

ORDINANCE NO. 19-953

AN ORDINANCE AMENDING TITLE 15 OF THE CODE OF ORDINANCES, CITY OF VERONA, WISCONSIN, RELATING TO THE CITY'S ELECTRICAL BUILDING CODE

The Common Council of the City of Verona, Dane County, Wisconsin, do ordain that the Code of Ordinances, City of Verona, Wisconsin is amended as follows:

TITLE 15 - Building Code

Chapter 1 - Building, Plumbing, Electrical and Heating and Ventilation Code

Sec. 15-1-2 - Building Permits and Inspection; Certificates of Occupancy.

(j) **Inspections.**

- (1) **Inspection of Work.** Unless specified elsewhere in this Chapter, a qualified inspector, as certified by the Wisconsin Department of Safety and Professional Services, is hereby authorized and directed to administer and enforce all provisions of the Wisconsin Administrative Code related to their certification. The permit applicant shall notify the Building Inspector when ready for inspections and the Building Inspector may inspect after notification all buildings as specified within SPS 320.10 or SPS 361.41(1), Wis. Adm. Code.

Sec. 15-1-3 - State Uniform Dwelling Code Adopted.

- (a) **State Code Adopted.** The administrative code provisions describing and defining regulations with respect to one-family and two-family dwellings in Chapters SPS 320 through 325, Wis. Adm. Code, are hereby adopted and by reference made a part of this Chapter as if fully set forth herein. Any act required to be performed or prohibited by an Administrative Code provision incorporated herein by reference is required or prohibited by this Chapter. Any future amendments, revisions or modifications of the Administrative Code provisions incorporated herein are intended to be made part of this Chapter to secure uniform statewide regulation of one-family and two-family dwellings in the City of Verona. A copy of these administrative code provisions and any future amendments shall be kept on file in the Building Inspector's Office.
- (c) **Definitions.**
- (8) **SPS.** Wisconsin Safety and Professional Services.

- (9) ***Uniform Dwelling Code.*** Those Administrative Code Provisions and any future amendments, revisions or modifications thereto, contained in the following chapters of the Wisconsin Administrative Code:

Wis. Adm. Code Chapter SPS 320 — Administrative and Enforcement

Wis. Adm. Code Chapter SPS 321 — Construction Standards

Wis. Adm. Code Chapter SPS 322 — Energy Conservation Standards

Wis. Adm. Code Chapter SPS 323 — Heating, Ventilating and Air Conditioning

Wis. Adm. Code Chapter SPS 324 — Electrical Standards

Wis. Adm. Code Chapter SPS 325 — Plumbing and Potable Water Standards

(Ord. No. 08-737, 1-14-08)

Sec. 15-1-4 - Construction Standards; Codes Adopted.

(c) **State Electrical Code Adopted.**

- (1) Wisconsin Administrative Code Chapter SPS 324 is hereby made a part of this Chapter by reference and shall apply to the construction and inspection of new one (1) and two (2) family dwellings and additions or modifications to existing one (1) and two (2) family dwellings. Any future amendments, revisions or modifications of the Administrative Code provisions incorporated herein are intended to be made part of this Chapter.
- (2) Wisconsin Administrative Code Chapter SPS 316 is hereby made a part of this Chapter by reference, and is adopted in its entirety. Except as otherwise regulated by this Chapter, all installations of electrical wiring and equipment shall conform to and comply with Chapter SPS 316, State Electrical Code, Volume II, and 17, the Wisconsin Statutes and any other orders, rules and regulations issued by authority thereof and with approved electrical standards for safety to persons and property. Any future amendments, revisions or modifications of the Administrative Code provisions incorporated herein are intended to be made part of this Chapter. Where requirements of state law and local ordinance conflict, the more stringent requirements shall govern.
- (3) Where no specific standards for safety are prescribed by this Chapter or by the State Electrical Code, conformity with the regulations set forth in the National Electrical Code and in the National Electrical Safety Code shall be prima facie evidence of conformity with approved standards for safety to persons and property.

- (d) **Conflicts.** If the provisions of the Codes adopted by this Section shall conflict with the provisions of the Federal Housing Administration standards in their application to any proposed building or structure, the Inspector and/or the City shall apply the most stringent provisions in determining whether or not the proposed building meets the requirements of this Section.

(Ord. No. 08-737, 1-14-08)

Sec. 15-1-5 - Electrical Permits.

(a) Permit Required.

