

CHAPTER 14

BUILDING REGULATIONS

- I. BUILDING PERMIT FEES (08/2016)
 - A. The fees for building permits shall be as follows:
 1. New construction: \$0.56 per square foot, with minimum permit fee of \$750.00.
 2. Any other structures, additions, or alterations are \$0.56 per square foot, with a minimum permit fee of \$150.00.
 3. Garage permit fee is \$0.24 per square foot with a minimum of \$90 fee.
- II. PERMITS REQUIRED
- III. BUILDING CODE
 - A. Building Permits and Inspections:
 - B. Construction Standards:
 1. Lot & Building Requirements-Residential District
 - a) All residential units that are constructed, erected, placed, or located on a lot shall not be less than 26 feet wide. Minimum floor to ceiling height is 7'4". (10/2005)
 - b) Additions to existing structures, other than open porches and decks, must be constructed on footers and at least four foot frost walls.
 - c) All residential units must be a minimum of 1,000 square feet in size.
 - d) All residential units must have street frontage on the front side of the home. (04/2005)
 - e) All residential units must be permanently attached to a full basement with inside access to said basement.
 2. Unsafe Buildings: Whenever the Building Inspector finds any building or part thereof within the Village to be in his/her judgment so old, dilapidated (building has deteriorated to an amount greater than half of its value, exclusive of foundation, as determined by the Village Assessor), or so out of repair as to be dangerous, unsafe, unsanitary, or otherwise unfit for human habitation, occupancy or use, and so that it would be unreasonable to repair the same, he shall order the owner to raze and remove such building or part thereof, or if it can be made safe by repairs, to repair and make safe and sanitary or to raze and remove at the owner's option, such order and proceedings shall be as provided in s. 66.05(5)
- IV. ELECTRICAL CODE
- V. PLUMBING CODE
- VI. FLAMMABLE LIQUIDS
- VII. DUPLEX AND MULTI-SERVICE CONNECTIONS
 - A. A duplex structure shall be allowed a common water service to the curb stop, but each unit of said duplex shall have a separate outside curb stop for the purpose of shutting water off in one (1) unit without disturbing the second unit.

- B. Structures over two (2) units, if metered separately, shall also have individual outside curb stops for the purpose of shutting water off in one (1) unit without disturbing other units.
- C. A common sewer service can be used for duplex and multiple unit structures from the sewer main to the structure.

VIII. UNIFORM DWELLING CODE

An ordinance establishing a Uniform Dwelling Code for one and two family dwellings by adoption of the Department of Safety and Professional Services (DSPS) Chapters 320 through 325. Pursuant to Section 101.65, Wisconsin Statutes, this Village board of the Village of Rockland do hereby ordain a Uniform Dwelling Code for one and two family dwellings as follows:

- A. Pursuant to DSPS Chapters 320 through 325, Uniform Dwelling Code Chapters of the One and Two Family Dwelling Code, as adopted and effective October 12, 1980, and all amendments thereto, is adopted and incorporated in this code by reference. Ordinance is amended effective February 10, 2004, to codify into current ordinance structure.
- B. Section 3 of IND 20.09 of the Wisconsin Administrative Code provides the Village with adopting a permit fee for the one and two family dwelling by ordinance. This fee shall be Two Hundred Fifty Dollars (\$250.00). The Two Hundred Fifty Dollars (\$250.00) shall be divided as follows: One Hundred Fifty Dollars (\$150.00) shall go to the Building Inspector for services rendered and One Hundred Dollars (\$100.00) shall go to the Village for expenses.
- C. Any Ordinance, or portion thereof, in conflict herewith, is hereby repealed.

Adopted and passed by Village Board of the Village of Rockland, La Crosse County, Wisconsin this 10th day of February, 2004.

IX. FAIR AND OPEN HOUSING

An ordinance establishing Fair and Open Housing by adoption of Wisconsin Statutes Section 106.50, as amended, relating to the equal rights of all persons to fair housing, and providing means for the implementation and enforcement thereof.

Pursuant to Section 106.50, Wisconsin Statutes the Village board of the Village of Rockland do hereby ordain a Fair And Open Housing Act as follows:

WHEREAS, the Village Board of the Village of Rockland recognizes its responsibilities under Section 106.50, Wisconsin Statutes, as amended, and endorses the concepts of fair and open housing for all persons and prohibition of discrimination therein;

THEREFORE, BE IT ORDAINED THAT

- A. The Village Board of the Village of Rockland hereby adopts Section 106.50, Wisconsin Statutes, as amended, and all subsequent amendments thereto.
- B. The officials and employees of the Village of Rockland shall assist in the orderly prevention and removal of all discrimination in housing within the Village by implementing the authority and enforcement procedures set forth in Section 106.50, Wisconsin Statutes, as amended.
- C. The Village Clerk shall maintain forms for complaints to be filed under Section 106.50, Wisconsin Statutes, as amended, and shall assist any person alleging a violation thereof in the Village of Rockland to file a complaint thereunder with the Wisconsin Department of Workforce Development, Equal Rights Division, for enforcement of Section 106.50,

Wisconsin Statutes, as amended.

Linda Young, Village President
Attest: Sue Donskey, Village Clerk

Adopted: June 30, 2015
Effective: June 30, 2015