

## **UNIFORM DWELLING CODE (UDC) INSPECTION REQUIREMENT NOTICE UDC INSPECTIONS ARE NOW REQUIRED**

A new Wisconsin law requires the state's Uniform Dwelling Code be enforced in all municipalities. This includes the necessity to have new construction inspected for compliance with the UDC, the statewide building code for one- and two-family dwellings built since June 1, 1980. The change was effective December 18, 2003. However, it will take three to six months for the state to get the enforcement system into place. Previous to the new legislation, municipalities with a population of 2500 or less could choose by resolution to decline UDC enforcement. Municipalities of over 2500 have been required to enforce the UDC.

Now the smaller municipalities will also come under the UDC system to assure the proper construction of one- and two-family residences. The Town of Merrimac has decided to take no action - which then causes the Safety and Buildings Division to enforce the UDC for new homes in the municipality.

**Despite this option by the Town,** it is necessary to purchase and assign UDC permit seals for all new homes and to use UDC-certified inspectors or registered UDC Inspection Agencies for all inspections. There are several categories of UDC inspection certification including construction, electrical, plumbing and HVAC. A person or combination of persons certified in all categories must perform the inspections.

Where S&B is required to enforce the UDC, because of the local government choosing that option, the division may delegate the authority to the county, if the county accepts the responsibility. Otherwise, S&B will contract for UDC enforcement with registered UDC Inspection Agencies who will be providing inspection services for specified areas of the state. The inspection agency will collect fees from the permit applicant to cover the cost of agency services. S&B plans to begin contracted enforcement for new homes by September 1, 2004.

**Inspectors will look at plans and for cards:** All dwelling construction in the state requires a Wisconsin Uniform Building Permit from the municipality or the authorized inspection agency. If the permit applicant is a contractor, they need a Dwelling Contractor Financial Responsibility Certification (DCFRC) from S&B prior to being issued a permit. Permit applicants must provide dwelling plans for review and approval, and must call for inspections at the times listed in the UDC.

**Owner is currently responsible:** The owner is responsible for obtaining a building permit and inspection services from an inspection agency of their choice. A list of inspection agencies may be found at the S&B Website, <http://www.commerce.state.wi.us/SB/SB-CredList.html>.

**Builders will need to be aware:** As of December 18, 2003, all one- and two-family dwelling construction in Wisconsin requires a Wisconsin Uniform Building Permit from the appropriate UDC Inspection Agency.

The building permit applicant, who may be a builder or owner, will be charged inspection fees prior to receiving the permit. If a dwelling contractor is the permit applicant, the person issuing the permit is required to check for a DCFRC card. The requirements to submit dwelling plans for review and approval, and to call for inspections at the times listed in the UDC, remain unchanged.

**THIS NEW STATE LAW REQUIRING UDC INSPECTION DOES NOT ELIMINATE THE TOWN'S REQUIREMENTS:**

- ✓ **BUILDING PERMIT REQUIRED.**
- ✓ **CERTIFICATE OF OCCUPANCY STILL REQUIRED PRIOR TO MOVE-IN.**

This information was gathered from the Department of Commerce – Safety and Buildings web site. **The Town is unable to provide any additional information regarding UDC or the UDC process.** If you have any additional questions, contact the Safety and Buildings Division.

**GENERAL BUILDING PERMIT PROCEDURES:**

- ✓ Obtain sanitary or well permits from Sauk County if the home will use a private sewage system or private well.
- ✓ Obtain a Land Use permit from Sauk County if the home or structure is located in the Shoreland Protection Zone (1,000 feet from lakeshore).
- ✓ Obtain a Building Permit from the Town of Merrimac.
- ✓ Obtain a UDC Building Permit from a UDC Inspection Agency and all follow up inspections.

**CONTACT INFORMATION:**

**Sauk County Planning & Zoning:**

Website: <http://www.co.sauk.wi.us/dept/pz/index.html>  
Steve Sorenson, Assistant Zoning Director  
Telephone: 608-355-3285, ext. 3431

**Department of Commerce:**

Website: <http://commerce.wi.gov/SB/SB-HomePage.html>  
Telephone: 608-267-5113

**Town of Merrimac:**

Website: <http://www.tn.merrimac.wi.gov>  
Tim McCumber, Zoning Administrator  
Home Telephone: 608-643-6332