

Chapter 162

BUILDING CONSTRUCTION

[HISTORY: Adopted by the Town Board of the Town of Erin 10-17-2005 by Ord. No. 05-10. Amendments noted where applicable.]

GENERAL REFERENCES

Open burning — See Ch. 168.
Fire prevention — See Ch. 196.
Hazardous materials — See Ch. 207.
Housing standards and property maintenance — See Ch. 214.

§ 162-1. Authority.

These regulations are adopted under the statutory authority granted pursuant to §§ 101.65, 101.76, and 101.761, Wis. Stats. [and by its adoption of village powers under §§ 60.10(2)(c), 60.22(3), and 61.34(1), Wis. Stats.].

§ 162-2. Purpose.

The purpose of this code is to promote the health, safety, and general welfare of our community, to protect property values and provide for orderly, appropriate development and growth of the community.

§ 162-3. Definitions.

As used in this chapter, the following terms have the meanings prescribed herein:

BUILDING — Any structure erected or constructed of wood, metal, stone, plastic or other materials, which is intended to be used by human beings or animals for occupancy, livery, commerce, education, cultural activities or other purpose. The term does not include children's play structures, agricultural barns, agricultural sheds or agricultural accessory buildings.

BUILDING INSPECTOR — The individual(s) or firm appointed by the Town to exercise all of the powers and duties of a building inspector under Wisconsin law.

CONSTRUCTION — Any part or portion of the activity of installing, locating, siting, erecting or raising a building.

CONTRACTOR — Any person, firm or entity which undertakes any activity related to the construction of a building other than the mere provision of supplies, materials.

DEMOLITION — The activity of completely or partially destroying a previously erected or constructed building.

ELECTRICAL — The trade which relates to the design, installation, maintenance and repair of the mechanical equipment, wiring, fixtures and connections which tie a structure to the power grid of an electric company to end uses, including any work which may be performed by a master electrician licensed by the State of Wisconsin or a person under the supervision of such an

electrician.¹

GARAGE — A building which is primarily intended for storage of parked automobiles or equipment.

HVAC — An acronym which stands for heating, ventilating and air conditioning; the trade which installs mechanical equipment, systems and accessory ducting and gratings for the purpose of warming, purifying, cooling and exchanging air in a building.

OCCUPANCY — The act of utilizing a building for habitation by human beings. Any use of a building for any activity which is customarily or routinely associated with utilization of a building as a residence or commercial use shall constitute occupancy.

OWNER — The individual, firm or entity which has record title to the real estate on which construction or demolition is taking place.

PLUMBING — The trade which relates to the design, installation and maintenance or repair of pipes, drains, sinks, basins, hot-water heating systems, natural gas pipes, grease traps, floor drains, and all other work for which the individual performing the work may either be a master plumber licensed by the State of Wisconsin or work under the supervision of such a plumber.

STOP-WORK ORDER — A directive issued with respect to a construction project by a Building Inspector which compels the owner and any contractor or builder of a building to cease any further work or activity on the construction project until the Building Inspector has authorized the resumption of the construction project.

§ 162-4. Scope.

This code applies to all dwellings, commercial buildings/structures, swimming pools, garages, structures, buildings, residential accessory buildings and agricultural buildings. Notwithstanding this section, this chapter shall not apply to children's play structures.

§ 162-5. Permit required.

- A. No owner or contractor may commence construction of any building or mechanical system prior to obtaining a valid permit from the municipal Building Inspector.
- B. The construction which shall require a building permit includes, but is not limited to:
 - (1) New buildings, including agricultural buildings.
 - (2) Additions that increase the physical dimensions of a building, including decks.
 - (3) Alterations to the building structure, cost shall include market labor value.²
 - (4) Replacement of major building equipment, including furnaces, and central air conditioners, water heaters and any other major piece of equipment shall require a permit.
 - (5) Alteration of plumbing, venting, electrical, heating or gas supply systems.³

1. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

2. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

- (6) Any electrical wiring for new construction or remodeling.
- (7) Any HVAC for new construction or remodeling.
- (8) Any plumbing for new construction or remodeling.
- (9) Except for an electrical wiring project described in s101.875(2), Stats., and as provided in par. (g), no electrical wiring project may commence unless the owner of the premises where the installation is to occur or their agent hold a permit from the designated inspection agency if the project involves the installation of new or an addition to any electrical service, feeder, or branch circuit serving any of the following:
 - A farm
 - A public building, structure, or premises
 - A place of employment
 - A campground
 - A manufactured home community
 - A public marina, pier, dock, or wharf
 - A recreational park
- (10) Under emergency conditions, the necessary electrical wiring may commence without obtaining a permit, provided the owner of the premises where the installation is to occur or their agent submits a permit application to the inspection agency designated by the department to provide electrical inspections for the installation no later than the next business day after commencement of the installation.

C. The following construction activities shall not require a building permit:

- (1) Finishing of interior surfaces, installation of cabinetry, and repairs which are deemed minor by the Building Inspector. Notwithstanding this section, however, a permit accompanied by structural load-bearing calculations shall be required for re-roofing a building if the proposed re-roofing would constitute a third or more layer of roofing.
- (2) Normal repairs of HVAC, plumbing and electrical equipment or systems.
- (3) Re-siding and re-roofing.

§ 162-6. Adoption of codes.

A. The following chapters of the Wisconsin Administrative Codes, as well as all subsequent revisions, are adopted by the Town and shall be enforced by the Building Inspector:

SPS 305: Licenses, Certifications, and registrations;

SPS 360: Erosion Control, Sediment Control and Storm water management;

SPS 361: Administration and Enforcement;

SPS 362: Buildings and Structures;

3. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

SPS 363: Energy Conservation;
SPS 364: Heating, Ventilating and Air Conditioning;
SPS 365: Fuel Gas Appliances;
SPS 366: Existing Buildings;
SPS 381 – 387: Plumbing;
SPS 320 – 325 inclusive, and all amendments thereto: One and Two Family Dwelling code:
SPS 327: Camping Units;
SPS 316: Electrical

B. Any local building codes or requirements other than those contained herein are repealed.

§ 162-7. Scope of Uniform Dwelling Code expanded.

For the purposes of this chapter, the standards contained in the Wisconsin Uniform Dwelling Code shall be expanded to apply as the standards for construction of the following:

- A. Additions, alterations and major equipment replacements for one- and two-family dwellings built prior to June 1, 1980.
- B. Detached garages greater than 200 square feet serving one- and two-family dwellings. Grade-beam slabs are required for private, residential garages with a continuous floating slab of reinforced concrete and shall not be less than four inches in thickness. Reinforcement shall be a minimum of six-by-six-inch, number 10 wire mesh. The slab shall be provided with a thickened edge all around, eight inches wide and eight inches below the top of the slab. (Exempted are frost-free footings for detached residential accessory buildings). SPS 322 shall not apply.
- C. With respect to other detached accessory buildings, concrete slabs, frost-free footings, and the like are not required, but if they are installed they shall follow Subsection B above and/or SPS 321.

§ 162-8. Building-HVAC-Electrical-Plumbing Inspector.

- A. Creation and appointment. There is hereby created the office of Building Inspector. The Building Inspector shall be appointed by the municipality. The Building Inspector shall be certified for inspection purposes by the Department in the required categories specified under SPS 305, Wisconsin Adm. Code.
- B. Subordinates. The Building Inspector may employ, assign or appoint, as necessary, subordinate, mechanical inspectors. Any subordinate hired to inspect buildings shall be certified as defined in SPS 305, Wisconsin Adm. Code, by the Department.
- C. Duties. The Building Inspector shall administer and enforce all provisions of this chapter.
- D. Powers. The Building Inspector or an authorized certified agent of the Building Inspector may, at all reasonable hours, enter upon any public or private premises for inspection

purposes. The Building Inspector may require the production of the permit for any building, plumbing, electrical or heating work. No person shall interfere with or refuse to permit access to any such premises to the Inspector or his/her agent while in the performance of his/her duties. In the event that the inspector is refused access to any such premises, the Inspector is authorized to apply for a special inspection warrant pursuant to § 66.0119, Wis. Stats.

