

ORDINANCE NO.3100 (AMENDED)

BUILDING PERMITS

The Village Board of the Village of Unity, Wisconsin do ordain as follows:

Section I General Requirements

A. No building or structure or part thereof including foundations, footings, floors, concrete driveways or concrete slabs be built, enlarged, altered or demolished within the Village, or permanent equipment installed unless a permit be obtained by the owner or owner's agent from the Village Board of the Village of Unity. No building permit will be issued which would result in more than one building intended for human occupancy on any one parcel,

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

- 1) New buildings including residential, commercial, agricultural, detached structures and detached accessory buildings including decks, patios and fencing. **Setback distance for new fencing and all above listed structures shall be three feet from property line for maintenance purposes.**
- 2) Additions that increase the physical dimensions of a building including attached decks and patios,
- 3) Alterations to the building structure, to the building's heating, plumbing or electrical systems, cost shall include market labor value.

C. Exemptions: Maintenance and Upkeep

- 1) Re-siding, re-roofing, finishing of interior surfaces, installation of cabinetry and repairs which are deemed minor.
- 2) Normal repairs of heating, plumbing, ventilation, air conditioning and electrical systems (switches, receptacles, light fixtures and dimmers).

D. Minor Repairs

No permit shall be required for any repairs or minor alterations not exceeding \$1000.00 which do not affect or change the occupancy, use areas, structural strength, fire protection, room arrangement, light or ventilation, access to or efficiency of any exit stairways or exits or exterior aesthetic appearance.

E. Roofs

No permit shall be required for the re-shingling of a roof if the roof configuration is not altered in size or shape in any manner.

Section II Fees

A. The following indicates the fee to submitted to the Village Clerk/Treasurer before receiving a building permit for the various applications covered by this ordinance.

1) \$0.00 - \$1000.00 No Fee

2) \$1000.00 - \$15,000.00 \$20.00

3) Greater than \$15000.00 \$50.00

B. Special meetings of the Village Board not regularly scheduled: \$75.00 per Board Member plus the Clerk/Treasurer.

Section III Power and Authority of the Village Board

A. The Village Board shall have the power and authority at all times for any purpose to enter upon any public or private premises to make inspection and to require the production of the building permit for any building. Any person interfering with the Village Board in the performance of the duties prescribed in this ordinance shall be deemed guilty of a violation of this ordinance and will be assessed with a fine of **\$100.00.**

B. Remedies and Penalties

1) If building activity is occurring without a building permit, the failure to produce a building permit or non-application of a building permit, the building activity shall cease until the next scheduled Village Board meeting or the property owner or owner`s agent requests a special meeting. (Refer to Section II, Fees B,)

2) A penalty of **10%** of the cost, starting at the \$1000.00 level, will be assessed in addition to the building permit fee, payable to the Village Clerk/Treasurer before the issuance of the building permit.

Section IV Validity

A. Building permits are valid for one (1) year from the date of issue.

B. If a building project is not completed, a new building permit shall be applied for.

C. Any building activity shall cease the day after the expiration until a new permit is applied for and issued. (Refer to Section III Remedies and Penalties, 1 & 2)

Section V Records and Reports

A. The Village Clerk shall prepare and keep in the Village office suitable forms for the application and permits required.

B. The Village Clerk shall keep a record of all building permit applications in a book for such purposes and regularly number each permit in the order of its issue.

C. The Village Clerk shall file an annual report covering the same with the Village Board at the regularly scheduled January meeting.

Section VI Applicable Definitions

A. Building:

A permanent or temporary structure enclosed with exterior walls and a roof, and includes all permanent building equipment,

B. Residential Building:

A structure intended for continuous human occupancy.

C. Commercial Building:

Any public building or structure or place of employment used for civic, commercial or industrial purposes and multiunit (3 or more) residential buildings (apartments)

D. Agricultural Building:

A structure designed and constructed to house livestock, poultry, grain, hay or other horticultural products.

E. Permanent Building Equipment:

Heating, plumbing, electrical ventilation and central air conditioning.

F. Square Footage:

The entire total of square feet of any building including the basement, other floors and garages, and is determined by using the outside dimensions of the building.

G. Cost

Expense incurred by a contractor, owner or agent for labor, material, equipment, financing, services, utilities, etc. plus overheads and contractor profits. Land, architectural design, consultant and engineering fees are not construction costs.

All ordinances or parts of ordinances in conflict are hereby null and void.

This ordinance shall take effect forthwith upon its passage and publication as required by law.

1st Reading: January 13, 2020

2nd Reading: February 10, 2020

3rd Reading: March 9, 2020

Heather Bender, Village President

Heidi Maldonis, Clerk

Effective April 1, 2020