

BUILDING INSPECTORS ASSN.

NORTHEASTERN WISCONSIN

ORGANIZED 1971



Minutes: January 4, 2018

Call to Order- President Bill Hebert called the meeting to order at 9:30AM with 34 members in attendance and 1 guest (Jack Wotruba) from DSPS.

Member Introductions- Members introduced themselves.

Roundtable Discussion: Discussions took place regarding the following topics:

Heat Loss Calculations

-) It was noted that the code states that the heat loss calculations need to pass but it doesn't state by how much.
-) It's recommended that you take the heat loss calculations into the field to make sure the required amount of foam is installed, correct windows, etc.
-) Sometimes it's beneficial to break down the components into separate categories to eliminate the requirement for the 2" foundation foam.
-) If a ladder is provided onsite make sure the correct amount of attic insulation is installed.
-) R-10 is required under heated and non-heated slabs per the prescriptive tables in SPS 322. A thermal break is required along the edges (recommend 1" foam but not specified). You can use software to reduce the amount of insulation required.
-) R-8 is required for ductwork in attics and a vapor barrier is required on cooling ductwork in attics.
-) Refer to the commentary for ductwork located outside of conditioned spaces, SPS 322.42. The diagram shows how to get the ductwork into the conditioned space.

Act 211 (Reporting Permits to DSPS)

-) The department does not track the seal number so you can re-use the seal if a project is stopped. Jack mentioned he'd look into this.
-) The issue date is when payment is received.
-) The penalty is only if someone complains and it's only for the building permit fee.
-) Jack stated that you can charge for entering information for a new home into the system for a contractor. This would definitely be a service that you're providing if a contractor does not have a computer.
-) Jack stated if you click "building permit only" you do not have to put the plumbing, electrical and heating information into the program.

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Dwelling Unit Separation

-) SPS 320.04 (6) Details the requirements for constructing and separating a multifamily dwelling into single family units. This eliminated the buildings having to comply with the IBC and does not require sprinklers.
-) Make sure you look at the diagram that shows the requirements for separation.
-) There appears to be a conflict in the code language regarding the requirement for drywall between the units for fire separation requirements.
-) Definition of permanent exterior finish would require a finish such as siding, etc. on the exterior side of the walls between the units. An exterior finish is required (not just Tyvek).

Fire Separation Requirements

-) Make sure that ½” drywall is provided behind tub/shower units or 5/8” material is installed on the garage side.
-) The drywall seams for the garage/house separation need to be taped and mudded not just tightly butted together.
-) Make sure the drywall fire separation extends out past porch roofs.

Sprinkler Requirements for Multifamily Dwellings

-) Per DSPS the sprinkler requirements now only apply to multifamily dwellings with more than 20 units.
-) Revised plans need to be submitted if contractors want to eliminate the sprinkler requirements for plans that were previously approved. Additional requirements may apply once the sprinkler requirements are eliminated.

Wall Bracing Requirements

-) When utilizing the Portal frame method, strapping is required. The garage door frame can be used in place of the 1,000lb strap as long as the proper nailing is followed.
-) The 4,000lb strap is only required for pony walls where the header is framed down from the top plates.
-) Make sure the required 2”x 2” x 3/16” washers are installed when utilizing the portal frame method.

Requirements for Occupancy

-) The dwelling may not be occupied until the final inspection shows no health and/or safety violations for any applicable codes (if heating, electrical and/or plumbing is installed also include those). You can't hold up occupancy for curb cuts, public works issues, etc.

Definition of a Level 1, 2, or 3 Alteration in the IEBC

-) The differences between the three levels in the IEBC...
 - o Level 1 is the replacement of wall, ceiling, floor coverings and/or finishes
 - o Level 2 includes any alterations where walls are moved or space is reconfigured (plans required)
 - o Level 3 is where the floor area being altered/reconfigured is over 50% of the building area (plans required).
-) A change of use/occupancy would need to comply with the IBC.

Condemnation of Properties

-) Find out what the assessed value is of the structure.
-) Obtain estimates for repairs and/or use the means manual to determine the cost of repairs that need to be completed.
-) If the repairs are over 50% of the assessed value of the structure under the State Statute issue a correction notice to the owner stating the property needs to be razed within the next 30 days.
-) The owner needs to raze the structure within 30 days or get an injunction.
-) Check to see if you can get the health inspector to help if the property is full of sewage, mold, etc. (State Statute 254.59)

Approval of Minutes- A motion was made to approve the 12/1/17 meeting minutes. The motion received a second and carried.

