

Building systems that need to be considered before a commercial / public building construction project is finished.

There are a number of systems or elements beyond the commonly-submitted components that owners, project managers, and delegated municipalities must consider in order to complete a commercial / public building construction project. Examples of the standard building elements that require plan reviews are pre-engineered structural elements like wood trusses and precast concrete HVAC, egress lighting, and energy conservation lighting.

This table lists systems and elements that also should be considered and verified prior to categorizing the project as “finished.”

Does the Building Contain:	Plan Review	Inspection
Boiler and Pressure Vessels, Dual Use Water Heaters, and Welded Piping	Boilers are required to be registered with S&B prior to installation.	Boiler and pressure vessel inspections are done by credentialed boiler inspectors working for insurance companies or hired by an owner. City of Milwaukee staff inspect boilers and pressure vessels within the city boundaries. S&B boiler inspectors and a state-hired contractor inspect boilers and pressure vessels not inspected by private parties and all objects that have lapsed PTO’s greater then 90 days. All inspectors send approved completed inspection results withing 30 days to S&B for issuance of a PTO.
Gas Systems (Compressed Natural Gas, Liquid Natural Gas, Liquid Petroleum Gas, Hydrogen Gas)	These systems are required to have S&B plan approval prior to installation.	Inspected by S&B staff
Connected to Private Onsite Wastewater Treatment Systems	State or varying levels of delegated county plan review is required for POWTS systems. See list of counties: http://www.commerce.state.wi.us/SB/docs/SB-PowtsPlanReviewAgents.pdf	County sanitary permit issuing agencies perform POWTS inspections.

Elevators, Lifts, Conveyance Systems	The cities of Milwaukee and Madison perform plan review and inspection of elevators. For all other municipalities, elevator plan review is done at the S&B Waukesha office	New elevators are inspected by S&B inspectors. PTOs are issued upon verification of compliance. Annual inspections are conducted by inspection firms directly contracted by the owner, inspection firms contracted by S&B, Milwaukee and Madison (within their jurisdictions), and by S&B staff.
Fire Protection Systems (Fire alarms and fire suppression systems)	<p>Appleton, Burlington, Madison, Milwaukee, Verona, McFarland, have delegated authority for fire protection systems reviews if the owner chooses to use their services rather than S&B's. Fire protection systems plans for all other municipalities need to be submitted to the S&B Madison, Green Bay, or Waukesha office where the building plans were reviewed. For building plans reviewed in the S&B Holmen office, or by any delegated municipality, plans may be submitted to the designer's choice of S&B's Green Bay, Madison, or Waukesha offices.</p> <p>Special Note: Fire protection systems plan review has been phased in over the years. Effective January 1, 2012 all new fire protection systems, regardless of occupancy or building size will require plan review. Additions or alterations to existing systems will require plan review if the additions or alterations involve greater than 20 alarm devices.</p>	Inspected by delegated commercial building inspection municipalities and S&B staff in other municipalities.
Mechanical Refrigeration Systems and Welded Piping	Mechanical refrigeration systems and welded refrigeration piping are required to be registered with S&B.	Inspections are performed by S&B staff and by a state contractor. City of Milwaukee staff inspect mechanical refrigeration systems within the city boundaries. Inspectors send approved completed inspection results to S&B for issuance of a PTO

Plumbing	Plumbing systems involving 16 or more plumbing fixtures to be installed in connection with a public building require plan review by S&B staff with the exception of non-healthcare plumbing plans for projects in Appleton, Green Bay, Madison, Milwaukee, and Oshkosh - which must be submitted to them for review. Similarly non-healthcare plans for projects within the Janesville and West Bend may be submitted either to them or to S&B. Also see Cross Connection Control assemblies below.	Municipalities of the first, second, and third class must have plumbing inspectors to inspect plumbing installations. In other municipalities, S&B staff will do inspections only on a complaint basis.
Cross Connection Control Assemblies	All cross connection control assemblies, regardless of the number of plumbing fixtures, need to be registered with S&B or, in the case of health care facilities, have plans approved by S&B.	For new installations, municipalities of the first, second, and third class must have plumbing inspectors to inspect assembly installations. Inspection in other municipalities will be done by S&B staff only on a complaint basis. Local water purveyors may also provide inspection.. Yearly testing by registered cross connection control testers is reported to S&B.
Swimming Pool and Water Attractions	Plan review done by S&B staff	The Cities of Milwaukee and Madison are delegated for pool inspections. S&B staff perform all other pool construction inspections. Department of Health Services staff perform annual operations and maintenance inspections as part of licensing.
Amusement Rides (Including Coin-Operated Rides and Inflatables)	All amusement rides require yearly registration with S&B.	Amusement rides are inspected by S&B staff
Anhydrous Ammonia Storage and Nurse tanks	Plan review is required for all these systems through the S&B Waukesha office.	Inspected by S&B staff

Bleachers	<p>Any bleacher within a building must be submitted for plan review as part of regular submittal process to S&B or delegated municipalities.</p> <p>Exterior bleachers with more than five rows also require plan review.</p>	These structures are inspected by S&B staff unless in a delegated municipality.
Public Mausoleum Structure and Crematoriums, Including Columbariums	<p>Plan review and inspection are required. Statutes contain two provisions that are different from the normal plan review and inspection.</p> <ul style="list-style-type: none"> • Within 30 days after receiving written notice from the cemetery authority that the construction or conversion has been completed, the department shall inspect the public mausoleum and provide the cemetery authority with a written certification as to whether the construction or conversion complies with approved plans. • No person may sell a mausoleum space, except an undeveloped space that is sold in accordance with s.440.92, or bury human remains in a public mausoleum unless a care fund has been established for the mausoleum under sub. (3) and the department has provided the cemetery authority with a certification or a temporary certification under this paragraph <p>Typically a preliminary plan review is done and that document used to satisfy the pre-sale condition.</p>	These structures are delegated as part of the commercial building plan review and inspection delegations, thus inspected by S&B staff unless in a delegated municipality. Note a municipality may waive the plan review to S&B if they wish.
Water Slide	All water slide structures are reviewed by S&B staff in either the Waukesha office or the Madison office. A water slide review consists of a structural review by a building plan reviewer and a functional review by an S&B swimming pool reviewer.	All waterslide structures are inspected by S&B staff.

Soil Erosion for Commercial Buildings	The 2011 ststae budget bill transferred authority back to S&B from the Department of Natural Resources, but that transfer has not yet happened. More information will be here as it is available.	
Electrical Inspection	Statewide electrical inspections will begin in April, 2013.	