

# **COMMERCIAL BUILDING CODE UPDATE 2010**

## **Part II of III**

**Northwest Wisconsin Building  
Inspectors Association  
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# What's in **Part II of III**?

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- **Part II of III continues with a refresher on the current Wisconsinisms to part of the WCBC [Ch. Comm 62] that covers the IBC, beginning with Chapter 9 of the IBC**

**Wisconsinisms**

**Ch Comm 62**

**IBC Ch. 9**

# Comm 62.0901 Fire Protection Systems

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- **Comm 62.0901 Fire protection systems.**
- **(1) MODIFICATIONS [IBC section 901.3]**
- **(2) FIRE HOSE THREADS [IBC section 901.4]**



# **Comm 62.0901 (1)**

## **MODIFICATIONS**

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- **Substitute the following informational note for the requirements in IBC section 901.3.  
Note: Chapter Comm 14 has requirements relating to shutting down or impairing fire sprinkler systems. Chapter Comm 61 has requirements relating to availability of sprinkler documents and to submittal and approval of plans prior to altering, modifying, or removing sprinkler systems.**

# Comm 62.0901 (2) FIRE HOSE THREADS

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- These are department informational notes to be used under IBC section 901.4:  
Note: Section 213.15, Stats., regulates fire hose threads and fittings and reads as follows: “All fire hose fittings, apparatus fittings, 1.5 and 2.5 inches in diameter purchased or procured by a fire department or fire company shall be of the national standard hose thread as adopted by the national fire protection association. No fire department shall utilize hose and equipment not in conformance with the requirement that all threads shall be national standard hose thread as adopted by the national fire protection association. Any person offering for sale nonstandard hose couplings, fittings or apparatus fittings may be fined not less than \$100 nor more than \$500.”  
Note: NFPA 1963 contains the specifications for national standard hose thread.

# Comm 62.0902 Definition

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- **Substitute the following definition and informational note for the corresponding definition listed in IBC section 902.1: “Automatic sprinkler system” or “Automatic fire sprinkler system” has the meaning given in s. 145.01 (2), Stats.  
Note: Section 145.01 (2), Stats., reads as follows: “ ‘Automatic fire sprinkler system,’ for fire protection purposes, means an integrated system of underground and overhead piping designed in accordance with fire protection engineering standards.  
The system includes a suitable water supply, such as a gravity tank, fire pump, reservoir or pressure tank or connection beginning at the supply side of an approved gate valve located at or near the property line where the pipe or piping system provides water used exclusively for fire protection and related appurtenances and to standpipes connected to automatic sprinkler systems. The portion of the sprinkler system above ground is a network of specially sized or hydraulically designed piping installed in a building, structure or area, generally overhead, and to which sprinklers are connected in a systematic pattern. The system includes a controlling valve and a device for actuating an alarm when the system is in operation. The system is usually activated by heat from a fire and discharges water over the fire area.”**

# Comm 62.0903 Automatic Fire Sprinkler Systems.

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- **Fifteen Wisconsinisms on F. S. Systems**
- **(1) ALTERNATIVE PROTECTION, (2) GROUP A-1, (3) GROUP A-2, (4) GROUP A-3, (5) GROUP E, (6) GROUP R, (6m) STUDENT HOUSING, (8) GROUP S-2, (9) GROUP S-2 EXCEPTION, (10) COMMERCIAL PARKING GARAGE EXCEPTION, (11) BUILDINGS OVER 60 FEET IN HEIGHT, (12) EXEMPT LOCATIONS, (13) BALCONIES, (14) NFPA 13D SPRINKLER SYSTEMS, and (15) TESTING AND MAINTENANCE.**

# **Comm 62.0903 (1)**

## **ALTERNATIVE PROTECTION**

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- **Substitute the following wording for the requirements in IBC section 903.1.1: Alternative automatic fire-extinguishing systems complying with IBC section 904 shall be permitted in lieu of automatic sprinkler protection where recognized by the applicable standard.**

# Comm 62.0903 (2) GROUP A-1,

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- **Substitute the following wording for condition 3 in IBC section 903.2.1.1: None of the stories in which the fire area is located include a level of exit discharge.**



# Comm 62.0903 (3) GROUP A-2

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- Substitute the following wording for condition 3 in IBC section 903.2.1.2:  
**None of the stories in which the fire area is located include a level of exit discharge**



# Comm 62.0903 (4)

## GROUP A-3

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- **(4) GROUP A-3. Substitute the following wording for condition 3 in IBC section 903.2.1.3: None of the stories in which the fire area is located include a level of exit discharge.**



# Comm 62.0903 (5) GROUP E

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- **Substitute the following wording for the requirements in IBC section 903.2.2:**
  - (a) Except as provided in par. (b), an automatic sprinkler system shall be provided for Group E occupancies as follows:**
    - 1. Throughout all Group E fire areas greater than 20,000 square feet in area.**
    - 2. Throughout every story of educational buildings that is located below a story which includes the lowest level of exit discharge.**
  - (b) An automatic sprinkler system is not required in any fire area, or in any story that is located below a story which includes the lowest level of exit discharge, where every classroom throughout the building has at least one exterior exit door at ground level.**

