

ORDINANCE NO. 2020-01

AN ORDINANCE CREATING §§ 1 AND 2 OF THE TOWN OF WINCHESTER CODE OF ORDINANCES
ADOPTING THE STATE OF WISCONSIN BUILDING STANDARDS

THE TOWN BOARD OF THE TOWN OF WINCHESTER ORDAINS AS FOLLOWS:

SECTION 1: § § 1 and 2 of the Town of Winchester Ordinances is hereby created to read as follows

Sec. 1-01 – General Provisions.

- A. Purpose. This code establishes uniform standards regulating the construction and alteration of buildings and structures in order to promote the health, safety and general welfare of the citizens of the Town of Winchester.
- B. Scope. This code shall apply to new buildings or structures and additions or alterations hereafter erected or undertaken in the Town of Winchester.
- C. Interpretation. The provisions of this code shall supplement any laws and regulations of the State of Wisconsin and orders, rules and regulations of the Department of Commerce relating to buildings. Where the requirements of the state code, the orders, rules and regulations of the Department and the provisions of the code conflict, the stricter requirements shall govern.
- D. Legal responsibility. The Town of Winchester shall not assume legal responsibility for the design, construction or modification of any building or structure.

Sec. 1-02 – Adoption of Administrative Code Provisions.

- A. The following Wisconsin Administrative Codes, their referenced codes and standards, and subsequent revisions are adopted for municipal administration and enforcement by the Building Inspector: § SPS 302.31, Plan Review Fee Schedule; Chapter SPS 305, Credentials; Chapter SPS 316, Electrical Code; Chapters SPS 320 through 325, Uniform Dwelling Code; Chapters SPS 361 through 366, Commercial Building Code; Chapters SPS 375 through 379, Buildings Constructed Prior to 1914; and Chapters 381 through 387, Uniform Plumbing Code.
- B. All buildings except one-and two-family dwelling units must satisfy the requirements of the Wisconsin Administrative Code Chapters SPS 361 through SPS 366 (Commercial Building Code).

C. For the purposes of this section, the standards contained in the Wisconsin Uniform Dwelling Code shall be expanded to apply as the standards for construction of the following:

1. Basement renovations for homes built prior to June 1, 1980 that have a ceiling height on average of less than seven feet may be issued a building permit for improvements to a finished ceiling height of not less than six feet eight inches for a minimum of 50% of the floor area.
2. Detached accessory buildings 150 square feet or more in size.
 - a. Grade-beam slabs are required for detached accessory buildings 150 square feet or more in size with a continuous floating slab of reinforced concrete. Slab shall not be more than four inches in thickness. Reinforcement shall be a minimum of six by six, number ten wire mesh or by using 1.5 pounds of fiber mesh per cubic yard of concrete with varying fiber mesh lengths. The slab shall be provided with a thickened edge all around, 12 inches wide and 12 inches below the top of the slab. A granular base of at least four inches in thickness shall be installed below the slab.
 - b. The requirements of § 1-02-C(2)(a) shall apply to all detached accessory building concrete slabs constructed after the effective date of this section.

SECTION 2: If any section, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remainder of such ordinance.

SECTION 3: This ordinance shall take effect and be in full force from and after its passage and publication by posting commencing on January 14, 2020.

Passed and approved this 6TH day of JANUARY, 2020.

TOWN OF WINCHESTER

By: Matthew J. Olson
Matthew J Olson, Town Chairman

ATTEST:

Holly Stevens
Holly Stevens, Clerk