101.761, and 101.86.

SECTION 2. That Subsection B. through N. be relettered to C. through O. of Section 15.01.030 of the code.

SECTION 3. That Subsection B. of Section 15.01.030 be created to read:

B. “Agricultural Structure” Means Buildings and structures that are on a farm premises and used exclusively for farming purposes, provided any use of the building or structure by the public consists only of consumers directly receiving farm commodities, substantially all of which have been planted or produced on the farm premises. In this application, “substantially all” means at least 90 percent of the commodities were planted or produced on the farm premises.

SECTION 4. That Section 15.01.040 of the code be amended to read:

15.01.040 Scope. This code applies to all one- and two-family dwellings, ~~commercial buildings/structures~~ and decks serving an exit from a structure. Unless stated elsewhere, Notwithstanding this section, this article shall not apply to children’s play structures. The standards contained in the Wisconsin Uniform Dwelling Code shall be expanded to apply as the standard for construction on additions and alterations to one and two family dwellings built before June 1, 1980.

SECTION 5. That Section 15.01.050 of the code be amended to read:

15.01.050 Adoption of Codes. The following chapters of the Wisconsin Administrative Codes, as well as all subsequent revisions, are adopted by the county and shall be enforced by the building inspector.

- A. Wis. Admin. ch. SPS 305 Credentials.
- B. Wis. Admin. ch. SPS 316 Electrical Code.
- C. Wis. Admin. ch. SPS 320-325 Uniform Dwelling Code.
- ~~D. Wis. Admin. ch. SPS 360-366 Commercial Building Code.~~

~~ED.~~ Wis. Admin. ch. SPS 381-387 Uniform Plumbing Code.

SECTION 6. That Section 15.01.060 of the code be amended to read:

15.01.060 Jurisdiction This chapter shall be applied and enforced in any city, village or town within the boundaries of the County which has not enacted an ordinance pursuant to Wis. Stat. §§ ~~101.12~~, 101.65, 101.651 101.76, 101.761 and 101.86.

~~A. This article shall apply in all municipalities that have officially delegated the authority to enforce and administer the Wisconsin Uniform Dwelling Code to the county. At the time of the adoption of the ordinance from which this article derives, the following other municipalities have officially requested county enforcement: Town of Brunswick, Town of Clear Creek, Town of Drammen, Town of Fairchild, Town of Lincoln, Town of Otter Creek, Town of Pleasant Valley, Town of Washington, Town of Wilson, and Village of Fairchild and in the following other municipalities that the Wisconsin Department of Safety and Professional Services has delegated enforcement to our county: Town of Bridge Creek.~~

~~B. The county has adopted the certified municipality status as described in SPS 361.60 of the Wisconsin Administrative Code.~~

~~1. Plan examination. Drawings, specifications and calculations for all the types of buildings and structures specified in Wis. Admin. Code § SPS 361.30, except state-owned buildings and structures, to be constructed within the limits of the municipality shall be submitted, if the plans are for any of the following:~~

~~a. A new building or structure containing less than 50,000 cubic feet of total volume.~~

~~b. An addition to a building or structure where the area of the addition results in the entire building or structure containing less than 50,000 cubic feet of total volume.~~

~~c. An addition containing no more than 2,500 square feet of total floor area and no more than one floor level, provided the largest roof span does not exceed 18 feet and the exterior wall height does not exceed 12 feet.~~

~~d. An alteration of a space in a building containing less than 100,000 cubic feet of total building volume.~~

SECTION 7. That Section 15.01.080 of the code be amended to read:

15.01.080 Building permits.

A. No owner or contractor shall build or alter or cause to be built or altered any building or structure or mechanical system in a structure referenced in 15.01.040 without first obtaining a building permit for such building or structure. A copy of the permit shall be filed with the department of planning and development.

B. The construction activities which shall require a building permit includes, but is not limited to:

1. New one- and two-family dwellings, including decks serving an exit from the dwelling.

2. Additions that increase the physical dimensions of a dwelling including decks serving an exit from the dwelling.

3. Alterations to the dwelling structure or alterations to the dwellings plumbing, heating, or electrical systems.

~~4. New commercial buildings as referenced in 15.01.060.~~

~~5. Additions that increase the physical dimensions of a commercial~~

building including decks serving an exit from the building as referenced in 15.01.060.