# Comm 62.0903 (6) GROUP R

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- Residential Sprinkler Requirements and exceptions



# WCBC/IBC Significant Change

- **All Residential groups to be protected by sprinklers [IBC 903.2.7]. Wisconsin includes 3 exceptions [refer to Comm 62.0903(6)(b) through (d)]**



# **WCBC/IBC - Resid. Sprinkler First Exception**

- 62.0903(6)(b) A sprinkler syst. Is not req'd. in a multifamily dwelling where the floor areas or the number of dwelling units do not exceed any of the thresholds established in Table 62.0903. The exception in (b) does not apply after December 31, 2010.**

# WCBC/IBC – R Sprinkler Exception 1 (cont)

- **Table 62.0903**
- **Max 16,000 SF area within DU's**
- **Max 8 Units**
- **Area Limits of the “Non-DU” parts**
  - **16,000 SF – Type IA**
  - **12,000 SF – Type IB**
  - **8,000 SF – Type IIA**
  - **5,600 SF – Types IIB, III, IV & VA**
  - **4,800 SF – Type VB**

# WCBC/IBC – R Sprinkler Exception 1 (cont)

- **62.0903(6)(b) Remember the floor areas specified in the thresholds do not include any of the following:**
  - **1. Areas that are outside a building,**
  - **2. An attached garage that meets specific criteria:**
    - **600 square feet or less; Serves a single dwelling unit; accessed directly from the DU and is sep'd from bldg. by at least 1-HR const..**

# WCBC/IBC – R Sprinkler Exception 2

- **62.0903(6)(c) – We will allow an NFPA 13 D sprink. syst. in certain small multifamily dwellings**
  - **1. not more than 4 DU's.**
  - **2. not more than 2 stories above grade plane in height.**
  - **3. not served by a community water system or a muni. water system as def. in s. NR 811.02.**

# WCBC/IBC – R Sprinkler Exception 3

- **62.0903(6)(d) – Townhouses const. similar to IRC**
- **1. Not more than 3 stories above grade plane in height.**
- **2. Not more than 20 DU's.**
- **3. Not over 16,000 SF**
- **4. Each DU is sep. from others by 2HR walls (like Fire Walls but no hor. Cont. or struct. Stability)**

# **WCBC/IBC – R Sprinkler Exception 3 (cont.)**

- **62.0903(6)(d) – Townhouses exceeding the area and DU limits are permitted to sprinkle using NFPA 13 D**
- **Also, sprinklers are not needed for Townhouses of 2HR fire resistance (2HR ratings for all separations, exit corridors, exit stairs and all floors & ceilings)**

# WCBC/IBC Ch 9 Res. Balconies

- 903.3.1.2.1 assures that R uses of Type V const. & protected by NFPA 13R systems, will have patios and balconies protected. Wisconsinism [Comm 62.0903 (13)] clarifies that design follows NFPA 13



# Comm 62.0903 (6m) STUDENT HOUSING

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- (6m) STUDENT HOUSING. Additional rules.
- (a) *Definition.* [“private student residential building”]
- (b) *Existing housing.*
- (c) *New housing.*

# Comm 62.0903 (6m) (a)

## Definition

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- **(a) *Definition.*** In this paragraph, “private student residential building” has the meaning as given under s. 101.14 (4) (b) 1m., Stats. Note: Section 101.14 (4) (b) 1m., Stats., reads: “In this paragraph, “private student residential building” means a privately owned and operated residential building that has a capacity of at least 100 occupants, that is occupied by persons at least 80 percent of whom are enrolled in an institution of higher education, and that has attributes usually associated with a student residence hall or dormitory such as a food service plan or occupancy by a resident advisor.”

# Comm 62.0903 (6m) (b) *Existing Housing*

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- *(b) Existing housing.*
- *Five separate conditions with differing “complete by dates”*



# *Existing Housing - #1*

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- **1. Except as provided in this subd. 2., an automatic fire sprinkler system shall be provided by January 1, 2006 throughout every residence hall and dormitory greater than 60 feet in height, the initial construction of which was begun before April 26, 2000, that is owned or operated by the board of regents of the University of Wisconsin System.**

## ***Existing Housing - #2***

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- **2. An automatic fire sprinkler system shall be provided by January 1, 2008 throughout Ogg Residence Hall at the University of Wisconsin–Madison.**



## ***Existing Housing - #3***

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- **3. An automatic fire sprinkler system shall be provided by January 1, 2014 throughout every residence hall and dormitory greater than 60 feet in height, the initial construction of which was begun before January 7, 2006, that is owned or operated by an institution of higher education, other than a residence hall or dormitory owned or operated by the board of regents of the University of Wisconsin System.**

## ***Existing Housing - #4***

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- **4. An automatic fire sprinkler system shall be provided by January 1, 2014 throughout every private student residential building greater than 60 feet in height, the initial construction of which was begun before January 7, 2006.**

