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Introduction

In addition to applicable State of Wisconsin Codes, the Village of Hobart has various code requirements applicable to new, addition and remodeling construction projects. The following is intended to provide insight on such code requirements that may be unique to the Village of Hobart and are not found in the State Codes.

Municipal Code Section	Code Provision
121-2 G.	Septic and Solid Waste Collection Receptacles Required - The property owner(s) and/or duly-appointed agent(s) representing said owner(s) for any property upon which a new residential dwelling or non-residential building is to be constructed shall provide temporary on-site septic, i.e. portable toilet, and solid waste containers, e.g. dumpster, for the temporary storage of waste during and subsequent removal after building construction has been completed. Said containers shall be installed prior to commencement of construction, maintained in working condition and capacity throughout the duration of all construction activities, and be removed from the property not later than ten (10) days after the date the Building Inspector has completed final inspection.
121-2 D.(1)	Sanitary Sewer Backwater Valves Required - In buildings and structures connected to the municipal sanitary sewerage system, where plumbing fixtures exist below road grade, backwater valves shall be installed in the building sanitary drain system as a prevention to keep backwater from flooding the area of the building below road grade.
127-1 B. Adopting State Fire Prevention Code	Lock Box (Knox Box) Required for Occupancies other than 1&2 Family Dwellings – The State of Wisconsin Administrative Code gives the local Authority Having Jurisdiction (AHJ) the ability to require Lock Boxes at multi-family, commercial and industrial occupancies to provide local Fire Departments and emergency responders ready access to prevent damage to properties in the event forcible entry is required for life safety or fire.
95-3 A.	Alarm Permit Required – No person shall install or cause to be installed any alarm system designed to alert the Police or Fire Departments of an emergency for any premises in the Village until an alarm permit therefore has been issued by the Village, with the following exception: (not to include detectors such as smoke detectors/carbon monoxide detectors, medical alarms (Life-line) or electrical problem indicators. For the most part these are stand alone alarms designed to warn persons inside the structure.)
295-320	A Construction Deposit is required for all permits where the scope of activities can result in damage to Village infrastructure. This deposit is refundable upon completion of the permitted activity and no damage to Village infrastructure is experienced.
121-5	A Certificate of Survey prepared by registered surveyor or engineer identifying building foundation elevations, and site grading and drainage elevations necessary to ensure compliant grading and drainage, is required for all new single and two family homes. Occasionally this plan is needed for additions. Building elevation, grading and drainage for Multi-Family, Commercial and Industrial construction is addressed through a similar plan required by the Site Review Standards.

<p>295-18</p>	<p>Property Address – All developed parcels are required to post the assigned address so it is visible from the public right of way. General provision of this ordinance section require address numbers to be visible from the public right-of-way, employ 3 inch tall minimum height Arabic numerals, be of contrasting color to the building façade, and be located by the building main entrance (or over a garage door if more prominently visible from the public right-of-way.)</p> <p>Structures more than 50 feet from the public right-of-way are required to post the assigned address at the property right-of-way line, within 10 feet of the driveway, walk or common entrance to the property (gatepost, mailbox, post or other discernible location) so it is readily visible from the public right-of-way at all times.</p>
<p>264-4</p>	<p>Spring Road Weight Limits – Spring load limits are posted each year as the frozen ground thaws. During the spring thawing period, soils beneath asphalt roads may become softer, providing less support to resist heavier traffic loads. Load limits are placed to prevent damage to roads during this time. Spring load limits are removed when the ground has thawed and restored its ability to support the traffic loads.</p> <p>The Village provides an annual announcement of load limits in the local newspaper and on our web site. Updates, including removal of load limits are also provided on the Village web site. Efforts are also made to notify contractors and builder organizations of load limit status.</p>
<p>State Code</p>	<p>Tracer Wires are required to be installed to provide ready locating ability for Sanitary Sewer, Storm Sewer and Water laterals. Tracer wires must be accessible where each lateral terminates or enters a structure within each property installed.</p>