

**CHAPTER 16**  
**Building**  
**( Rep. & recr. # 29-88)**

**16.01 Purpose of Code**

[REDACTED]

(2) (Am. #1-13) SUPPLEMENT. The provisions of this chapter shall be deemed to supplement any and all laws of the State and orders of the State Department of Safety and Professional Services relating to buildings.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

(6) STATE CODES ADOPTED.

(a) (Am. #1-13) Wisconsin Commercial Building Code. The Wisconsin Commercial Building Code, Wis. Admin. Code SPS chs. 360 to 366, and all amendments adopted thereto, shall apply to all public buildings and places of employment and is hereby adopted by reference as if fully set forth herein. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. In any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

**CHAPTER 16**  
**Building**  
**( Rep. & recr. # 29-88)**

**16.16 Reroofing**

A new roof covering may be applied on top of an existing roof covering. No more than 2 layers of roof covering will be allowed. If additional layers of roofing material are requested, calculations shall be submitted and a permit required.



**CHAPTER 16**  
**Building**  
**( Rep. & recr. # 29-88)**

**16.21 Foundation Repairs and Dampproofing**

(Cr. #52-93)

(1) An application for a permit shall include a statement of the existing defects, and an analysis of the cause of those existing defects to ensure that all conditions responsible for foundation defects are corrected.

(2) Plans and/or specifications must be submitted for approval prior to issuance of a permit.

(3) General Foundation Requirements:

(a) Walls that are not plumb may be reinforced if supported by engineering data showing benefit of the reinforcing. When repairing any portion of a wall that is not near as plumb as possible that portion must be excavated. When the affected repair includes porches or stoops, frost depth to the uniform code requirements must be met.

(b) The excavated wall must be cleaned, loose parging removed, cracks and parging must be repaired with Type M mortar or equal, and walls made plumb and dampproofed with one coat of bituminous material or other approved materials.

(c) If drain tile is not present in the affected area, a drain tile system must be installed and terminated in a newly installed sump with pump or in a properly functioning existing drain collection system provided that it does not discharge to the sanitary sewer.

(d) Prior to backfill, an inspection is required by the Department after which backfill with number one washed stone shall be provided to within eighteen inches of final grade. The stone shall be covered with a filter fabric prior to backfilling with soil.

(e) Final grade must ensure drainage away from the foundation.

(f) Pilasters must be made integral with the exterior wall and reinforced with at least two number three rods and filled with 3000 PSI cement grout material. Pilasters must be a maximum of four feet apart.

**CHAPTER 16**  
**Building**  
**( Rep. & recr. # 29-88)**

**16.21 Foundation Repairs and Dampproofing**

(g) Any other form of reinforcing will require engineered data to be submitted at the time of permit application to include complete system analysis.

(h) Affected walls to be repaired shall have loose or cracked mortar joints cleaned to a minimum depth of 1/2" and tuckpointed with Type M mortar or equal.

(i) When installing weep holes in foundation walls, care must be taken to provide adequate drainage from weep holes to drain tile by either stone or mechanical means. No more than one mechanically drilled weep hole is permitted per wall. When the floor is replaced, a minimum of 3" of concrete shall be placed over the drain tile and a minimum of 2" of concrete over the footing. Lateral support must be maintained at the floor level. An exception to match the existing concrete floor level is allowed.

(j) Drain tile placed under the basement floor shall be of the approved type not less than 3" in diameter and shall be covered with number 1 washed stone connected to a proper sump with pump or an existing City storm water system. All exposed bleeders must be open. The sump pit must discharge to grade or be equipped with a pump to discharge water away from the dwelling.



**CHAPTER 17**  
**Property Maintenance Code (Am. #40-09)**

**17.10 Licensing of Rooming Houses**

[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

(2) CONDITIONS-FACILITIES.

