

**Minutes of Meeting of the Village of Rudolph Ad-Hoc Committee For Building Code Review
Monday, August 7, 2013**

Present: Jim Suzda, Carl Laska, Michaeleen Erickson, and Barb Ziebell

Jim called the meeting to order at 6:35 p.m. Purpose of the meeting is to advise the Village Board regarding Title 15, Building Code Ordinances.

A correction to the July 1 minutes: Paragraph 3, last line: ...plumbing, or sewer constructions and cost less than the \$55,00 to construct. Should read: ...plumbing, or sewer constructions and cost less than \$55,000 to construct.

In talking with the Village Building Inspector, Jim learned that out buildings, not designated as a garage and without plumbing, do not have to be inspected. If the building has electricity, the owner needs only a signed affidavit from the electrician. Outbuildings such as workshops, storage sheds, or greenhouses do not need to be inspected. A permit, however, is needed to build a structure.

The Village does not have a person who can issue permits for commercial buildings and who can inspect them. Jim will check again with Dale Bates, our current Village Inspector.

The committee will advise the Village Board to use only the state building permit. In addition, the Cautionary Statement to Owners Obtaining Building Permits will be required.

The following advisements will be given to the Village Board:

An ACT to amend, and to read Section 15-1-2(a)(1) c.; and to create Section 15-1-2 (i) Inspections (3-4) of the Village of Rudolph Title 15 Building Code.

Section 15-1-2 (a)(1) c. General Permit Requirement.

Alterations to the building structure, cost shall include market labor value, or alterations to the building's heating, electrical or plumbing systems. Exempted are: new or replaced exterior siding, direct replacement of exterior windows and doors, interior doors, [see Subsection (2) b. below], finishing of interior surfaces, installation of cabinetry, and minor repair **as deemed by the Building Inspector (See Subsection (f) below)**. *Committee will advise Village Board to delete only "as deemed by the Building Inspector".*

Section 15-1-2 (d) (1-2) Utilities Required.

- (1) Residential Buildings. No building permit shall be issued for the construction of any residential building until sewer, **water**, grading and graveling are installed in the streets necessary to service the property for which the permit is required and a receipt for payment of electrical hookup is presented to the Building Inspector.
- (2) Non-Residential Building. No building permit shall be issued for the construction of any building other than residential until contracts have been let for the installation of sewer, **water**, grading and graveling in the streets necessary to service the property for which the permit is requested. *Committee will advise Village Board to delete water in both paragraphs.*

Section 15-1-2 (f) (1)

- (1) Waiver. If the Building Inspector finds that the character of the work is sufficiently described in the application, he/she may waive the filing of plans for alterations, repairs or moving, provided the cost of such work does not exceed Two Thousand Dollars (\$2,000). **Committee will advise Board to change from \$500 or One Thousand Dollars to Two Thousand Dollars.**
- (2) Minor Repairs, Roofing, and Siding. The following projects do not require a building permit: **Committee will advise Village Board to add Siding to this section.**
 - (a) Minor repairs and alterations costing less than Two Thousand Dollars (\$2,000) which do not change occupancy area, structural strength, fire protection, exits, natural light or ventilation. **Committee will advise Village Board to change from \$500 to \$2000.**
 - (b) Repair or replacement of an external roof surface, including without limitation shingles, metal roofing, tiles, or rubber membrane. Any structural repair to a roof or replacement of trusses, **or sheeting** requires a building permit. **Committee will advise Village Board to delete or sheeting.**

Section 15-1-2 (I) Inspections (3)

- (3) Modular or pre-manufactured homes or buildings will be granted an inspection waiver only of the primary structure itself. The Building Inspector must be provided with proof of inspection from the manufacturer that the structure complies with the Wisconsin Uniform Dwelling Code, Chs. Comm 20-25.
- (4) Modular pre-manufactured homes or buildings shall be inspected as to the following:
 - a. Footing/foundations (prior to pouring and backfilling)
 - b. HVAC, Electric service, and plumbing.
 - c. Site erosion control. **Committee will advise Board to add this section to the Ordinances.**

Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Barb Ziebell