- E. Inspections. In order to permit inspection of a building project at all necessary phases without causing delay for the owner, all of the following inspections shall be requested in conformity with the appropriate time frame defined in the Wisconsin Administrative Code or at least 48 hours in advance.⁴
- (1) Footing.
 - (2) Foundation.
 - (3) Rough carpentry, HVAC, electric and plumbing.
 - (4) Draitile/basement floor.
 - (5) Underfloor plumbing.
 - (6) Electric service.
 - (7) Insulation.
 - (8) Final carpentry, HVAC, electric and plumbing.
 - (9) Erosion control.
- F. Failure to request any inspection will be the responsibility of the contractor and/or property owner. No construction shall be deemed approved by default or lack of inspection by the Building Inspector.
- G. The expense of uncovering or exposing any work which must be inspected, where such work was required by the failure of the owner to request any inspection, will be the responsibility of the contractor and/or property owner.
- H. Records. The Building Inspector shall perform all administrative tasks required by the Department under all codes covered in § 162-6. In addition, the Inspector shall keep a record of all applications for permits and shall number each permit in the order of its issuance.
- I. A foundation survey to be paid for by the property owner may be required in the discretion of the Building Inspector.

§ 162-9. Submission of plans. ⁵

The owner or contractor shall, with respect to any proposed construction or demolition, submit two sets of building plans to the Inspector for any required review by the Inspector. If a new building or building addition is proposed, then a plot plan showing such proposed work and existing buildings

4. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

5. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

and property lines shall be submitted. A third set of plans may be requested if the Building Inspector determines that it is necessary to review such plans to assure that the proposed project will comply with all applicable codes.

§ 162-10. Issuance of permit.

- A. The Inspector shall issue the requested permit if the owner or contractor demonstrates that all state, county and local submission requirements are satisfied. If a permit card is issued, it shall be posted at the job site in a visible location from the street. Permits are valid for two years. Permits may be extended for a specific time frame upon the Building Inspector's approval and payment of appropriate fees. All permits shall note the expiration date of the permit.
- B. By accepting a permit, the applicant, owner or contractor grants the Building Inspector the right of access to the real estate on which the permitted construction or demolition will occur.
- C. Permits are issued conditionally on the condition that the owner and/or contractor(s) shall conform to the requirement of all applicable codes, zoning ordinances and setback requirements in constructing the building.

§ 162-12. Unsafe buildings. ⁶

Whenever the Building Inspector determines that any building or structure is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation, occupancy or use, and so that it would be unreasonable to repair the same, the Inspector shall order the owner to raze and remove all or part thereof or, if such building or structure can be made safe and sanitary by repairs, order to owner to either make the building safe and sanitary or to raze the building, at the owner's option. Such orders and proceedings shall be as provided in § 66.0413, Wis. Stats.

§ 162-13. Razing and demolition.

- A. Demolition permit required. No person, firm or entity may cause the demolition of any structure or part of a structure greater than 400 square feet in area without having first applied for and obtained a demolition permit from the Building Inspector. No person, firm or entity may undertake any steps to demolish the structure prior to receiving a permit.
- B. Application.
 - (1) An application for a permit to demolish all or part of a building shall include the following information:
 - (a) The name and address of the owner of the building on date of application and, if different, on date of demolition;
 - (b) The name, address and telephone number of the contractor(s) performing the demolition work;
 - (c) The date upon which demolition is to commence;

