



Town of Grafton Ordinance No. 2020-03

**AN ORDINANCE AMENDING TITLE 7, CHAPTER 7 – LICENSING AND
REGULATION, OF THE CODE OF ORDINANCES, TOWN OF GRAFTON,
WISCONSIN, AMENDING BUILDING CONSTRUCTION CODE REFERENCES TO
THE WISCONSIN ADMINISTRATIVE CODE**

WHEREAS, it is deemed to be in the best interest of the Town of Grafton that the Municipal Code of the Town of Grafton be further modified and amended in the manner hereinafter more particularly set forth; and

WHEREAS, a Notice of Public Hearing before the Town Board was duly published in the *Ozaukee Press* on N/A, 20 , and N/A, 20 ; and

WHEREAS, a Public Hearing was held before the Town Board on N/A, 2020, regarding the proposed Amendments to the Town's Code of Ordinances; and

WHEREAS, based on the above, it is deemed to be in the best interest of the Town of Grafton that the Municipal Code of the Town of Grafton be further modified and amended in the manner hereinafter more particularly set forth below.

NOW, THEREFORE, the Town Board of the Town of Grafton does hereby ordain as follows:

Section 1:

Section 7.7 of the Town of Grafton Code of Ordinances is hereby amended as provided below by adding the underlined language and deleting the language struck out

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7.7.4 Definitions.

As used in this chapter, the following terms shall have the meaning indicated.

7.7.4.01 Addition

New construction performed on a dwelling which increases the outside dimensions of the dwelling.

7.7.4.02 Alteration

A substantial change or modification other than an addition or minor repair to a dwelling or to systems involved within a dwelling.

7.7.4.03 Department

The State of Wisconsin Department of ~~Commerce~~Safety and Professional Services.

7.7.4.04 Dwelling

- (A) Any building, the initial construction of which is commenced on or after the effective date of this chapter, which contains one or two dwelling units; or
- (B) An existing structure, or that part of an existing structure, which is used or intended to be used as a one- or two-family dwelling.

7.7.4.05 Minor Repair

Repair performed for maintenance or replacement purposes on any existing one- or two-family dwelling which does not affect room arrangement, light and ventilation, access to or efficiency of any exit stairway or exits, fire protection or exterior aesthetic appearance and which does not increase a given occupancy and use. No building permit is required for work to be performed which is deemed minor repair.

7.7.4.06 One- or Two-Family Dwelling

A building structure which contains one or separate households intended to be used as a home, residence or sleeping place by an individual or by two or more individuals maintaining a common household to the exclusion of all others.

7.7.4.07 Person

An individual, partnership, firm or corporation.

7.7.4.08 Uniform Dwelling Code

Those Administrative Code provisions and any future amendments, revisions or modifications thereto contained in the following chapters of the Wisconsin Administrative Code:

- (A) ~~COMMSPS 320. Administrative~~ Administration and Enforcement
- (B) ~~COMMSPS 321.~~ Construction Standards
- (C) ~~COMMSPS 322.~~ Energy Conservation ~~Standards~~
- (D) ~~COMMSPS 323.~~ Heating, Ventilating and Air Conditioning
- (E) ~~COMMSPS 324.~~ Electrical Standards
- (F) ~~COMMSPS 325.~~ Plumbing ~~and Potable Water Standards~~

7.7.5 Building Permits and Inspection.

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7.7.5.14 Enforcement

- (A) Certified Inspector to Enforce. The Building Inspector and his delegated representatives are hereby authorized and directed to administer and enforce all of the provisions of the Uniform Dwelling Code. The Building Inspector shall be certified for inspection purposes by the Department in each of the categories specified under Ch. ~~COMMSPS 305~~, Wis. Adm. Code.

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7.7.6 Construction Standards and Codes Adopted.

7.7.6.01 State Uniform Dwelling Code Adopted

The Administrative Code provisions describing and defining regulations with respect to one- and two-family dwellings in Ch. ~~COMMSPS 320~~ through ~~COMMSPS 325~~, Wis. Adm. Code, are hereby adopted and by reference made a part of this chapter as if fully set forth herein. Any act required to be performed or prohibited by an Administrative Code provision incorporated herein by reference is required or prohibited by this chapter. Any amendments, revisions or modifications of the Administrative Code provisions incorporated herein are intended to be made part of this chapter to secure uniform statewide regulation of one- and two-family dwellings in the Town. A copy of these Administrative Code provisions and any future amendments shall be kept on file in the Town Clerk's office.

