

BUILDING INSPECTORS ASSN.

NORTHEASTERN WISCONSIN

ORGANIZED 1971



Minutes: November 1, 2018

Call to Order- President Bill Hebert called the meeting to order at 9:30AM with 25 members and 1 guest (Jack Wotruba with DSPS) in attendance.

Member Introductions- Members introduced themselves.

Speaker: UDC Round Table Discussion led by John Zarate and Jack Wotruba.

Topics of the discussion were:

-) Additions and alterations to existing mobile homes. How do we deal with different foundation types? The mobile home would need to be separated from the addition with a flexible/isolation joint system. Jack mentioned that there are two FAQ's on DSPS's website. If the mobile home is on a slab and they're installing an addition on frost walls an isolation joint would be required. If a small deck and/or stoop is provided off the mobile home no frost protection is required under the 2016 code. If you want to add onto a mobile home the addition would need to be independently supported or approval would need to be obtained from the manufacturer. If they cannot get the structural approval from the manufacturer they can submit structural analysis from a designer. Jack noted that you cannot require the calculations to be stamped/signed but you can require adequate information.
-) Sheds located by mobile homes. The only separation requirement is 10' between the buildings. Sheds can be placed directly next to the mobile home. No setback requirements are in the UDC for accessory buildings but you can use your local zoning code to enforce setbacks for accessory structures.
-) It was noted that the Q&A will be changing for repairs and for municipal ordinances. It was also noted that both of the Q&As have been removed for now from DSPS's website.
-) It was noted that everyone should look at 321.25 (a) note under wall bracing which states that you have to comply with one of those options. An engineer can't submit something other than what is allowed under the options.
-) Ducts in unconditioned spaces. This occurs in bonus room situations. It was noted that it's very hard to pass the testing requirements at the rough in stage of construction. Jack stated that we should refer to the UDC commentary for illustrations of what is required. Jack stated that he has not received any information that closed cell foam is allowed for air sealing the ductwork but it was noted that it's being currently looked at for duct sealing in these situations.

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- J What should we be looking for at the insulation inspections? Jack stated that we should refer to table 322.37 to see what items are to be looked for. It was noted that the ceiling lights, electric and plumbing penetrations should also be sealed with acrylic caulk after it's drywalled. Some inspectors are spot checking this but it was noted that this is hard to verify at the final inspection. Verify that the vapor retarder edges are not being sealed behind tubs/shower units on exterior walls.
- J How to inspect ceiling insulation? At the final inspection members are requiring a ladder onsite to view the depth markers and insulation levels.
- J Bonus rooms. Air barriers are required to be installed for the walls. Fire blocking is required at the top of walls and at the bottom of the walls at the floor/ceiling interconnection.
- J Watch the heat loss calculations! There are a lot of areas where the builders are installing the wrong insulation values at the foundations, windows, floor systems, etc. The insulation values from the REScheck program should match the insulation values listed on the plans.
- J Public Toilets in a commercial building. There is a Wisconsinism that states that as long as you provide the minimum fixture count per the occupant load, separate facilities would not be required.
- J It was noted that the Commercial Wisconsinisms insert pages do not match up in several cases to the actual section/language. It was noted that the code council was not allowed to see the final changes.
- J Credentialing has now placed all of the UDC licenses on another website. Jack stated that they started to transition to a new computer system for licensing this week. It was supposed to transfer all of the old credentials but it does not appear to be working. The website is www.elsa.wi.gov. You can use the public access if you do not want to put in your social security number.
- J Accessory buildings are not covered under UDC for buildings unless you have a Municipal ordinance that specifically addresses installations.
- J Jack said that he's received complaints that people are buying land and living in an RV until the house is built. This is happening in the northwest. The utility company Excel Energies is asking inspectors to sign off on the pedestal and inspectors are not signing off because there is no valid UDC permit.
- J It was noted that there's an approved film that can go over windows to meet the tempered requirements. Make sure the product meets the code requirements and is listed/tested.
- J Make sure penetrations are sealed with a rated firestopping system for penetrations through the garage/house wall.