## ***Existing Housing - #5***

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- **5. An automatic fire sprinkler system shall be provided by January 1, 2014 throughout every student residential facility operated by a fraternity, sorority or other organization authorized or sponsored by an institution of higher education, the initial construction of which was begun before January 7, 2006.**

# Comm 62.0903 (6m) (c) *New housing*

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- *(c) New housing.*
- Four instances where sprinklers are required in new constructions



# ***New Housing - #1***

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- **1. An automatic fire sprinkler system shall be provided throughout every residence hall and dormitory, the initial construction which is begun on or after April 26, 2000, that is owned or operated by the board of regents of the University of Wisconsin System.**

## ***New Housing - #2***

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- **2. An automatic fire sprinkler system shall be provided throughout every residence hall and dormitory, the initial construction which is begun on or after January 7, 2006, that is owned or operated by an institution of higher education, other than a residence hall or dormitory owned or operated by the board of regents of the University of Wisconsin System.**

## ***New Housing - #3***

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- **3. An automatic fire sprinkler system shall be provided throughout every student residential facility, operated by a fraternity, sorority or an organization authorized or sponsored by an institution of higher education, the initial construction of which is begun on or after January 7, 2006.**

## ***New Housing - #4***

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- **4. An automatic fire sprinkler system shall be provided throughout every private student residential building, the initial construction of which is begun on or after January 7, 2006.**

# **Comm 62.0903 (8)**

## **GROUP S-2**

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- **Substitute the following wording for the requirements, but not the exception, in IBC section 903.2.9: An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with IBC section 406.4 where located beneath other groups.**

# **Comm 62.0903 (9) GROUP S- 2 EXCEPTION**

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- **This is an additional department exception to the requirements in IBC section 903.2.9: Enclosed parking garages for fire apparatus and fire department vehicles that are located beneath fire stations.**

# Comm 62.0903 (10) COMMERCIAL PARKING GARAGE EXCEPTION

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- **(10) COMMERCIAL PARKING GARAGE EXCEPTION.** This is a department exception to the requirements in IBC section 903.2.9.1: Enclosed parking garages for fire apparatus and fire department vehicles where within the fire stations



# **Comm 62.0903 (11)**

## **BUILDINGS OVER 60' HEIGHT**

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- **(11) BUILDINGS OVER 60 FEET IN HEIGHT. This is a department rule in addition to the requirements in IBC section 903.2.10.3:**
  - (a) Except as provided in par. (b), pursuant to s. 101.14 (4) (b) 1r., Stats., automatic fire sprinkler systems shall be installed throughout buildings and structures that are more than 60 feet in height.**
  - (b) 5 exceptions provided!**

# **BLDG'S OVER 60' Exceptions**

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- **1. Airport control towers.**
- 2. Open parking structures complying with IBC section 406.3.**
- 3. Telecommunications equipment spaces used exclusively for telecommunications equipment, associated electrical power distribution equipment and standby engines, provided that those spaces or areas are equipped throughout with an automatic fire detection system in accordance with IBC section 907.2 and are separated from the remainder of the building with fire barriers consisting of 1-hour fire-resistance-rated walls and 2-hour fire-resistance-rated floor/ceiling assemblies.**

# **BLDG'S OVER 60' Exceptions**

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- **4. Special industrial occupancies complying with the criteria outlined in IBC section 503.1.2.**
- 5. Occupancies of Group F-2 when omission of the automatic fire sprinkler system is approved in accordance with s. Comm 61.22**

# **Comm 62.0903 (12) EXEMPT LOCATIONS,**

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- **(12) EXEMPT LOCATIONS. Substitute the following wording for exempt location 2 in IBC section 903.3.1.1.1: Any room or space where sprinklers are considered undesirable because of the nature of the contents, where approved by the department.**

# Comm 62.0903 (13)

## BALCONIES

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- **(13) BALCONIES.** Substitute the following wording for the requirements in IBC section 903.3.1.2.1: Sprinkler protection complying with NFPA 13 shall be provided for exterior balconies and ground-floor patios of dwelling units where the building is of Type V construction. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch to 6 inches below the structural members, and a maximum distance of 14 inches below the deck of the exterior balconies that are constructed of open wood joist construction

# Comm 62.0903 (14) NFPA 13D SPRINKLER SYSTEMS

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- **(14) NFPA 13D SPRINKLER SYSTEMS. (a)** Substitute the following wording for the requirements in IBC section 903.3.1.3: Where allowed, automatic sprinkler systems in townhouses and multifamily dwellings shall be installed throughout in accordance with NFPA 13D, except as provided in par. (b).  
**(b)** Multipurpose piping systems shall conform with s. Comm 82.40 (3) (e) 2. a. and b.