[REDACTED]  
[REDACTED]

**CHAPTER 17**  
**Property Maintenance Code (Am. #40-09)**

**17.10 Licensing of Rooming Houses**

[REDACTED]

(c) (Am. #24-99) In the interest of protecting the health, welfare, and safety of the citizens of the City of Waukesha, rooming houses must adhere to the following requirements:

1. (Am. #1-13) All rooming houses shall meet the meet the installation and fire alarm detection system requirements set forth in Section 907 of the International Building Code as adopted by SPS §362 of the Wisconsin Administrative Code. All rooming houses shall have hard wired smoke detectors in all rooms. All rooming houses shall have a monitored fire alarm system that includes interconnected smoke detectors that meet the requirements of International Fire Code Section 907 and National Fire Protection Association model code NFPA 72 in all common areas. All rooming houses shall comply with the automatic smoke detection system requirements set forth in IFC §907.2.8.2. All rooming houses in existence prior to the adoption of this amendment shall have until May 1, 2001, to come into compliance with this section.
2. (Am. #1-13) All rooming houses must possess fire extinguishers which meet the requirements of IFC Section 906 and NFPA 10. Fire extinguishers shall be located on each floor level and be situated not more than seventy-five (75) feet apart. At least a 2A20BC rated fire extinguisher shall be provided in any and all permanently installed cooking areas.

■ [REDACTED]

[REDACTED]

[REDACTED]

**CHAPTER 21**  
**Fire Prevention**  
**(Rep. & recr. #48-83) (Am. #10-99)**

**21.01 Adoption of codes**

(1) (Am. #2-00) (Am. #18-08) (Am. #1-13) The following codes of the National Fire Protection Association (NFPA) and any amendments thereto are hereby adopted and made a part of this code as if fully set forth herein: 10, 11, 11A, 12, 12A, 13, 13R, 14, 16, 17, 17A, 18, 20, 22, 24, 25, 30, 30A, 30B, 31, 32, 33, 34, 35, 36, 40, 51, 51A, 51B, 52, 55, 58, 59A, 61, 69, 72, 75, 80, 82, 85, 86, 92, 96, 99, 110, 111, 160, 211, 241, 326, 385, 407, 409, 484, 495, 498, 505, 654, 655, 664, 750, 1123, 1124, 1125, 1126, 1127, and 2001.

(2) (Am. #49-02) (Am. #18-08) (Am. #1-13) The following provisions of the Wisconsin Administrative Code and any amendments thereto are hereby adopted and made a part of this chapter as if fully set forth herein: SPS Chapters 305, 307, 308, 310, 314, 316, 318, 328, 332, 334, 340, 341, 343 and 360-366. Buildings for which plans were submitted before July 1, 2002, must further comply with COMM Chapters 50-59 and 66 and said provisions of the Wisconsin Administrative Code are hereby adopted and made part of this chapter as if fully set forth herein.

(3) (Am. #49-02) (Am. #9-04) (Am. #1-13) The following provisions of the International Code Council International Fire Code and any amendments thereto are hereby adopted and made a part of this chapter as if fully set forth herein: IFC Chapters 2-33, 35-45. IFC Chapter 34 is hereby adopted and made a part of this chapter as if fully set forth herein. Where IFC Chapter 34 and Wis. Admin. Code SPS 310 set conflicting requirements, types of materials, or methods of construction, the most restrictive rule shall govern.



**CHAPTER 21**  
**Fire Prevention**  
**(Rep. & recr. #48-83) (Am. #10-99)**

**21.07 Installation of Automatic Fire Sprinkler Systems**

[REDACTED]

(2) NEW OCCUPANCIES AND LOCATIONS. Automatic fire sprinkler systems shall be installed and maintained in operable condition in the following new occupancies and locations:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

(b) Within the following residential occupancies:

1. (Am. #1-13) In structures having the occupancy classification residential R-1 and R-2 under section 201 of the International Fire Code, the buildings shall be protected by an automatic sprinkler system installed and maintained in accordance with IFC §903.2.8.

