

# **Wisconsin Commercial Building Code - Chapter Comm 61, Administration and Enforcement - Points to Note**

## **Comm 61.01 Purpose of code.**

*Pursuant to various statutory provisions under subch. I of ch. 101, Stats., the purpose of this code is to protect the health, safety and welfare of the public and employees by establishing minimum standards for the design, construction, maintenance and inspection of public buildings, including multifamily dwellings, and places of employment.*

## **Comm 61.02 Scope.**

*(1) Except as provided in subs. (2) and (3), this code applies to all public buildings and places of employment.*

## **Exceptions (2) and (3)**

*CBRF's*

*1 & 2 Family Homes*

*Agricultural*

*Indian Reservations, etc.*

## **Comm 61.03 Application.**

*(1) STANDARDS*

*(2) RETROACTIVITY*

*(3) CONFLICTS*

*(4) DEPARTMENT AUTHORITY*

## **Comm 61.03 Application.**

*(5) LOCAL ORDINANCES*

*(6) ALTERNATIVES*

*(7) NEW BUILDINGS AND STRUCTURES*

*(8) ALTERATIONS*

*(9) REPLACEMENTS*

## **Comm 61.03 Application.**

*(10) REPAIRS*

*(11) CHANGE OF OCCUPANCY OR USE*

*(12) TEMPORARY USE*

*(13) EXISTING BUILDINGS AND STRUCTURES*

*(14) INTERNATIONAL FIRE CODE*

## **Comm 61.04 Definitions**

*(1) "Authorized representative"*

- (2) ***“Department”***
- (3) ***“Dwelling unit”***
- (4) ***“Multifamily dwelling”***
- (5) ***“HVAC”***
- (6) ***“This code”***
- (7) ***“IEBC and International Existing Building Code”***

## **Comm 61.05 Adoption of the International Codes**

- (1) ***IBC.***
- (2) ***IECC***
- (3) ***IMC***
- (4) ***IFGC***
- (5) ***IEBC.***

## **Comm 61.06 Fees**

***Comm 2***

## **Comm 61.115 Construction site soil erosion control**

***Comm 60?***

## **Comm 61.20 Responsibilities**

- (1) ***OWNER***
- (2) ***DESIGN***

## **Comm 61.21 Appeals**

- (1) ***APPEAL OF DEPARTMENT ORDER***
- (2) ***APPEAL OF LOCAL ORDER.***
- (3) ***CONTESTED CASE HEARING.***
- (4) ***PETITION OF ADMINISTRATIVE RULE***

## **Comm 61.22 Petition for variance**

***Comm 3***

## **Comm 61.23 Penalties**

***Statutes...?***

## **Comm 61.30 Plan review and approval**

***(1) TYPES OF BUILDINGS. (a) Except as provided in par. (b), the construction of, the alteration of or the addition to a public building or a place of employment may not commence unless plans for the project have been submitted to and approved by department or its authorized representative in accordance with s. Comm 61.31.***

## **Table 61.30-1**

*Buildings Exempt from Plan Review*

## **Table 61.30-2**

*Buildings Exempt from Plan Review if Registered*

## **61.30 (4) EXCLUSION FOR MINOR ALTERATIONS.**

### **Comm 61.31 Plans**

- (1) SIGNING AND SEALING.*
- (2) CONTENTS AND INFORMATION*
- (3) APPLICATION FOR APPROVAL*
- (4) REVISIONS TO APPROVED PLANS*

### **Comm 61.32 Permission to start construction**

### **Comm 61.33 Evidence of plan approval**

### **Comm 61.34 Sprinkler documents**

### **Comm 61.35 Revocation of approval**

### **Comm 61.36 (2) EXTENSION OF PLAN APPROVAL**

*Upon request and payment of the fee specified in ch. Comm 2, the expiration dates in sub. (1) (b) to (f) shall may be extended for one 1-year period provided the request is submitted prior to expiration of the original approval.*

### **Comm 61.40 Supervision**

- (1) GENERAL*
- (2) DUTIES*
- (3) NAME OF SUPERVISING ARCHITECT, ENGINEER OR DESIGNER*
- (4) COMPLIANCE STATEMENT*

### **Comm 61.41 Inspections**

### **Comm 61.50 Building product approvals**

## **Comm 61.51 Alternate standards**

### **Comm 61.60 Certified municipalities and counties**

*(1) GENERAL. This section establishes the manner under which cities, villages, towns and counties may examine building plans and inspect buildings under s. 101.12 (3) (a), (am), (b) and (g), Stats.*

#### **Comm 61.60 (2) CONDITIONS OF PARTICIPATION.**

*(a) Before assuming the responsibilities of examining building plans and providing inspection services, cities, villages, towns and counties shall comply with all of the following:*

#### **Comm 61.60 (2) CONDITIONS OF PARTICIPATION.**

*1. Notify the department, in writing, at least 30 days prior to the date upon which the municipality or county intends to assume the plan examination and building inspection responsibilities.*

#### **Comm 61.60 (2) CONDITIONS OF PARTICIPATION.**

*5. Employ certified commercial building inspectors to perform the plan examination and building inspection functions.*

*6. Forward to the department any information requested by the department relative to examination of plans and inspection of buildings.*

#### **Comm 61.60 (2) CONDITIONS OF PARTICIPATION.**

*7. Receive from the department certification to perform plan examination and building inspection.*

#### **Comm 61.60 (2) CONDITIONS OF PARTICIPATION.**

*(b) While certified, a municipality or county shall comply with all of the following:*

*1. Employ certified commercial building inspectors to perform the plan examination and building inspection functions.*

#### **Comm 61.60 (2) CONDITIONS OF PARTICIPATION.**

*2. Forward to the department any information requested by the department relative to examination of plans and inspection of buildings.*

#### **Comm 61.60 (2) CONDITIONS OF PARTICIPATION.**

*3. Notify the department, in writing, at least 30 days prior to the date upon which the municipality or county intends to relinquish the plan examination and building inspection responsibilities.*

**Comm 61.60 (2) CONDITIONS OF PARTICIPATION.**

*(c) Second class cities*

**Comm 61.60 (2) CONDITIONS OF PARTICIPATION.**

*(d) 1. To assume the building inspection responsibility but not the plan examination responsibility*

**Comm 61.60 (3) JURISDICTION.**

**Comm 61.60 (4) CERTIFICATION OF INSPECTORS**

**Comm 61.60 (5) PLAN EXAMINATION.**

**Comm 61.60 (6) INSPECTION.**

**Comm 61.60 (7) FEES**

**Comm 61.61 Appointed agents**