⁶. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

- (d) The date by which demolition shall be complete;
 - (e) A list of all hazardous waste and hazardous and toxic substances (as defined by the Wisconsin Administrative Code as amended from time to time) contained in the building, a statement as to whether the building contains asbestos [as defined by § 254.11(1), Wis. Stats.], and detailed description of the method to be used in removing, transporting and disposing of any hazardous waste, hazardous and toxic substances, and asbestos;
 - (f) A detailed description of how and where the waste materials resulting from the demolition will be transported and disposed of (including the description of the route to be used by trucks in hauling the waste);
 - (g) A description of the method of demolition to be used; and
 - (h) A description in detail of all methods to be used to prevent water runoff and soil erosion from the site to neighboring properties and to prevent releasing unreasonable amounts of dust from the site.
- (2) Along with the application for permit for demolition, the applicant shall present a release from all utilities serving the property, stating that their respective service connections and appurtenant equipment such as meters and regulators have been removed or sealed and plugged in a safe manner.
- C. Demolition. The demolition shall be conducted in a manner that is safe and that does not adversely affect the environment.
- D. Clearing and leveling the site.
- (1) The site of any demolition shall be properly cleared of debris, rubbish and pavement and shall be properly graded and leveled to conform to the adjoining grade of the neighboring property; and when so graded and leveled, the site shall be seeded, sodded or treated in some other manner acceptable to the Building Inspector so as to prevent blowing dust, dirt, or sand. Excavations remaining after demolition shall be filled, graded and leveled off, not later than 30 consecutive days after demolition is completed.
 - (2) Excavations from demolished buildings or structures shall not be filled with any materials subject to deterioration. The Building Inspector, upon notification by the permit holder, the owner or his agent, in writing and upon forms provided by the Building Inspector for that purpose, shall within 72 hours inspect each excavation, or part thereof, before filling any excavation.
 - (3) It shall be unlawful to fill any such excavation without inspection and approval of Building Inspector within the 72 hours after written notice; the permit holder, owner or his agent may retain the services of a certified, qualified municipal inspection service to obtain an opinion that approves filling of the excavation. Said opinion shall be deemed a sufficient approval by the municipality, provided that a written copy of the opinion is delivered to the Clerk at least 48 hours before filling of the excavation commences.

- E. Removal and disposal. Removal, transportation and disposal of all hazardous waste, hazardous and toxic substances, and asbestos shall be conducted in compliance with all applicable state, federal and local statutes, ordinances and regulations. The permit holder shall give the Building Inspector 72 hours' written notice prior to any removal, transportation or disposal of hazardous wastes, hazardous and toxic substances, and asbestos.

§ 162-14. Moving buildings.

- A. General. No person shall move any building or structure upon any of the public rights-of-way of the Town without first obtaining a permit therefor from the Building Inspector and upon the payment of the required fee. Every such permit issued by the Building Inspector for the moving of a building shall designate the route to be taken, the conditions to be complied with and shall limit the time during which said moving operations shall be continued.
- B. Moving damaged buildings. No building shall be repaired, altered or moved within or into the municipality that has deteriorated or has been damaged by any cause (including such moving and separation from its foundation and service connections in case of moved buildings) 50% or more of its equalized value. No permit shall be granted unless the building is improved so that its equalized value is within 20% of the lowest equalized value of any of the surrounding buildings.⁷
- C. Continuous movement. The movement of buildings shall be a continuous operation during all the hours of the day, and day by day and at night until such movement is fully completed. All of such operations shall be performed with the least possible obstruction to thoroughfares. No building shall be allowed to remain overnight upon any street crossing or intersection or so near thereto as to prevent easy access to a fire hydrant or any other public facility. Lighted lanterns shall be kept in conspicuous places at each end of the building during the night.
- D. Street repair. Every person receiving a permit to move a building shall, within one day after said building reaches its destination, report the fact to the Building Inspector who shall thereupon, in the company of the Road Superintendent, inspect the streets and highways over which said building has been moved and ascertain the condition. If the removal of said building has caused any damage to any street or highway, the person to whom the permit was issued shall forthwith place them in good repair as they were before the permit was granted. On the failure of the said permittee to do so within 10 days thereafter to the satisfaction of the governing body, said body shall repair the damage done to such streets and hold the person obtaining such permit and the sureties on his bond responsible for payment of same.⁸
- E. Conformance with code. No permit shall be issued to move a building within or into the municipality and to establish it upon a location within the said municipality until the Building Inspector has made an investigation of such building at the location from which it is to be moved and is satisfied from such investigation that said building is in a sound and stable condition and of such construction that it will meet the requirements of this Building Code in all respects. A complete plan of all further repairs, improvements and remodeling,

7. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

8. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

with reference to such, will so comply with said Building Code. In the event a building is to be moved from the municipality to some point outside of the boundaries thereof, the provisions, with respect to the furnishing of plans and specifications for proposed alterations to such building, may be disregarded.