~~6. Alterations to the commercial buildings structure or alterations to the commercial buildings plumbing, heating, or electrical systems as referenced in 15.01.060.~~

7. Electrical construction. New or re-wired electrical services.

- a. All electrical wiring in a detached residential structure.
- b. All electrical wiring in a commercial structure.
- c. All electrical wiring in an agricultural structure.
- d. New or re-wired electrical services.

8. Any conversion of a building from one use to a different use.

C. The following construction activities shall not require a building permit:

1. All new detached accessory buildings, or additions to existing detached accessory buildings, ~~however, the current Uniform Dwelling Code shall prevail.~~

2. Re-siding, reroofing, window and door replacement, and finishing of interior surfaces, installation of cabinetry, and non-structural repairs which are deemed minor by the building inspector.

3. Major equipment replacements (i.e., furnace, water heater, air conditioner, etc.).

4. Normal repairs of HVAC, plumbing and electrical equipment or systems such as replacing switches, receptacles, light fixtures and dimmers.

5. Agricultural structures.

SECTION 8. That Section 15.01.090 of the code be amended to read:

15.01.090 Issuance of permit.

A. The inspector shall issue the requested permit if the applicant, owner or contractor demonstrates that all state, county and local submission requirements are satisfied. If a permit card is issued, it shall be posted at the job site in a visible location from the street. Permits are valid for two years, except commercial electrical permits shall expire 12 months after date of issuance, if installation of the electrical wiring has not commenced.

SECTION 9. That Section 15.01.110 of the code be amended to read:

15.01.110 Permit Fees. The department of planning and development shall charge fees subject to the following schedule:

A. Fee Schedule for structures covered under the Uniform Dwelling Code:

- |    |   |  |
|----|---|--|
| 1. | 1 and 2 family dwelling including <del>panelized or modular</del> homes | \$ <del>555</del> <u>56</u> /sq. ft. of living area exclusive of garages and uninhabited basements |
|    | Minimum Fee   | \$460.00   |
| 2. | Conversion of an existing structure to 1 and 2 family <u>dwelling</u>   | \$ <del>555</del> <u>56</u> /sq. ft. of living area exclusive uninhabited basements and garages.   |
|    | Minimum Fee   | \$460.00   |

3.	Manufactured homes/ <del>mobile-modular</del> homes ( <del>foundation with or without plumbing and electrical</del> )	<del>\$250.00</del>
a.	Unfinished	\$250.00
b.	Finished basement (all or part)	\$.56/sq. ft.
	Minimum Fee	\$250.00

Additional permitting and fees shall apply to ~~site-built~~ site-built structures such as decks that exceed 25 square feet, porches, sunrooms, garages, carports, and similar type additions.

4.	House moved to the site (foundation with or without plumbing and electrical)	\$510.00
5.	Additions/alterations to manufactured homes and to <del>of</del> <u>the</u> added/alterd living area 1 and 2 family <u>dwelling</u> houses	\$.55 <u>6</u> /sq. ft.
	Minimum Fee	\$145.00
6.	Miscellaneous: woodstoves, chimneys, fireplaces, decks, screen porches, etc.	\$145.00
7.	Attached garages additions	\$145.00
8.	Recreational Dwellings:	
a.	Basic structure no heating, plumbing or electrical	\$.40/sq. ft.
	Minimum Fee	\$420.00
b.	Structure with heating, electrical and plumbing (all or one)	\$.55 <u>6</u> /sq. ft.
	Minimum Fee	\$460.00
c.	Installation of heating, electrical or plumbing system (all or one).	\$275.00
9.	UDC Sticker (additional with all fees where applicable.)	\$ 39.00

10. Erosion Control:

- a. ~~With full UDC Permit~~ New 1 or 2 family dwelling \$145.00
  - b. Additions \$75.00
11. Refunds: Refunds for projects not started shall be based on the fee paid minus UDC seal fee of \$ 39.00  
 Plan review fee when plans are required \$100.00  
 Erosion control fee: \$ ~~70.00~~
- a. New 1 and 2 family dwelling \$ 70.00
  - b. Addition \$ 50.00
12. Permit Renewal (2 year renewal)
- a. ~~New 1+2~~ 1 and 2 family dwelling \$250.00
  - b. Additions \$145.00
  - c. Decks \$ 70.00
13. Permission to start construction \$115.00-

14. ~~Existing r~~ Residential electrical permits services: Electrical plans may be required.

