

Title 16

HOUSING CODE<sup>1</sup>

Chapters:

16.04 General Provisions

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<sup>1</sup> For power to adopt housing codes, see § 62.11(5), Wis. Stats.  
Prior ordinance history: Ords. 61-4069 §1, 61-4135, 61-4136, 61-4379  
Prior code history: §§21.01–21.12.

Chapter 16.04

GENERAL PROVISIONS

Sections:

16.04.010	Housing code adopted
16.04.011	Maintenance of fences
16.04.015	Section H-104.4 deleted
16.04.016	Section H-301.7 A deleted
16.04.020	Enforcement of BOCA Code by Marathon County
16.04.025	Fees for re-inspection
16.04.030	Appointment and Registration of Agents
16.04.035	Vehicles
16.04.040	Penalty

16.04.010 Housing code adopted. The BOCA Basic Housing-Property Maintenance Code, Third Addition, 1975, Copyright, Building Officials Conference of America, Inc., 1313 East 60<sup>th</sup> Street, Chicago, Illinois, is adopted. (Ord. 61-4379 §1, 1978.)

16.04.011 Maintenance of fences. (a) All fences on any property shall be maintained in good condition. Wood materials shall be protected against decay by use of paint which is not lead-bases paint or by other preservative material. The permissible height and other characteristics of all fences shall conform to the appropriate statutes, ordinances and regulations of the city and the state of Wisconsin. Wherever an egress from a dwelling open into the fenced area there shall be a means of egress from the premises to any public way adjacent thereto.

(b) All fences shall be built without being a detriment to the health, safety and general welfare of the citizens of the city. (Ord. 61-4900 §1, 1995.)

(Ord. 61-5376, Art. XV (part), 2008; Ord. 61-4915 §1, 1995)

16.04.015 Section H-104.4 deleted. Section H-104.4 of the BOCA Code is deleted from the provisions of this title. (Ord. 61-4969 §1, 1980.)

16.04.016 Section H-301.7 A deleted. Section H-301.7 A of the BOCA Code is deleted from the provisions of this title. (Ord. 61-5412 §1, 2009, File No. 93-0717)

16.04.020 Enforcement of BOCA Code by Marathon County. This county health officer, or his designee, shall have the power to enforce the provisions of the following provisions of the BOCA Code:

H-301.2, H-301.5, H-303.6, H-303.7, H-303.7.1, H-303.7.2, H-303.7.3, H-400.5, H-400.6, H-401.2.1, H-500.2, H-500.3, H-500.4, H-310.4, H-302.9, H-302.9.1,

H-302.9.2, H-302.2, H-104.1, H-104.2, H-104.3, H-105.1, H-105.2, H-105.3, Article 2, H-302.4, H-302.7, and H-303.8.

(Ord. 61-4802 §1, 1993; Ord. 61-4469 §2, 1980).

16.04.025 Fees for re-inspection. Any person who shall fail or neglect to comply with any lawful order of the chief of inspections or his/her designee issued pursuant to the provisions of this chapter may be assessed a re-inspection fee for compliance inspections in excess of two. The fee shall be based on the fee schedule of Chapter 15.20.020 Fee schedule (D) Re-inspection Fee. Re-inspection fees that are not timely paid shall be entered on the tax roll as a special charge against said lot or parcel of land pursuant to the provisions of Section 66.0627 of the Wisconsin Statutes for collection and settlement under Chapter 74 of the Wisconsin Statutes. (Ord. 61-5412 §1, 2009, File No. 93-0717)

16.04.030 Appointment and Registration of Agents for Residents and Nonresidents Who Own Rental Dwelling Units in the City. Any person who owns any rental dwelling unit in the City of Wausau shall maintain with the City of Wausau Inspections Department a current listing of his address and telephone number and if the owner lives outside Marathon County, Wisconsin, the name, telephone number and address of an adult person who is empowered to receive service of process as agent for the owner. The owner shall sign a written statement appointing the agent and the agent shall sign the statement accepting the appointment. The statement shall be filed with the City of Wausau Inspections Department. No person may qualify as an agent for an owner unless that person:

- (a) Resides in Marathon County Wisconsin; or
- (b) Owns a business which that person operates on a full-time basis in the City of Wausau.

Any changes of names, telephone numbers or addresses in such listing shall be reported within 10 days of such change. Any owner who fails to notify the City of Wausau Inspections Department of a change in name, address, or telephone number within such 10-day period shall be subject to a forfeiture as provided in 16.04.025. The addresses for the owner and the agent shall be a street address at which the owner and agent actually reside or at which they are engaged in full-time employment. A post office box address may not be used, except in conjunction with the actual street address. In this paragraph, a corporation, partnership, limited liability company or other organization shall be deemed a nonresident owner if it does not operate a business office on a full-time basis in the City of Wausau. (Ord. 61-5412 §1, 2009, File No. 93-0717)

16.04.035 Vehicles.

- (a) Unregistered and Unlicensed Motor Vehicles
  - (1) Residence Zones. No person shall park or permit any other person to park

any motor vehicle, except a motor vehicle parked in an enclosed building, on any premises in a residential zone, if the vehicle:

- (A) Is unregistered; or
- (B) Has expired registration; or
- (C) Does not have license plates which are currently registered to that vehicle, displayed thereon, including a current registration sticker.

(b) Junk Vehicles

(1) At no time shall any vehicle be in any state of major disassembly, disrepair or shall it be in the process of being stripped or dismantled. At no time shall any vehicle of any type undergo major overhaul, including body work, in a residential district.

(2) In any business, commercial or industrial zone at no time shall any vehicle be in any state of major disassembly, disrepair or shall it be in the process of being stripped or dismantled. At no time shall any vehicle of any type undergo major overhaul, including body work, in a business, commercial or industrial zone, except at an approved automobile establishment. (Ord. 61-5412 §1, 2009, File No. 93-0717)

16.04.040 Penalty. Any person who willfully violates any provisions of this title shall for each such violation forfeit not less than twenty-five nor more than two hundred dollars. Each day such violation continues shall constitute a separate offense. (Ord. 61-4469 §3, 1980.)