

**Chapter 15.04
Building Codes**

Sections:

- 15.04.010 Building codes.**
- 15.04.020 Building maintenance.**
- 15.04.030 Unsafe buildings.**
- 15.04.040 Violations.**

15.04.010 Building codes.

All applicable federal and state building codes, Safety and Professional Services Chapter 316, as well as Title 14 and Title 15 of the Village of Oakfield Municipal Code, shall be adhered to in all construction within the village of Oakfield.

15.04.020 Building maintenance.

A. All properties within the village of Oakfield shall meet acceptable standards. Acceptable standards reflect a level of care, maintenance, and workmanship that does not cause a property or area to appear in a blighted condition, or tend to depreciate property values in the neighborhood or area.

B. No person shall occupy as owner occupant or let to another for occupancy any structure or portion thereof which does not comply with the following acceptable standards:

1. Every foundation, exterior wall, roof, and other exterior surfaces shall be maintained in a workmanlike state of maintenance and repair and shall be kept in such conditions as to exclude rodents or other animals or birds.

2. The foundation elements shall adequately support the building at all points.

3. Every exterior wall shall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All exterior surface material must be painted in accordance with acceptable standards, and all siding material

must be kept in repair.

4. The roof shall be structurally sound, tight, and have no defects which might admit rain and roof drainage shall be adequate to prevent rainwater from causing dampness in the walls or interior portion of the building. Gutters and down spouts shall be maintained in good repair. The runoff from the down spout shall be a minimum of 4 feet from the building wall and 3 feet from any property line.

5. Stairs, porches, and railings shall be adequately constructed and maintained in order to provide safe use.

6. Every window, exterior door, and basement hatchway shall be substantially tight and shall be kept in sound condition with no open cracks or holes.

C. Noncompliance with this section shall cause the building inspector to issue a notice of violation, which shall be served upon the property owner. The notice shall specify the violation and indicate the remedial action required of the property owner. It shall also indicate the period allotted for such remedial action (maximum of 6 months).

15.04.030 Unsafe buildings.

Whenever the building inspector determines that any building, or part thereof, within the village is so dilapidated or out of repair as to be dangerous, unsafe, unsanitary, or otherwise unfit for human habitation, occupancy, or use, he shall issue a notice of violation instructing the owner to raze or repair such building, or part thereof, as provided in s. 66.0413, Wis. Statutes.

15.04.040 Violations.

A. Failure to remediate the property by the date specified in the notice of violation shall result in a final warning being issued by the building inspector. The final warning shall reiterate the required action, provide for a period of compliance (not to exceed 30 days), and indicate what fine shall be imposed for

noncompliance.

B. A violation of this chapter shall result in a fine of \$25.00 per day for each day the property remains in violation. (Ord. 2004-2)

Chapter 15.08 Building Permits

Sections:

- 15.08.010 Permit requirement.**
- 15.08.020 Permit application.**
- 15.08.030 Permit approval/disapproval.**
- 15.08.040 Permit fee.**
- 15.08.050 Permit conditions.**
- 15.08.060 Permit violations/revocation.**
- 15.08.070 Records.**

15.08.010 Permit requirement.

A. Property owners contemplating a construction, installation, alteration, demolition, repair, or replacement project affecting property within the village of Oakfield shall first consult with the building inspector to determine if a building permit is required.

B. Permits may be issued to the property owner, his or her authorized agent, or to a general contractor.

C. The building inspector has the authority to waive the permit for projects which he determines to have a total cost of less than \$500.00 and which do not require modifications to a building structure or to the existing plumbing, electrical, or HVAC infrastructure. All projects remain subject to the zoning requirements found in Chapter 14.

D. Any project to build multiple dwelling units or homes, regardless of how many parcels or lots they will be built on, requires review and approval from Public Works and Public Safety Committees before a building permit is granted.

E. Any project to build multiple dwelling units or homes requires a developer's agreement be in place and approved by the

developer and the village board before a building permit is granted. At a minimum the agreement needs to define who is responsible for infrastructure costs, project time line, project financing and must be consistent with the Village's Comprehensive Plan.