- (1) Before any electrical wires or electrical apparatus shall be installed for lighting or power purposes, or any electrical construction work done, except minor repair work, a permit therefor shall be obtained from the Electrical Inspector by a licensed electrician. No permit shall be issued unless satisfactory proof is furnished to the Electrical Inspector upon their request that the applicant has been employed to perform the work or installation and will be responsible for the performance thereof in the manner required by ordinance and by law; nor unless proof be submitted that the applicant has paid to the City the fees herein required.
- (2) "Minor repair work" shall be the replacement of broken or defective sockets, snap, push or toggle switches, convenience outlets and portable electrical appliances.
- (3) A permit shall be required for the installation of any outlet and any electrical wiring for use on any circuit including wiring for so-called low-voltage wiring for control of heating, ventilating, cooling, lighting, signal and communication equipment, excepting signal systems operated by, and/or in conjunction with, communication systems installed and maintained by a public utility.

(b) Electrical Inspections.

- (1) It shall be unlawful to connect up the electrical wirings and equipment of any building to any electrical supply lines or to turn on the current, unless a certificate of inspection has been issued by the Electrical Inspector, and it shall be the duty of the electrical utility supplying service to any building to secure a copy of the certificate of inspection from the Electrical inspector before supplying service to such building.
- (2) Upon the completion of the construction and installation of the electrical wiring and equipment of any building, it shall be the duty of the firm, person or corporation doing the same to notify the Electrical Inspector who shall inspect the installation within forty-eight (48) hours of the time such notice is given. If the installation is found to be in compliance with the provisions of this Chapter, the Inspector shall issue a certificate of inspection authorizing connection to the electrical service and the turning on of the current. All wires which are to be concealed shall be inspected before the concealment, and no other craft shall cover up or conceal such wires until the installation has been inspected, approved, and officially tagged to this effect by the Electrical Inspector.
- (3) No certificate of inspection shall be issued by the Electrical Inspector unless the electrical wiring and equipment for light, power, heat or other similar purposes is safe both with respect to life and fire hazard, and is in strict conformity with the ordinances of the City, the statutes of the state and the general or special orders of the State of Wisconsin adopted under authority of the statutes.

- (c) **Power to Stop Electrical Work.** Whenever any electrical work is being done contrary to the provisions of this Code, the Electrical Inspector may order the work stopped by notice in writing served on any person(s) or firm engaged in the doing or causing such work to be done, and any such person or firm shall forthwith stop such work until authorized by the Electrical Inspector to commence and proceed with the work.

- (d) **Authority to Discontinue Electrical System.** The Electrical Inspector may order the cutting off of all electrical current from any electrical system which is found to be in an unsafe condition and order the cutting off of electrical current in cases of emergency and where such electrical currents are dangerous to life or property or may interfere with the work of the Fire Department. No person shall reconnect any equipment thus cut off until permission is given by the Electrical Inspector.
- (e) **Information.** All requests for information pertaining to and involving an interpretation of this Code shall be submitted in detail to the Electrical Inspector. The Electrical Inspector shall not design or lay out any electrical installation or act in the capacity of a consulting engineer or designer.

Sec. 15-1-17 - Penalties and Violations.

- (b)
 - (1) If an inspection reveals a noncompliance with this Chapter or the Uniform Dwelling Code, the Building Inspector shall notify the applicant and the owner, in writing, of the violation to be corrected. All cited violations shall be corrected within thirty (30) days after written notification unless an extension of time is granted pursuant to Sec. SPS 320(4)(a)(3), Wis. Adm. Code.

Sec. 15-4-4 - Minimum Standards for Basic Equipment, Lighting, Ventilation, Heating and Electrical Service.

- (b) **Minimum Standards.** No person shall occupy as owner or let to another for occupancy any space in a residential building which does not comply with the following requirements:
 - (1) **Plumbing Requirements.**
 - a. Dwelling unit. Every dwelling unit shall contain a kitchen sink, a flush water closet, a lavatory basin, and a bathtub or shower, all in good working condition and properly connected to hot and cold water lines and to an approved water and sewer system. The flush water closet, lavatory basin, and bathtub or shower shall be contained within a separate room. Water pressure shall be available at all fixtures as specified in Sec. SPS 382.40, Wis. Adm. Code.
 - (2) **Egress.** Every dwelling unit and lodging room shall have direct access to at least two (2) accessible unobstructed means of egress leading to a safe and open public street, alley, or court connected to a street. Exterior stairways or exit platforms, or a combination thereof, will be permitted as second exits, provided the platform or stairways terminate at a point not more than ten (10) feet above the grade directly below the lowest platform. All stairs shall terminate at grade or a platform. Platforms shall have a minimum area of fourteen (14) square feet with a minimum dimension of three (3) feet. All stairways and platforms shall be protected with handrails and guardrails as specified in Sections SPS 321.04 or SPS 361.05, Wis. Adm. Code. Existing variances to the height limitations specified above may be approved by the Board of Appeals, provided the platforms or stairs are maintained in a sound structural condition.
 - (6) **Windows and Ventilation.**
 - a. Every living, sleeping, kitchen or bathroom shall have available natural light and ventilation complying with Sections SPS 321.05 or SPS 361.05, Wis. Adm. Code,

as dictated by the occupancy of the building. Existing light and ventilation conditions which do not comply with SPS Codes may remain in use with the granting of a variance by the Board of Appeals.