F. Bond.

- (1) Before a permit is issued to move any building over any public way in this municipality, the party applying for said permit shall make a cash deposit to the municipality in an sum, to be fixed by the municipality, which sum shall not be less than \$5,000. Said cash deposit shall be held for indemnification of the municipality for any costs or expenses incurred by it in connection with any claims for damages to any persons or property, and the payment of any judgment, together with the costs or expenses incurred by the municipality in connection therewith, arising out of the removal of the building for which the permit is issued.
- (2) The bond required by Subsection F(1) shall be further conditioned upon the permittee erecting adequate barriers and, within 48 hours, filling in such excavation or adopting and employing such other means, devices or methods approved by the Building Inspector and reasonable adopted or calculated to prevent the occurrences set forth herein. The Building Inspector may waive the timelines in this subsection if the Building Inspector, after investigation, determines that the excavation exposed by the removal of such building from its foundation is not so close to a public thoroughfare as to constitute a hazard to persons, particularly, children under 12 years of age.
- (3) A cleanup bond of \$500 in accordance with Town Land Use Ordinances shall be collected and enforced by the Building Inspector.

G. Insurance. The Building Inspector shall require, in addition to said bond above indicated, public liability insurance covering injury to one person in the sum of not less than \$500,000 and for one accident, aggregate not less than \$1,000,000, together with property damage insurance in a sum not less than \$500,000, or such other coverage as deemed necessary.

H. Plan Commission.

- (1) Before any permit to relocate a building may be issued, the Plan Commission shall examine the application for the permit and approve the application by a majority vote.
- (2) The application shall include exterior elevations of the building at its proposed new location; accurate photographs of all sides and views of the same; in case it is proposed to alter the exterior of said building, plans and specifications of such proposed alterations, and a site plan showing the location of the building on the final resting site.
- (3) The Plan Commission shall not grant a permit unless the Board has taken a view of the building proposed to be moved and of the site at which it is to be located.
- (4) The Plan Commission may not issue a permit for relocation of a building unless it finds that the exterior appearances and design of the building to be moved, or moved and altered, will be consistent with the exterior appearance and design of the buildings already constructed or in the course of construction in the immediate neighborhood, or with the character of the applicable district established by the zoning ordinances of the

municipality.⁹ No permit shall be granted if the relocation will cause a substantial depreciation of the property values of the neighborhood to which the building is proposed to be relocated.¹⁰

- (5) In case the applicant proposed to alter the exterior of said building after moving the same, he shall submit, with his application papers, complete plans and specifications for the proposed alterations. Before a permit shall be issued for a building to be moved and altered, the applicant shall deposit a cash bond of not less than \$5,000 with the Plan Commission to secure the timely completion of all proposed exterior alterations to said building, as set forth in the plans and specifications. This bond shall be in addition to any other bond or surety which may be required by other applicable ordinances of the municipality.
- (6) No occupancy permit shall be issued for said building until the exterior alterations proposed to be made have been completed.
- (7) Whenever an application for relocation of the building is made to the Building Inspector, he shall request a meeting of the Plan Commission to consider the application. The Building Inspector shall inform the Plan Commission whether or not the application complies, in all respects, with all other ordinances of the municipality. The Plan Commission may, if it desires, hold a public hearing on the permit.

§ 162-15. Occupancy permit.

If the Building Inspector, after completing all required inspections, finds that a building has been constructed in accordance with the applicable codes, then the Inspector shall issue an occupancy permit. If the building fails to comply with the code in minor respects which do not threaten the safety, health or welfare of the building's occupants, the Inspector may issue a temporary occupancy permit for a specified term. No person may have occupancy of a building until an occupancy permit is issued.