**CHAPTER 21**  
**Fire Prevention**  
**(Rep. & recr. #48-83) (Am. #10-99)**

**21.07 Installation of Automatic Fire Sprinkler Systems**

2. (Am. #18-08) (Am. #1-13) In structures having the occupancy classification residential R-3 and R-4 under section 201 of the International Fire Code, the buildings shall be protected by an automatic sprinkler system installed and maintained in accordance with Wis. Admin. Code SPS §362.09(3).

(c) In new theaters and buildings of public assembly over 100 person occupancy, new health care facilities including hospitals, nursing homes, convalescent and group care centers, new detention and correctional facilities, day care facilities licensed to accommodate public or private day care for twenty (20) or more children, automatic sprinklers shall be installed throughout such buildings regardless of size or type of construction.

(d) New schools, colleges and universities.

[REDACTED]

[REDACTED]

[REDACTED]

2. (Am. #18-08) Where the building is of Types 3-5 of non-fire resistive construction, throughout the building regardless of size.

(e) Airport Buildings. (Am. #49-02) If the plans for the building were submitted before July 1, 2002, control towers; terminal buildings; buildings that are primarily used for repair or servicing of aircraft; buildings that have attached area used for storage, office manufacturing dining or other similar activities; any hangar with an area over 15,000 square feet which is constructed after the date of adoption of this ordinance. This subsection shall not apply to buildings the plans for which were submitted on or after July 1, 2002.

(f) High hazard occupancy: Any new building which by reason of its construction, or combustible operations is deemed a severe life or property



**CHAPTER 21**  
**Fire Prevention**  
**(Rep. & recr. #48-83) (Am. #10-99)**

**21.07 Installation of Automatic Fire Sprinkler Systems**

(3) EXISTING BUILDINGS. All existing public buildings or places of employment, additions thereto, and all use changes shall conform to this Code as follows:

(a) The entire building if more than 50 percent of the cumulative square footage of the building, place of employment or addition thereto is remodeled, after the adoption of the City's Automatic Fire Sprinkler System ordinance on August 7, 1996, in one or more increments over the life of the building.

(b) An addition, regardless of size or occupancy, made to a building with an existing automatic fire sprinkler system.

(c) If an existing building which was built before August 7, 1996, is divided by a four hour division fire wall as defined in COMM 51.02(B) the division shall result in two separate buildings. Only one such fire division wall will be allowed per building.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**CHAPTER 21**  
**Fire Prevention**  
**(Rep. & recr. #48-83) (Am. #10-99)**

**21.07 Installation of Automatic Fire Sprinkler Systems**

[REDACTED]

[REDACTED]

(5) INSTALLATION.

(a) Approved automatic fire sprinkler systems shall be installed in accordance with the standards of the current edition of N.F.P.A. relating to the installation of sprinkler systems and other applicable standards of COMM, and the Municipal Code of the City of Waukesha.

(b) Compressors for Dry Pipe Systems are required to be wired directly into the building's electrical power system.

(c) (Am. #59-01) All compressors for Dry Pipe Systems will have low limit air switches and alarms separate from any other alarms located on the premise.

[REDACTED]

(e) (Am. #39-99) All fire alarm systems shall be interconnected. One horn strobe alarm shall be provided on the outside of the building by the F.D.C.

[REDACTED]

[REDACTED]

[REDACTED]

**CHAPTER 21**  
**Fire Prevention**  
**(Rep. & recr. #48-83) (Am. #10-99)**

**21.07 Installation of Automatic Fire Sprinkler Systems**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

(8) FIRE DEPARTMENT HOSE CONNECTIONS. Every automatic sprinkler system installed in new or existing buildings shall be equipped with at least one Fire Department hose connection at a location approved by the Fire Prevention Bureau and meeting COMM standards.

[REDACTED]

[REDACTED]

**CHAPTER 21**  
**Fire Prevention**  
**(Rep. & recr. #48-83) (Am. #10-99)**

**21.07 Installation of Automatic Fire Sprinkler Systems**

[Redacted text block]

[Redacted text block]

[Redacted text block]

[Redacted text block]

[Redacted text block]