# Comm 62.0903 (15) TESTING AND MAINTENANCE

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- **(15) TESTING AND MAINTENANCE.**  
Substitute the following informational note for the requirements in IBC section 903.5:  
**Note: See ch. Comm 14 for requirements for inspection, testing, and maintenance of fire sprinkler systems**

# **Comm 62.0904 Alternative automatic fire-extinguishing systems**

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- **(1) Substitution for IBC section 904.1**
- (2) Additional provisions added to IBC section 904**

# Comm 62.0904 (1) Substitution for IBC section 904.1

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- **Substitute the following wording and informational note for the requirements in IBC section 904.1:**  
**Automatic fire-extinguishing systems, other than automatic sprinkler systems, shall be designed and installed in accordance with the provisions of IBC section 904 and the applicable referenced standards.**  
**Note: See ch. Comm 14 for requirements for inspection, testing, and maintenance of alternate automatic fire-extinguishing systems.**

# **Comm 62.0904 (2) Additional provisions added to IBC section 904**

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- ***(a) Water mist fire protection systems. Where a water mist fire protection system is installed, it shall comply with NFPA 750.***
- ***(b) Manual-wet sprinkler systems***

# **Comm 62.0904 (2) (b)**

## ***Manual-wet sprinkler systems***

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- **1. Where allowed.**
- **2. General requirements.**
- **3. Installer qualifications.**

# ***Manual-wet Syst's Where Allowed***

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- **A manual-wet sprinkler system may not be installed in a building unless all of the following conditions are met:**
  - a. There is no municipal water system available to serve the property.**
  - b. There is no provision under this code that requires the building or a portion of the building to have an automatic fire sprinkler system.**
  - c. The municipality where the building is to be located has an adopted ordinance that requires the installation of manual-wet sprinkler systems and requires these systems to meet the provisions of this subsection.**

# *Man.-wet Syst's Gen. Reqmt's*

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- **Ten stipulations**
- **A through J**
- **All must be satisfied !**

# ***Man.-wet Syst's Gen. Reqmt's***

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- **a. A building protected with a manual-wet sprinkler system shall be considered unsprinklered under all other code provisions.**
- **b. Each manual-wet sprinkler system shall be provided with a fire department connection. The fire department connection shall be installed in an accessible location acceptable to the fire chief.**

# ***Man.-wet Syst's Gen. Reqmt's***

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- **c. All above ground piping of the manual-wet sprinkler system shall be labeled as a “manual-wet sprinkler system.” Labels shall be placed at the fire department connection; at all valves and hose outlets; and on the piping at intervals of not more than 25 feet and at each side where the piping passes through a wall, floor or roof**

# ***Man.-wet Syst's Gen. Reqmt's***

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- **d. The manual-wet sprinkler system design and installation shall comply with the automatic fire sprinkler system requirements of NFPA 13 or NFPA 13R, as applicable, except that the system comprised of the pilot line, fire department connection and fire department apparatus is considered as the approved water supply for the system.**

# ***Man.-wet Syst's Gen. Reqmt's***

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- **e. A manual-wet sprinkler system shall be supplied with water through the fire department connection using fire department apparatus.**
- **f. The plumbing well, water service and pressure tank shall be of a size and capacity to supply the hydraulically most remote sprinkler with the required waterflow and pressure for a minimum of 10 minutes.**

# ***Man.-wet Syst's Gen. Reqmt's***

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- **g. A pilot line shall be connected from the manual-wet sprinkler system to the plumbing water supply system at the well pressure tank. The pilot line shall be of a size that is adequate to supply the hydraulically most remote sprinkler in the system.**
- **h. The connection of a manual-wet sprinkler system to a plumbing water supply system shall be protected against backflow conditions in accordance with ch. Comm 82.**

# ***Man.-wet Syst's Gen. Reqmt's***

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- **i. The actuation of any sprinkler in the system shall operate the waterflow indicating device, which shall initiate a fire alarm within the building.**
- **j. Upon actuation of the building fire alarm, a fire alarm signal shall be sent automatically to the fire department providing fire protection to the building wet sprinkler system shall be considered unsprinklered under all other code provisions.**

## **(b) *Manual-wet sprinkler systems Installers***

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- **3. Installer qualifications. The installation or alteration of a manual-wet sprinkler system shall be performed by a licensed individual as specified for the installation of an automatic fire sprinkler system under subch. V of ch. Comm 5**

# **Comm 62.0907 Fire alarm and detection systems**

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- **Seven Wisconsinisms**
- **(1) GENERAL, (2) CONSTRUCTION DOCUMENTS, (3) GROUP I, (4) GROUP M, (5) SMOKE ALARMS, (6) PROTECTIVE COVERS, (7) EMPLOYEE WORK AREAS.**

# Comm 62.0907 (1) GENERAL

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- **Substitute the following wording and informational note for the requirements in IBC section 907.1: IBC section 907 covers the application and installation of fire alarm systems and their components. Note: See ch. Comm 14 for requirements for performance and maintenance of fire alarm systems and their components.**