15.08.020 Permit application.

A. Apply for a permit by completing the form furnished by the building inspector.

B. Submit two (2) complete sets of plans and specifications, including a plot plan showing the location of any proposed building in relation to adjoining streets, alleys, lot lines, and existing buildings. Plans for commercial buildings required to comply with the state building code shall bear a stamp of approval from the Department of Commerce. 1 and 2-family houses shall be approved by the building inspector. One set of plans shall be returned upon approval of the permit, while the other set shall remain on file in the village office. All plans and specifications shall be signed by the designer.

C. The building inspector may waive the requirement for plans if he deems the description of the project found on the application form is sufficient.

15.08.030 Permit approval/disapproval.

A. If the building inspector determines that the proposed project complies in every respect with all village ordinances and all applicable laws and orders of the state of Wisconsin, he shall approve both sets of plans and return one set to the applicant. He shall then issue a building permit which shall be prominently displayed on the work site.

B. If the building inspector determines that the proposed project does not comply in every respect with all village ordinances and all applicable laws and orders of the state of Wisconsin, he shall officially disapprove the application. The applicant can then either bring the plans into compliance, or seek relief from the board of appeals.

C. Once plans are approved and a permit is issued, plans and specifications shall not be altered, except with the written consent of the building inspector.

D. The building inspector shall set the inspection requirements for each project.

15.08.040 Permit fee.

Permit fees shall be paid to the Village of Oakfield, and shall be collected by the building inspector prior to issuance of a permit. The building inspector, with village board approval, shall set all building permit fees.

15.08.050 Permit conditions.

A. A permit shall be valid for a period of 1 year from the date of issuance. All permitted work must be substantially completed within that one year. Additionally, permitted work must commence within 6 months of the date of issuance or the permit shall lapse and become void.

B. Permitted work performed outside may only take place between the hours of 6:00 am and 9:00 pm on weekdays, and between 7:00 am and 7:00 pm on weekends.

15.08.060 Permit violations/revocation.

A. Village police officers and employees shall immediately report any violation of this chapter to the building inspector.

B. The permit shall be revoked for noncompliance with this chapter and refusal of the permit holder to conform after receiving a written warning from the building inspector. A notice of revocation shall be posted at the work site. No further work is allowed until the permit is reissued, except for such work as the building inspector may order to be completed prior to reissuing the permit, or as he may require for the safety and security of life and property.

15.08.070 Records.

The building inspector shall keep a record

of all permits, fees, and inspections and provide a report to the village clerk at the end of each fiscal year.

Chapter 15.12 Numbering System

Sections:

15.12.010 Numbering system.

15.12.020 Base lines.

15.12.030 Number assignment.

15.12.010 Numbering system.

A. The system for numbering properties and principal buildings within the village is defined on the map entitled "Village of Oakfield, Wisconsin, Street Numbering Map."

B. The village clerk is responsible for the assignment of building numbers.

15.12.020 Base lines.

White Street shall be the base line which divides the village into north and south segments. On streets running generally in a north-south direction, addresses north of White Street shall be considered "north" addresses; conversely, all addresses south of White Street shall be considered "south" addresses. Main Street shall be the base line which divides the village into east and west segments. On streets running generally in an east-west direction, addresses east of Main Street shall be considered "east" addresses; conversely, all addresses west of Main Street shall be considered "west" addresses.

15.12.030 Number assignment.

A. All properties or parcels of land within the village shall be identified by reference to the numbering system.

B. A separate number shall be assigned for each twenty (20) feet of frontage.

C. Each principal building shall bear the number assigned to the frontage on which the

entrance is located. In case a principal building is occupied by more than one business or family dwelling unit, each separate front entrance shall bear a separate number.

D. Odd numbers shall be assigned to the north and east sides of streets, while even numbers shall be assigned to south and west sides of streets.

E. Streets ending in a cul-de-sac or a dead end shall also follow this numbering system.

F. Streets configured as a continuous loop shall be numbered in the following manner:

1. Beginning at the center of the street, which acts as the main entrance to the loop, numbers shall begin to the left and shall be numbered consecutively around the entire loop.

2. Properties on the outside of the loop shall have even numbers, while properties on the inside of the loop shall have odd numbers.

G. Numerals indicating the official number of each principal building, or each front entrance to such building, shall be posted in a manner as to be visible from the street on which the property is located.

H. Numerals shall be a minimum of 3 inches in height.