§ 162-16. Exterior finish required.

All buildings shall have a weather-resistant, uniform and neighborhood-compatible exterior finish. Tarpaper or similar material is not acceptable.

§ 162-17. Maintenance of yards.

During the construction or demolition, yards shall be kept free of weeds, construction debris and trash. Open storage of nonlicensed or disabled vehicles shall not be allowed unless approved by the Plan Commission. Contractors and owners shall use their best efforts to prevent soil erosion, diversion of surface water or damage to adjoining property.

§ 162-18. Fees.

At the time of building permit application issuance, the applicant shall pay fees as established periodically by the Town Board. If work commences prior to permit issuance, the permit fee shall double.

9. Editor's Note: See Ch. 360, Zoning.

10. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

§ 162-19. Violations and penalties.

- A. Prohibition. No person, entity, or firm may construct, remodel, demolish or repair any building in a manner which violates any provision or provisions of this chapter.
- B. Every person, firm or entity which violates this code shall, upon conviction, forfeit not less than \$25 nor more than \$1,000 for each day of noncompliance, together with the costs of prosecution.
- C. Violations discovered by the Building Inspector shall be corrected within 30 days, or more if allowed by the Inspector, after written notice is given. Violations involving life safety issues shall be corrected in a reasonable time frame established by the Building Inspector.
- D. Compliance with the requirements of this chapter is necessary to promote the safety, health and well-being of the community and the owners, occupants and frequenters of buildings. Therefore, violations of this chapter shall constitute a public nuisance which may be enjoined in a civil action.

§ 162-20. Stop-work order. ¹¹

The Building Inspector may issue a stop-work order for a project to prevent further noncomplying work. No person, firm or entity may continue a construction project after a stop-work order has been issued. The person, firm or entity may contest the validity of the same by requesting a hearing before the Plan Commission. The Plan Commission shall hear the appeal within seven days. The Plan Commission shall affirm the stop-work order unless the owner or contractor shows that the Building Inspector erred in determining that the construction project violated a provision or provisions of the State Building Codes.

§ 162-21. Variance.

The Zoning Board of Appeals shall hear requests for variances from the building code to the extent the Zoning Board of Appeals has authority to hear and grant variances. The Zoning Board of Appeals shall approve, conditionally approve, or deny a requested variance. The Zoning Board of Appeals may grant a variance from a code requirement only if the variance is permitted by state law and if the performance of the proposed variance is equal to or greater than the code requires. Applications for variances shall be heard by the Zoning Board of Appeals.

§ 162-22. Disclaimer and nonliability for damages.

This chapter shall not be construed as an assumption of liability by the municipality or the Building Inspector for damages because of injuries sustained or property destroyed by any defect in any dwelling or equipment.

§ 162-23. Electrical contractor's license.

- A. Required. No person shall install, alter, repair, remove, connect or disconnect any electrical wiring, fixtures, or apparatus for any purpose whatsoever in the Town of Erin without having a Wisconsin Electrical Contractor License and is a Master Electrician or is working as an apprentice or journeyman electrician under the supervision of a Master Electrician. All electrical work shall be in accordance with the NEC (National Electrical Code).

11. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

B. Sub A does not apply to any of the following:

- (1) A residential property owner who installs, repairs, or maintains electrical wiring on premises that the property owner owns and occupies as a residence, unless a license or registration issued by the department is required by local ordinance.
- (2) A person engaged in installing electrical wiring within an existing industrial facility or existing manufacturing facility owned or leased by the person or by an entity for which the person is an agent or employee.
- (3) A person engaged in maintaining or repairing electrical wiring within an existing facility or on premises owned or leased by the person or by an entity for which the person is an agent or employee.
- (4) A person engaged in installing, repairing, or maintaining electrical wiring, apparatus, or equipment for elevators and escalators.
- (5) A person engaged in installing, repairing, or maintaining equipment or systems that operate at 100 volts or less.
- (6) A person engaged in installing, repairing, or maintaining an electronic system designed to monitor a premises for the presence of an emergency, to issue an alarm for an emergency, or to detect and summon aid for an emergency.
- (7) A person engaged in installing, repairing, or maintaining electrical wiring of facilities that support telecommunications service, as defined in Wis. Stats. 182.017 (1g) (cq), that is provided by a telecommunications provider, as defined in Wis. Stats. 196.01 (8p).
- (8) A person engaged in installing, repairing, or maintaining manufactured equipment or utilization equipment, including ballasts, electric signs and luminaires, or any other manufactured system that is designed to provide a function that is not primarily electrical in nature if the installation, repair, or maintenance only involves the modification or installation of conductors that are considered part of the equipment or system under this paragraph. For purposes of this paragraph, any conductor going from the disconnecting point or the nearest junction, pull, or device box to the manufactured equipment or utilization equipment or the manufactured system is considered part of the equipment or system.
- (9) A person engaged in installing electrical wiring for components of a manufactured home, as defined in Wis. Stats. 101.91 (2), or a manufactured building, as defined in Wis. Stats. 101.71 (6), while the manufactured home or the manufactured building is at or in the facility at which it is being manufactured.
- (10) A person employed by an electricity provider, or a subcontractor of an electricity provider, who installs, repairs, or maintains electrical wiring for equipment that is installed in the normal course of providing utility services by the electricity provider.
- (12) A person engaged in installing, repairing, or maintaining electrical wiring that provides lighting or signals for public thoroughfares and for public airports.
- (13) A person engaged in installing, repairing, or maintaining electric lines on the utility side of substations and other distribution facilities owned or operated by customers or members of electricity providers.
- (14) A person employed by an electricity provider, or a subcontractor of an electricity provider, who installs, repairs, or maintains primary voltage electric facilities that are owned by the electricity provider's customers or members and that operate at greater than 600 volts.

- (15) A person employed by an electricity provider, or a subcontractor of an electricity provider, who restores service during an emergency.
- (16) A person who installs a replacement for an existing switch or outlet if the replacement switch or outlet has a rating of not more than 20 amperes.
- (17) A person engaged in installing, repairing, or maintaining a private on-site wastewater treatment system, as defined in Wis. Stats. 145.01 (12), if the activity only involves installing or modifying a conductor going from the system's junction, pull, or device box to the nearest disconnecting point and the conductor is buried with the system.
- (18) A person engaged in installing, repairing, or maintaining a pump for a well if the activity only involves installing or modifying a conductor going from the pump's junction, pull, or device box to the nearest disconnecting point and the conductor is buried with the pump.

C. Subsection A does not apply to any of the following:

- (1) A person who was born on or before January 1, 1956, and who has at least 15 years of experience in installing, repairing, or maintaining electrical wiring, subject to par. (2).
- (2) The department shall promulgate rules establishing criteria and procedures for issuing licenses to electricians who were born on or before January 1, 1956, and who have at least 15 years of experience in installing, repairing, or maintaining electrical wiring. Upon promulgation of these rules, an electrician who meets these age and experience requirements may not install, repair, or maintain electrical wiring unless he or she is licensed in compliance with these rules or is otherwise licensed or registered as an electrician under this subchapter.

D. Subsection A does not apply to any of the following:

- (1) Do not apply to a person who installs electrical wiring, without receiving payment or other consideration, in a new one-family or 2-family dwelling that is being constructed by a qualified nonprofit corporation.
- (2) For purposes of par. (1), a qualified nonprofit corporation is one that meets all of the following conditions:
 - (a) The corporation is described in section 501 (c) (3) of the Internal Revenue Code and is exempt from federal income tax under section 501 (a) of the Internal Revenue Code.
 - (b) The corporation has as its purpose the construction and rehabilitation of residential dwellings in a specific community or area.

E. Exception for owner's work. A property owner may personally install electrical wiring in his/her own single-family residence owned by and occupied by him/her.