# **Comm 62.0907 (2)**

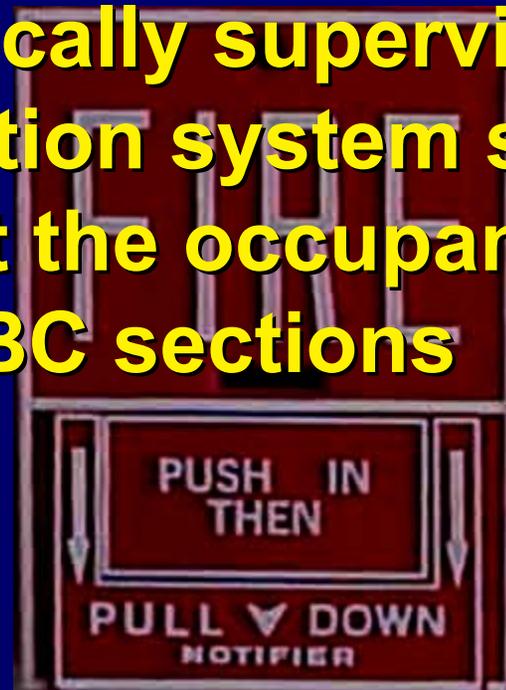
## **CONSTRUCTION DOCUMENTS**

- **The requirements in IBC section 907.1.1 are not included as part of this code.**

# Comm 62.0907 (3) GROUP I

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- Substitute the following wording for the requirements, but not the exception, in IBC section 907.2.6: A manual fire alarm system shall be installed in Group I occupancies. An electrically supervised, automatic smoke detection system shall be provided throughout the occupancy, except as provided in IBC sections 907.2.6.1 to 907.2.6.3.



# Comm 62.0907 (4) GROUP M

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- **(4) GROUP M. Substitute the following wording for the requirements, but not the exception, in IBC section 907.2.7: A manual fire alarm system shall be installed in Group M occupancies having an occupant load of 500 or more persons, or more than 100 persons above or below a story that includes the lowest level of exit discharge. The initiation of a signal from a manual fire alarm box shall initiate alarm notification appliances as required by IBC section 907.9.**

# Comm 62.0907 (5) SMOKE ALARMS

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- **(5) SMOKE ALARMS.** These are department informational notes to be used under IBC section 907.2.10 (intro.):  
**Note:** Section 101.145 (2) and (3) (a), Stats., addresses installation of smoke detectors and reads as follows: Section 101.145 (2) “A smoke detector required under this section shall be approved by underwriters laboratory.”  
**(3) (a)** “The owner of a residential building shall install any smoke detector required under this section according to the directions and specifications of the manufacturer of the smoke detector.”  
**Note:** Section 101.145 (4), Stats., addresses retroactivity requirements for buildings constructed prior to the effective date of this section. This statute section applies beyond the application of this code, as established in s. Comm 61.03 (2), and states “The owner of a residential building the initial construction of which is commenced before, on or after May 23, 1978, shall install and maintain a functional smoke detector in the basement and at the head of any stairway on each floor level of the building and shall install a functional smoke detector either in each sleeping room of each unit or elsewhere in the unit within 6 feet of each sleeping area and not in a kitchen.”  
**Note:** Under section 101.145 (1) (b), Stats., “sleeping area” means the area of the [dwelling] unit in which the bedrooms or sleeping rooms are located. Bedrooms or sleeping rooms separated by another use area such as a kitchen or living room are separate sleeping areas but bedrooms or sleeping rooms separated by a bathroom are not separate sleeping areas.

# **Comm 62.0907 (6)**

## **PROTECTIVE COVERS**

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- **Substitute the following wording for the requirements in IBC section 907.3.5: The building official is authorized to require the installation of listed manual fire alarm box protective covers to prevent malicious false alarms or provide the manual fire alarm box with protection from physical damage. The protective cover shall be transparent or red in color with a transparent face to permit visibility of the manual fire alarm box. Each cover shall include proper operating instructions.**

# Comm 62.0907 (7) EMPLOYEE WORK AREAS

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- Substitute the following wording for the requirements in IBC section 907.9.1.2: Where employee work areas have audible alarm coverage, the alarm system shall be designed so that visible notification appliances can be integrated into the system



# Comm 62.0909 Smoke control systems

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- (1) INSPECTION AND TEST REQUIREMENTS
- (2) INSPECTIONS FOR SMOKE CONTROL
- (3) SCOPE OF TESTING
- (4) QUALIFICATIONS
- (5) REPORTS
- (6) REPORT FILING
- (7) SYSTEM ACCEPTANCE

