

## Who May Do the Work?

- > Anyone may design the home, other than for homes in a floodplain.
  - > The construction and erosion control permits must be taken out by a state-certified contractor or by the owner who will occupy the home.
  - > The plumbing work must be supervised by a master plumber and installed by licensed plumbers. (Only after the dwelling is occupied, may an owner install additional plumbing beyond the pre-requisite kitchen sink and full bathroom)
  - > All heating contractors must be state-registered. Owners working on their own property are exempted.
- In any case, we suggest that you:
- > Check your contractors for proper liability and worker's compensation insurance to minimize your liability for injuries and damages to, or caused by, contractors.
  - > Check past customer references.
  - > Have a written contract.
  - > Obtain lien waivers from your subcontractors, so you are not financially responsible if your general contractor fails to pay them.

## Variations to the UDC

If it would be difficult to comply with a particular code provision because of special site or design considerations or you have a better method of compliance, then you may submit a petition for variance with the required fees to the State.

Your variance must show an equivalence to the code provision by different means. (Forms are available from your local building inspector)

## What if the Code is not Followed?

- Failure to comply with the code could cause the following:
- > Endangering the health and safety of self, family or guests.
  - > Fines and/or refusal to grant occupancy permit.
  - > Civil action by owners against builders.
  - > Difficulty in selling the home.
  - > Civil action by future owners or tenants against original owners or builders. (The average home is resold every 5 to 7 years.)
  - > Difficulty in obtaining mortgage loans or property insurance.
  - > Loss of building and community values.

## What if I Have a Construction Problem?

- Every situation is different, but possible actions include:
- > Contact the responsible general contractor and/or subcontractor for resolution.
  - > Contact the local building inspector if the problems are code-related. (Note that orders may be written against you as the owner.)
  - > Obtain a consulting engineer or private building inspector's report.
  - > Contact the Wisconsin Department of Ag, Trade and Consumer Protection (1-800-422-7128) for alteration and addition problems.
  - > Use the small claims court system.
  - > Contact an independent arbitration service.
  - > Contact a lawyer

## Home Building in Marquette County

### IMPORTANT INFORMATION ON WISCONSIN'S UNIFORM DWELLING CODE (UDC)

This brochure is meant to assist home-owners and builders in getting started in designing and building a code-compliant home. If you will be designing and building a home, it may be necessary to purchase the proper codebooks.

Zoning and/or local municipal ordinances apply to these structures. This brochure focuses on the construction process only.

Marquette County Zoning

PO Box 21

Montello, WI 53949

Phone: 608-297-3036

Schedule Inspection: 800-422-5220



## UDC in Wisconsin

The UDC is a uniform statewide code that sets minimum standards for fire safety, structural strength, energy conservation, erosion control, heating, plumbing and electrical systems, and general health and safety in new dwellings.

The statewide code for newer homes in Wisconsin is the Uniform Dwelling Code (UDC), Chs. Comm 20-25 of the Wisconsin Admin. Code and its adopted references. It is a uniform building code that applies across the state. Municipalities may not adopt a more or less stringent



code. The UDC was developed and is updated with input from the citizens' Dwelling Code Council.

The Wisconsin Division of Safety and Buildings facilitates uniformity of its enforcement through code development, code interpretations, special Investigations, Inspector training and certification, processing of petitions for variance and monitoring manufactured dwelling firms.

## UDC Enforcement

In all municipalities of Marquette County except the Towns of Springfield, Oxford, and Shields, the Villages of Oxford, Neshkoro and Endeavor, and the City of Montello, the UDC is enforced by Marquette County utilizing the services of Independent Inspections, Ltd. The inspector has regular office hours in the Marquette County Zoning Office.

## Do You Need a Permit?

### Projects requiring a UDC permit include:

- > All new homes (Electrical, heating or plumbing systems are not required, but if installed they shall comply with the applicable codes. If a home is heated, then it shall be insulated. Local sanitary requirements may require certain plumbing systems.)
- > One- and two-family condo buildings.
- > A single-family residence connected to a commercial occupancy.
- > Community-based residential facilities with up to 8 residents.
- > Manufactured, modular or panelized dwellings.
- > Additions to all homes.
- > A non-residential building, such as a barn, that is converted to a dwelling.
- > Installing new electrical service.
- > Remodeling an existing home (based on value of project).
- > Attached accessory structures.

### The following do not need a UDC permit:

- > Detached garages or accessory buildings. (Zoning permit may be required)
- > Replacement of furnace, water heater, etc.
- > Replacement of carpeting or other cosmetic work.
- > Replacement of shingles or siding.

## Building a UDC Home Checklist

The steps to be taken by an owner or builder can be summarized as follows. (Some steps may not apply to alterations or additions):

- Make initial contact with the Marquette County Zoning Office to get the appropriate permit applications.
  - Design the home using standard design tables from the UDC or design a more customized home as long as it is demonstrated that the design meets the general engineering standards of the code.
  - Obtain floodplain, zoning, and sanitary approvals from the county and municipality having authority.
  - Obtain driveway or other local permits.
  - Submit complete plans including plot, erosion control, foundation, floor layouts, building cross-sections and exterior building wall views (elevations), energy worksheet, permit application, fees and copies of the above permits to the Marquette Co. Zoning Office.
  - Install erosion control measures.
  - Begin construction after plans are approved and building permit is issued and posted.
  - Call Independent Inspections, Ltd. for inspections of each phase of construction. Inspectors will check for compliance with the code. Inspectors may also check that the approved plans are being followed, including items above the code minimums. Deviations from the original plans may require submittal of revised plans.
  - Correct any other code non-compliances, including stabilization by vegetation of any exposed soil.
  - Take occupancy after receiving a final inspection and being issued an occupancy permit.
- Please keep in mind that the work indicated on the permits must be completed within two years of permit issuance.
- Failure to comply may result in a \$200 penalty in addition to being required to renew permits.