- (7) **Electrical.** Every dwelling unit and all public and common areas in multiple dwellings shall be supplied with electrical service, outlets, and fixtures which shall be properly installed, shall be maintained in good and safe working conditions, and shall be connected to a source of electric power in a manner prescribed by the Wisconsin Electrical Code. All electrical work shall be done in accordance with the National Electrical Code and the Wisconsin Electrical Code. The minimum capacity of such electrical services and the minimum number of outlets and fixtures shall be as listed below. The electrical service shall be of sufficient size to handle the load connected to it. The branch circuits shall be protected by S-type or equivalent safety type, tamper-proof fuses, not to exceed the ampacity of the smallest wire size in the circuit:
- a. Every dwelling unit or room shall have electric service capable of providing at least three (3) watts per square foot of total floor area [air conditioners, ranges, space heaters and motor driven equipment one-eighth (1/8) horsepower or over excluded.]
 - b. Every lavatory, bathroom, kitchen or kitchenette, dining room, laundry room and furnace room shall contain at least one (1) approved ceiling or wall type electric light fixture equipped with sufficient lamps or tubes to provide no less than five (5) foot candles at floor level at the center of the room. Where more than one (1) fixture is used or required, they shall be equally spaced as far as practicable. (A switched outlet may be substituted for the ceiling or wall fixture in the dining room.)
 - c. Convenience outlet receptacles shall be provided as follows: (measurements are at room perimeter and include doors and door-alcoves)
 1. Living Room: One (1) per seventy-five (75) square feet or major fraction [minimum of two (2).]
 2. Dining Room: One (1) per seventy-five (75) square feet or major fraction [minimum of two (2).]
 3. Kitchen: One (1) per eight (8) feet or fraction of countertop and preparation area measured at rear (preparation area includes countertops, sinks, range tops, and all other similar areas at counter height.) Island type work areas require one for each eight (8) feet or less of length. Separate outlets shall be provided for refrigerators.
 4. Dining Areas in Kitchen: One (1) per seventy-five (75) square feet or major fraction.
 5. Bedroom: One (1) per seventy-five (75) square feet or major fraction [minimum of two (2).]
 6. Laundry: One (1) when laundry equipment is present.
 7. Bathrooms and Lavatories: One (1) [may be part of wall fixture if seventy-two (72.0) inches or less from floor].
 8. Other Habitable Rooms: Minimum of two (2).
 - d. Fixed appliances exceeding one-eighth (1/8) horsepower or three hundred (300) watts rating shall not be connected to general purpose branch circuits. Convenience outlets are to be located to present use of extension cords (NEC 400-8).

- e. All cords and temporary wiring not in compliance with NEC Article 400-A, and all exposed abandoned wiring, shall be removed immediately upon the direction of the Building Inspector or Fire Inspector.
- f. Switches or equivalent devices for turning on one (1) light in each room or passageway shall be located as to conveniently control the area to be lighted.
- g. Public halls and stairways in multiple dwellings shall be adequately lighted by natural or electric light at all times as to provide in all parts thereof at least two and one-half (2-½) foot candles of light at the tread or floor level. Halls and stairways in structures containing not more than three (3) dwelling units may be supplied with conveniently located switches, controlling the lighting system, which may be turned on when needed. Other occupancies require full time or automatic time-switched lighting. When dwelling unit doors open to the outside a minimum of two and one-half (2-½) foot candles of illumination at the locks are required.
- h. When the service in an existing residential building is changed for any reason, the entire building electrical system shall be brought to the above minimum standards. The minimum replacement electrical service shall be one hundred (100) amps for the first two (2) dwelling units in a building and fifty (50) amps for each additional unit. Where electric heat and air conditioner over twenty (20) amps are added or in place, additional capacity to cover this demand is required.

Sec. 15-4-5 - Safe and Sanitary Maintenance of Property.

- (8) **Stairs.** Every inside and outside stair, porch, and appurtenance thereto shall be constructed as to be safe to use and capable of supporting the load that normal use may cause to be placed thereon. These shall be kept in proper condition and repair and shall present an attractive appearance. All interior and exterior stairs and steps and every appurtenance thereto shall comply with the requirements specified in Sections SPS 321.04 or SPS 361.05, Wis. Adm. Code, as dictated by the type of occupancy in the building.

CITY OF VERONA

Luke Diaz, Mayor

Ellen Clark, City Clerk

Date Enacted: 11-11-2019
Date Published: 11-14-2019