- a. Add 1 to 5 circuits \$105.00
- b. Add more than 5 circuits \$135.00
- c. Replace service panel only \$105.00
- d. Replace service panel and add circuits, misc. \$135.00
- e. Installing solar panels, solar water heater, wind generator, misc.: One required inspection \$105.00
- f. Installing solar panels, solar water heater, wind generator, misc.:  
Two required inspections \$145.00
- g. Installing solar panels, solar water heater, wind generator, misc.:  
Three or more required inspections \$185.00

~~B. The fee schedule for structures subject to Wis. Admin. Code ch. SPS 360-366:~~

~~1. Commercial permit fees shall be as follows:~~

<del>AREA IN SQUARE FEET</del>	<del>BUILDING PLANS</del>
<del>0-500</del>	<del>\$ 210.00</del>
<del>500+ - 2,500</del>	<del>400.00</del>
<del>2,500+ - 5,000</del>	<del>490.00</del>

2. ~~Electrical, plumbing and HVAC permits for commercial buildings:~~

~~Plans required.~~

<del>AREA IN SQUARE FEET</del>	<del>ELECTRICAL</del>	<del>PLUMBING</del>	<del>HVAC</del>
<del>0-500</del>	<del>\$140.00</del>	<del>\$140.00</del>	<del>\$140.00</del>
<del>500+ - 2,500</del>	<del>270.00</del>	<del>270.00</del>	<del>270.00</del>
<del>2,500+ - 5,000</del>	<del>330.00</del>	<del>330.00</del>	<del>330.00</del>
<del>5,000+</del>	<del>500.00</del>	<del>330.00</del>	<del>330.00</del>

B. Electrical permits for commercial and agricultural projects:

1. New commercial or agricultural structure \$.14/sq. ft.

Minimum fee \$105.00

Maximum fee \$3,500.00

2. Addition to a commercial or agricultural structure. \$.14/sq. ft..

Minimum fee \$105.00

Maximum fee \$3,500.00

3. Electrical permits ~~miscellaneous services for existing commercial projects:~~

- a. Add 1 to 5 circuits \$105.00
- b. Add more than 5 circuits \$135.00
- c. Replace service panel only \$105.00
- d. Replace two electrical panels only \$135.00
- e. Replace more than two electrical panels \$225.00
- f. Upgrade commercial/ agricultural building electrical – minimum \$105.00
- g. Upgrade commercial/ agricultural building electrical - up to 4 inspections needed \$450.00
- h. Installing solar panels, solar water heater, wind generator, misc.: One required inspection \$105.00
- i. Installing solar panels, solar water heater, wind generator, misc.: Two required inspections \$145.00
- j. Installing solar panels, solar water heater, wind generator, misc.: Three or more required inspections \$185.00

4. ~~Electrical permits for Agricultural Buildings:~~

- ~~a. Add 1 to 5 circuits \$105.00~~
- ~~b. Add more than 5 circuits \$135.00~~
- ~~c. Replace service panel only \$105.00~~

- d. ~~Replace two electrical panels only~~ \$135.00
- e. ~~Replace more than two electrical panels~~ \$225.00
- f. ~~Upgrade agricultural building electrical—minimum~~ \$105.00
- g. ~~Upgrade agricultural building electrical—up to 4 inspections needed~~ \$450.00
- h. ~~Installing solar panels, solar water heater, wind generator, misc.: One required inspection~~ \$105.00
- i. ~~Installing solar panels, solar water heater, wind generator, misc.: Two required inspections~~ \$145.00
- j. ~~Installing solar panels, solar water heater, wind generator, misc.: Three or more required inspections~~ - \$185.00

5. ~~5. Fees for commercial buildings and structures of an accessory character and miscellaneous structures including, but not limited to, towers, tanks, silos, sheds, conveyors and fences over 6 feet high.~~

~~Fee .....\$250.00 or \$2.05 per \$1,000 of value of the permitted structure(s), whichever is greater applies up to a maximum of \$3,200.00.~~

- C. Reinspection Fee: A fee of \$145.00 may be assessed when it is necessary for the inspector to make a reinspection due to the initial inspection request not being completed.
- D. Occupation of a dwelling constructed under SPS 320-325 before final inspection: \$400.00.
- E. Miscellaneous inspections: \$ 60.00/hr.  
Minimum fee \$ 60.00.

SECTION 10. These fees are effective January 1, 2021.

ENACTED: October 6, 2020

Janet K. Loomis  
County Clerk