# Comm 62.0909 (1) INSPECTION AND TEST REQUIREMENTS

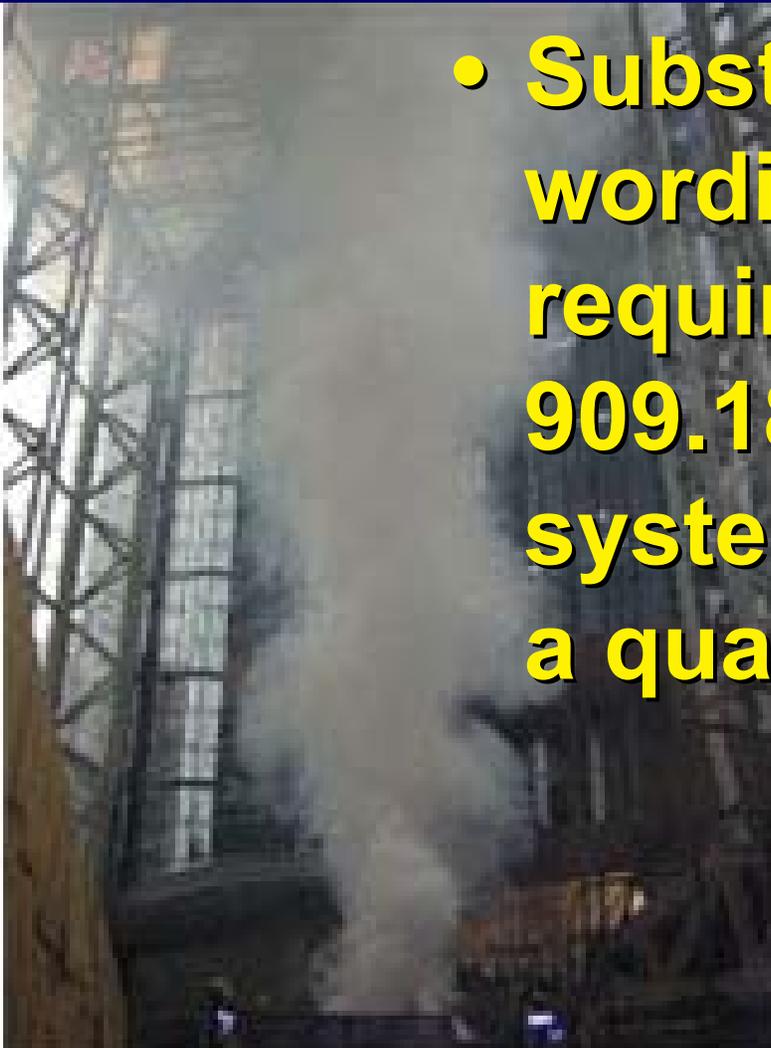
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- Substitute the following wording for the requirements in IBC section 909.3: In addition to the ordinary inspection and test requirements that buildings, structures and parts thereof are required to undergo, smoke control systems subject to the provisions of IBC section 909 shall undergo inspections and tests sufficient to verify the proper commissioning of the smoke control design in its final installed condition. The design submission accompanying the construction documents shall clearly detail procedures and methods to be used and the items subject to such inspections and tests. Such commissioning shall be in accordance with generally accepted engineering practice and, where possible, based on published standards for the particular testing involved.

# Comm 62.0909 (2) INSPECTIONS FOR SMOKE CONTROL

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- Substitute the following wording for the requirements in IBC section 909.18.8: Smoke control systems shall be tested by a qualified agency.



# Comm 62.0909 (3) SCOPE OF TESTING,

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- **(3) SCOPE OF TESTING.** Substitute the following wording for the requirements in IBC section 909.18.8.1: Inspections shall be conducted in accordance with the following:
  - (a) During erection of ductwork and prior to concealment for the purposes of leakage testing and recording of device location.**
  - (b) Prior to occupancy and after sufficient completion for the purposes of pressure-difference testing, flow measurements, and detection and control verification.**

# **Comm 62.0909 (4)**

## **QUALIFICATIONS**

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- **Substitute the following wording for the requirements in IBC section 909.18.8.2: Inspection agencies for smoke control shall have expertise in fire protection engineering, mechanical engineering and certification as air balancers.**

# Comm 62.0909 (5) REPORTS

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- **(5) REPORTS.** Substitute the following wording for the requirements in IBC section 909.18.8.3: **A complete report of testing shall be prepared. The report shall include identification of all devices by manufacturer, nameplate data, design values, measured values and identification tag or mark. The report shall be reviewed by the responsible registered design professional and, when satisfied that the design intent has been achieved, the responsible registered design professional shall seal, sign and date the report.**

# **Comm 62.0909 (6) REPORT FILING**

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- **Substitute the following wording for the requirements in IBC section 909.18.8.3.1:  
A copy of the final report shall be maintained and made available to the building official upon request.**

# **Comm 62.0909 (7) SYSTEM ACCEPTANCE**

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- **(7) SYSTEM ACCEPTANCE.** The requirements in IBC section 909.19 are not included as part of this code

# Comm 62.0910 Smoke & heat vents, and draft curtains.

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- **(1) EXCEPTION.** Substitute the following wording for exception 1. in IBC section 910.1: Buildings protected by an approved automatic sprinkler system.
- **(2) GROUPS F-1 AND S-1.** Substitute the following wording for the requirements, but not the exception, in IBC section 910.2.1: Buildings and portions thereof used as Group F-1 or S-1 occupancies having more than 50,000 square feet in area that is undivided by full-height walls having smoke resisting characteristics which are similar to those under IBC section 910.3.5.1