Approval of Minutes- A motion was made to approve the 10/4/18 minutes. The motion received a second and carried.

Approval of Treasurers Report- Rob presented the treasurers report and it was noted that the balance is \$14,424.41. A motion was made to approve the treasurer's report. The motion received a second and carried.

Committee Reports:

Executive- Nothing to report.

Code Coordinating- Nothing to report.

Information & Schooling- John Zarate stated the Annual meeting will be Friday December 14th at the Marq. Nicole Krahn noted that the signup sheet will be sent out soon.

Sunshine Committee-

Registration Coordinator- Dennis Jensen met in Plover last week with DSPS for the winter training. Dennis stated that Char Martin is working on the agendas for the training. The state will only have one UDC representative at each location. Leroy Stublaski, Jim Blair and Mark Melons will be the speakers. Dennis noted that the speakers are charging over \$2,000 for the training and we'll also need to pay for the flyers and mailing costs. Dennis stated that our fees will be need to be increased to cover expenses. A discussion took place regarding how DSPS is getting away from providing training. Members again questioned why DSPS state seal fees are no longer being used for training purposes as it was originally intended and it was noted that the language has now been removed stating that the seal fees were to be used for training. It was noted that we should put a letter together to DSPS asking the question about the seal money, licensing and also the training.

DSPS has determined that due to workload concerns they will limit staff members from only attending training events from November-March. Requests for DSPS staff to be used outside of these dates will be considered but not a priority. It was noted that this rule has now eliminated the League of WI from doing the plumbing training and building training.

Nomination Committee- Chris Jensen stated they haven't received any new members that want to be on committees but they're looking for volunteers for the code coordinating committee. Contact Pat Erich or Chris Jensen if you'd like to serve on a committee. We need new people to get involved.

Website Coordinator- Not present.

Sunshine Committee- If you know of any retirees please let John Zarate know.

Old Business: None.

New Business:

Discussion on forming a sub-committee to see what we want to do for our 2020 Winter Code Updates. Dennis Jensen, Jack Van Der Weele and Andrew Prickett are willing to be on it. It was noted that we should put together a letter to the four organizations first to get our concerns heard and to see what comes of that. It was noted that this was all done for code consistency and DSPS used to be a key player in training. DSPS staff all have differing levels of knowledge and give different answers so it would be nice to have a few of them at the training event. It also was noted that it helps having a couple of DSPS staff members to answer questions for consistency. It was noted that we should frame the letter in the concern of customer service and education. Bill stated that he will be attending the WBIA meeting in December and he will talk to other associations.

A Motion was made to draft a letter to DSPS to address training, seal money and credentialing. The motion received a second and carried.

A Motion was made to form a sub committee to review training options for 2020. The motion received a second and carried. Dennis Jensen, Jack Van Der Weele and Andrew Prickett will form this subcommittee.

Bill Hebert stated he will draft a letter regarding our concerns to the state and have the executive committee review and approve it.

It was noted that MATC in West Allis under the realtor program teaches UDC Construction, UDC Electric, UDC Plumbing, UDC Hvac and Commercial building to help young people get their licenses.

Members expressed concerns with the costs of the interpreter. It was noted that we should look into different products other than having a live interpreter at the training as the cost is too expensive. Dennis asked us to help promote the code training event at our individual municipalities.

It was noted that we should ask DSPS to combine the UDC building and UDC hvac credentials together.

Bill Hebert would like to form a 50th Anniversary committee to plan a celebration event for our association.

A motion was made to form a temporary committee to plan the 50th BIANEW Anniversary celebration. The motion received a second and passed. Gary Klinka, Brian Walter and Bill Hebert will form this temporary committee.

Roundtable:

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

Respectfully Submitted,

Nicole Krahn

Nicole Krahn
BIANEW Secretary

Website: www.bianew.org