

THE VILLAGE OF ELM GROVE CODE OF ORDINANCES
ARTICLE 1 – BUILDING CODE. CHAPTER 106-4 ADOPTION OF ADMINISTRATIVE CODE PROVISIONS

THE VILLAGE BOARD OF THE VILLAGE OF ELM GROVE DO ORDAIN AS FOLLOWS:

Section 1: Article I: Building Code. § 106-4 Adoption of Administrative Code provisions is hereby amended by the addition of underlined text and deletion of ~~strikethrough text~~.

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 360 through SPS 365 (Building and Heating, Ventilating, and Air-Conditioning 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) ~~Additions, alterations and major equipment replacements for one- and two-family dwellings built before June 1, 1980.~~ **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 as referenced in the Wisconsin Building Code Sec. VII A(3)**

(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 § 106-4C(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.

VILLAGE OF ELM GROVE

Dated this 28th day of August 2017.

Neil H. Palmer, Village President

Mary S. Stredni, Village Clerk