**Wisconsinisms**

**Ch Comm 62**

**IBC Ch. 10**

# Comm 62.1004 Egress for outdoor areas

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- **Comm 62.1004 Egress for outdoor areas. Substitute the following wording for the requirements, but not the exceptions, in IBC section 1004.8: Yards, patios, courts and similar outdoor areas accessible to and usable by the building occupants shall be provided with means of egress as required by this chapter. The occupant load of such outdoor areas shall be based on the anticipated use. Where outdoor areas are to be used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, means of egress requirements for the building shall be based on the sum of the occupant load of the building plus the outdoor areas**

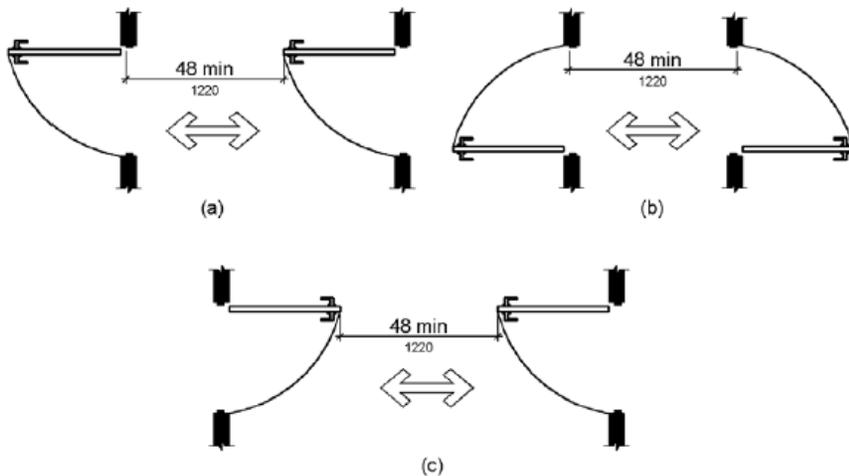
# **Comm 62.1007 Accessible means of egress**

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- **Substitute the following wording for the requirements under IBC section 1007.3 exception 3.: The clear width of 48 inches between handrails and the area of refuge is not required at exit stairways in buildings or facilities that are equipped throughout with an automatic sprinkler system installed in accordance with IBC section 903.3.1.1 or 903.3.1.2**

# Comm 62.1008 Doors, gates and turnstiles

- Two Situations
- (1) CLEAR DOOR OPENINGS FOR NONACCESSIBLE STALLS.
- (2) DOOR ARRANGEMENT.



# Comm 62.1008 Doors, gates and turnstiles

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- **(1) CLEAR DOOR OPENINGS FOR NONACCESSIBLE STALLS.** This is a department exception to the requirements in IBC section 1008.1.1: The clear door opening for a nonaccessible toilet stall, shower stall, or other similar compartment, may be less than 32-inches wide.

# Comm 62.1008 Doors, gates and turnstiles

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- **(2) DOOR ARRANGEMENT.** This is a department exception to the requirements in IBC section 1008.1.7: **Where ample maneuvering space is provided between the doors such that use by an individual in a wheelchair will not block the operation of the doors**

# **Comm 62.1009 Solid risers not required**

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- **Substitute the following wording for the exception 2. in IBC section 1009.3.3: Solid risers are not required in Group I-3, F, H and S occupancies, other than parking structures accessible to the public**

# Comm 62.1014 Exit access

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- This is a department exception to the requirements in IBC section 1014.3: The length of a common path of egress travel requirements shall not be limited within townhouse dwelling units provided the townhouse complies with all of the following:
  - (1) The townhouse does not exceed more than 3 stories above grade plane in height.
  - (2) Each dwelling unit within the townhouse is separated from other dwelling units by at least 2-hour fire-resistive-rated separation walls constructed in accordance with the requirements of IBC section 705 and do not contain any openings and plumbing equipment or mechanical equipment. The separation wall does not have to comply with the structural stability requirements of IBC section 705.2 and the horizontal continuity requirements of IBC section 705.5

# **Comm 62.1015 Refrigerated spaces**

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- **Substitute the following wording for the exception in IBC section 1015.5: Where using refrigerants in quantities limited to the amounts based on the volume set forth in ch. Comm 45**

# **Comm 62.1016 Exit access travel distance**

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- **(1) Substitute in IBC section 1016.1**
- **(2) Substitute for exception 3. in IBC section 1016.1**
- **(3) Additional exception to the requirements in IBC section 1016.1**

# Comm 62.1016 (1)

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- **Substitute the following wording for the requirements, but not the exceptions, in IBC section 1016.1:**
  - (a) Exits shall be so located on each story such that the maximum length of exit access travel, measured from the most remote point within a story to the entrance to an exit along the natural and unobstructed path of egress travel, shall not exceed the distances given in Table 1016.1.**
  - (b) Where the path of exit access includes unenclosed stairways or ramps within the exit access, the distance of travel on such means of egress components shall also be included in the travel distance measurement. The measurement along stairways shall be made on a plane parallel and tangent to the stair tread nosings in the center of the stairway.**