Approval of Treasurers Report- Rob Cormier presented the treasurers report. The current balance is \$17,118.62. A motion was made to approve the 1/4/18 treasurer's report. The motion received a second and carried.

Committee Reports:

Executive- President Bill Hebert stated that the executive committee met this morning to discuss the 2018 meeting topics, the 50th anniversary celebration and Environmental Meeting/Annual Meeting.

Code Coordinating- Jack Wotruba stated that the dwelling code council met December 27, 2017. It was noted that Scott Satula and Brian Wert are the only inspectors on the code council. It was asked if there are minutes from these meetings. It was noted that we should do an open records request.

Jack stated that the other code consultant was asked to do a Public Bulletin for Act 109. This act has to do with manufactured homes. He stated that this law was passed but the code consultants had no knowledge of this.

It was stated that a determination was made by the legal department of DSPS that anything that is not covered by the UDC can't be covered under the UDC. The DSPS attorney's opinion under SPS 320.02 is that it is not permissible for municipalities to make ordinances for existing structures, detached garages, and any accessory buildings. It was also noted that there are two proposed bills right now (SB534 & SB64) which would limit municipalities from adopting the UDC to apply to accessory structures or to any existing structures. The bills do not show dates so it's no one knows if this is for homes built after 1980 or for homes built prior to 1980. We'll need to watch for these bills and respond accordingly.

Information & Schooling- John Zarate stated that he has a truss representative from Automated Products lined up for the February meeting. They're looking into setting up a field trip to UL labs for the May meeting. John stated that the buss would be approx. \$1,000 to Chicago (47 occupancy) and \$700 for Madison. Bill stated that he'd like to see the organization pursue the UL trip for May.

Registration Coordinator- Dennis Jensen stated that there is approx. 30 people signed up so far for the Winter UDC updates. He received a request from a person for an interpreter for a contractor who is hearing impaired. It would cost our association \$50/per hour for an interpreter. DSPS stated that they would not cover the costs and they have no policy that they need to provide this service. It was noted that we should check with the Rock Garden to see if they have any hearing impairment devices and also contact the Federal government to see if we're required to provide this service.

A discussion took place regarding our free ICC class. It was noted that we could team up with one of the other associations to provide a two day training event and/or provide an upgraded class. It was also mentioned that members would like to see a hvac class.

Website Coordinator- Nothing to report.

Old Business:

Reminder that dues are required to be submitted by January 15th.

New Business:

Discussion on the WBIA Institute and approval to pay the registration and/or hotel costs for the members. It was noted that last year our association paid out approximately \$3,000 for members to attend the Institute.

A motion was made to pay the 2 nights hotel stay (not to exceed the single occupant state rate) or the registration costs for members in good standing to attend the Institute. The motion received a second and carried.

A discussion took place on the proposed bills in the legislature. It was noted that the way the proposed rules under LLRB 3663 are written it would be impossible for municipalities to enforce and/or adopt any code requirements for one and two family structures built prior to 1980 and/or to accessory structures. Another proposal states that if an alteration to a building is over 100,000 cuft the plans must be reviewed by DSPS. This will limit delegated municipalities review capabilities.

Bill Hebert asked Andrew Prickett to forward an updated list of the bill changes to our association.

It was noted that the members enjoyed the roundtable discussion format for today's meeting. It was suggested that we do this again later this year.

Roundtable-

Does ACT 211 require seals for manufactured/mobile homes? Jack Wotruba stated we should issue a seal to all new one and two-family dwellings including mobile homes and/or manufactured homes. He stated that the seal that is already provided is just their inspection insignia. We still can only inspect the foundation and any attachments to the structures but the seals record the homes. The manufactured homes and/or manufacturer dwelling installers will need to fill out the one and two family home form that is required to be submitted to DSPS.

Adjournment- A motion was made to adjourn the meeting. The motion received a second and carried.

Respectfully Submitted,

Nicole Krahn

Nicole Krahn
BIANEW Secretary

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