

Approved or approval means approved means an approval of the Department or its authorized representative. (Approval is not to be construed as an assumption of any legal responsibility for the design or construction of the dwelling or building component.)

Area means, as applied to dimensions, the maximum horizontal projected area of a building, structure, room, apartment or open space, not including overhangs.

Building means any structure built for the support, shelter or enclosure of persons, animals, chattels, or property of any kind.

Building existing means a building erected prior to adoption of this code or one for which a legal building permit has been issued.

Building inspector means the officer charged with the administration and enforcement of this code or his regularly authorized deputy and the same for Building Official.

Cubic contents means the actual cubic space enclosed within the other surfaces of the outside or enclosed walls, other surfaces of the roof and the finished surfaces of the lowest floors of a building or structure. Does not include the contents of courts which are open to the sky.

Department means the State of Wisconsin Department of Industry, Labor and Human Relations
[Department of Safety and Professional Services](#).

Sec. 21-22. - Application of "Wisconsin Administrative Building and Heating, Ventilating and Air Conditioning Code"; State Building Code adopted.

The State Commercial Building Code, Chs. SPS 361-366 & 327, Wis. Admin. Code, and SPS 320-325, Uniform Dwelling Code, are adopted by reference as a part of this article. A violation of any provision therefrom shall be a violation of this article.

Sec. 21-33. - General construction standards.

(a) *Application.* The Uniform Dwelling Code Comm. 21 and 22 [SPS 321-325](#), and all changes, is hereby adopted by reference to apply to all additions and remodeling of existing one- and two-family homes and any new or remodeled garage and/or storage shed, with the following exceptions:

Sec. 21-34. - Garages, sheds, and accessory buildings general requirements.

(a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Attached private garage shall mean a private garage attached directly to the principal building, or attached by means of an enclosed or open breezeway, porch, terrace, or vestibule, or a detached private garage so constructed as to be within five feet of the principal building.

Detached private garage shall mean a private garage separated from the principal building by five feet or more.

Storage shed or accessory building shall mean any residential storage building not principally used for the storage of automobiles or as a dwelling.

(b) *Foundations and footings.* Attached private garages shall be provided with the same type footings and foundations as required herein for the principal building. Concrete floors shall not be less than four inches in thickness. Detached private garages may be built with a continuous floating slab of reinforced concrete not less than four inches in thickness. Reinforcement shall be a minimum of six by six inch, number ten by ten wire mesh. The slab shall be provided with a thickened edge all around, eight inches wide and eight inches below the top of slab. Exterior wall curbs shall be provided not less than four inches above the finished ground grade adjacent to the garage. Bolts three eighths inch in diameter with nuts and washers attached, six inches long, shall be embedded three inches in the concrete curb of detached garages eight feet on centers.

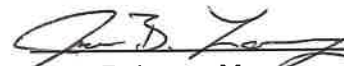
(c) *Floor surface.* The floor in all private garages shall be of concrete construction, and sloped toward the exterior garage door or opening. No openings or pits in the floor shall be permitted, except for drainage.

(d) *Construction.* Private garages, sheds and accessory buildings shall be constructed in accordance with SPS Wis. Admin Code Comm ch. 21.

Section 2. Severability. In the event any section, subsection, clause, phrase or portion of this ordinance be for any reason held illegal, 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 otherwise affect the validity of the remainder of this ordinance. It is the legislative intent of the Common Council that this ordinance would have been adopted if such illegal provision had not been included or any illegal application had not been made.

Section 3. Repeal and Effective Date. All ordinances or parts of ordinances and resolutions in conflict herewith are hereby repealed. This ordinance shall take effect from and after its passage and publication.

Approved:


Jane B. Lang, Mayor

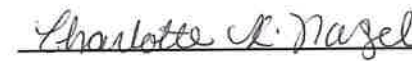
Moved by: Lendrum/Hillstrom

Adopted: Vote 9-0

Approved: May 3, 2023 Council Meeting

Published: May 10, 2023

Attest:


Charlotte Nagel, City Clerk

THIS INSTRUMENT WAS DRAFTED BY:
City Attorney David C. Rashid
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Neenah, WI 54956
State Bar No. 1056542