7.7.6.02 State Commercial Building Code Adopted

Chapters ~~COMMSPS 361~~ through ~~COMMSPS 3656~~, Wis. Adm. Code (Wisconsin State Commercial Building Code), are hereby adopted and made a part of this chapter with respect to those classes of buildings to which this Building Code specifically applies. Any future amendments, revisions and modifications of said Chs. 361 to 3656 incorporated herein are intended to be

made a part of this code. A copy of said Chs. 361 to 366 and amendments thereto shall be kept on file in the office of the Building Inspector.

7.7.6.03 State Plumbing Code Adopted

The provisions and regulations of Sec. 145, Wis. Stats., and Chs. COMMSPS 325 and COMMSPS 3820 through 38785, Wis. Adm. Code, are hereby made a part of this chapter by reference and shall extend over and govern the installation of all plumbing installed, altered or repaired in the Town. Any further amendments, revisions and modifications of said Wisconsin Statutes and Administrative Code herein are intended to be made part of this chapter.

7.7.6.04 State Electrical Code Adopted

(A) Wisconsin Administrative Code. The following chapters of the Wisconsin Administrative Code are adopted by reference and made a part of this chapter:

- (1) COMMSPS 316. Electrical Code, ~~Volume 2~~
- ~~(2) COMM 17. Electrical Inspection and Certification of Electrical Inspectors and Master Electricians~~
- ~~(3) COMM 17. Subchapter H, Electrical Inspection of Public Buildings and Places of Employment~~
- ~~(4)~~(2) COMMSPS 324. Electrical Standards

(B) Electrical Work. All electrical work shall be done by qualified persons and/or State of Wisconsin licensed and insured electrical contractors, with the following exceptions

- (1) Residential property owners may replace electrical fixtures, appliances and equipment or make minor repairs with a proper permit (if required) and approval from the Town Electrical Inspector. All work shall conform to this chapter and Ch. COMMSPS 316, Wis. Adm. Code.
- (2) Residential property owners may move electrical fixtures, switches, boxes, etc., if part of a construction project where a building permit is issued and inspections are made. All work shall conform to this chapter and Ch. COMMSPS 316, Wis. Adm. Code.
- (3) Electrical wiring may be done which involves adding not more than two circuits provided that proper permits and approvals are obtained from the Town Electrical Inspector prior to that work being done. All work shall conform to this chapter and Ch. COMMSPS 316, Wis. Adm. Code.

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7.7.7 New Methods and Materials.

7.7.7.01 State Approval Needed

All materials, methods of construction and devices designed for use in buildings or structures covered by this chapter and not specifically mentioned in or permitted by this chapter shall not be so used until approved in writing by the

State Department of ~~Commere~~Safety and Professional Services for use in buildings or structures covered by the Wisconsin State Commercial Building Code, except sanitary appliances, which shall be approved in accordance with the State Plumbing Code.

7.7.7.02 Installation

Such materials, methods of construction and devices, when approved, must be installed or used in strict compliance with the manufacturer's specifications and any rules or conditions of use established by the State Department of ~~Commere~~Safety and Professional Services. The data, tests and other evidence necessary to prove the merits of such material, method of construction or device shall be determined by the State Department of ~~Commere~~Safety and Professional Services.

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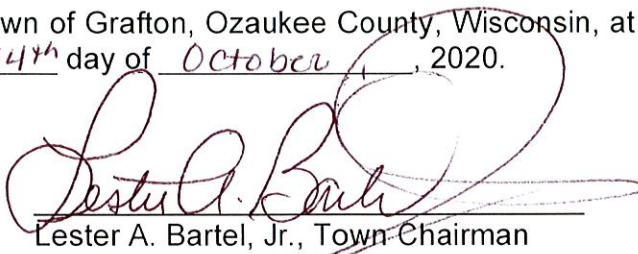
Section 2:

Except as hereinabove specifically modified and amended, the Code of Ordinances, Town of Grafton, Wisconsin, shall remain in full force and effect exactly as originally adopted and previously amended. All ordinances or parts of ordinances inconsistent with or in contravention of the provisions of this Ordinance are hereby repealed.

Section 3:

This Ordinance shall take effect and be in full force from and after its passage and publication or posting.

Adopted by the Town Board of the Town of Grafton, Ozaukee County, Wisconsin, at its regularly scheduled meeting on this 14th day of October, 2020.



Lester A. Bartel, Jr., Town Chairman



Lisa Kien, Town Clerk

Posting Date: October 29, 2020