# Comm 62.1016 (2)

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- **Substitute the following wording for the exception 3. in IBC section 1016.1: In other than occupancy Groups H and I, the exit access travel distance to a maximum of 50 percent of the exits is permitted to be measured from the most remote point within a building to an exit using unenclosed stairways or ramps when connecting a maximum of 2 stories. The two connected stories shall be provided with at least two means of egress. Such interconnected stories shall not be open to other stories. The measurement along stairways shall be made on a plane parallel and tangent to the stair tread nosings in the center of the stairway.**

# Comm 62.1016 (3)

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- This is a department exception to the requirements in IBC section 1016.1: In other than occupancy Groups H and I, exit access travel distance is permitted to be measured from the most remote point within a building to an exit using unenclosed stairways or ramps in the first and second stories in building equipped throughout with an automatic sprinkler system in accordance with IBC section 903.3.1.1. The first and second stories shall be provided with at least two means of egress. Such interconnected stories shall not be open to other stories. The measurement along stairways shall be made on a plane parallel and tangent to the stair tread nosings in the center of the stairway.

# **Comm 62.1017 Corridor continuity**

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- **This is a department exception to the requirements in IBC section 1017.5: Other spaces or rooms constructed as required for corridors, and that are adjacent to a fire-resistance-rated corridor, shall not be construed as intervening rooms; and may be open to the corridor when all of the following are satisfied:  
**THREE CONDITIONS (1), (2) & (3) . . .****

# **Comm 62.1017 Corridor continuity**

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- **THREE CONDITIONS (1), (2) & (3) . . .**
- **(1) The spaces are not occupied for hazardous uses.**
- **(2) The spaces are not occupied for the incidental uses listed in IBC Table 508.2.**
- **(3) The spaces are arranged so as to not obstruct access to the required exits.**

# **Comm 62.1019 Minimum number of exits**

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- **(1) Substitution IBC section 1019.1**
- **(2) Department exceptions to the requirements in IBC section 1019.1**

# Comm 62.1019 (1)

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- **Substitute the following wording for the requirements in IBC section 1019.1: All rooms and spaces within each story shall be provided with and have access to the minimum number of approved independent exits required by Table 1019.1 based on the occupant load of the story. For the purposes of this chapter, occupied roof shall be provided with exits as required for stories. The required number of exits from any story, basement or individual space shall be maintained until arrival at grade or the public way.**

## **Comm 62.1019 (2)**

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- **(2) These are department exceptions to the requirements in IBC section 1019.1:**
- **4 exceptions - (a) through (d)**

# Comm 62.1019 (2) (a) & (b)

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- (a) As modified by IBC section 1015.1.
- (b) As modified by IBC section 1019.2.



## **Comm 62.1019 (2) ( c )**

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- **(c) Rooms and spaces within each story provided with and having access to a means of egress that complies with Exception 3 or 4 in IBC section 1016.1 shall not be required to be provided the minimum number of approved independent exits required by Table 1019.1 on each story.**

## Comm 62.1019 (2) (d)

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- **(d) Buildings of Group I–3 occupancy that are used as guard towers, provided the towers are no higher than 2 stories above grade, accommodate no more than 10 occupants, and have a travel distance of no more than 75 feet.**



**Wisconsinisms**

**Ch Comm 62**

**IBC Ch. 11**

# Comm 62.1101 Design

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- **Department rules in addition to the requirements in IBC section 1101.2 and ICC/ANSI A117.1 sections 1003 and 1004:**
- **(1) TYPE A AND TYPE B UNITS**
- **(2) R-2 OCCUPANCY TOILET AND BATHING ROOMS.**

# Comm 62.1101 Design (1)

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- **(1) TYPE A AND TYPE B UNITS. (a) *Circuit breakers.*** Circuit breakers, when provided for use by tenants in occupancies with dwelling and sleeping units, shall comply with ICC/ANSI A117.1 section 309.2 and 309.3.  
**(b) *Doors and doorways.*** A renter of a dwelling unit may request the landlord to install lever door handles on any doors inside the dwelling unit or install single-lever controls on any plumbing fixtures used by the renter. These controls shall be provided and installed by the landlord at no additional cost to the renter.  
**Note:** These requirements are based language from s. 101.132 (2) (a) 4., Stats.

## Comm 62.1101 Design (2)

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- **(2) R-2 OCCUPANCY TOILET AND BATHING ROOMS. (a) When toilet and bathing rooms are provided in dwelling units and sleeping units within an R-2 occupancy the rooms shall conform to ICC/ANSI A117.1 section 1004.11.3.2 and with the reqmt's specified under par. (b). (b) The minimum clear floor space provided at bathtubs and transfer showers shall be designed to facilitate a person using a wheelchair to reach and operate the bathtub or transfer shower controls without entering the bathtub or transfer shower**

# Comm 62.1103 Scoping requirements

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- **(1) DETACHED BUILDINGS.** The requirements in IBC section 1103.2.4 are not included as part of this code.
- **(2) LIMITED ACCESS SPACES.** Substitute the following wording for the requirements in IBC section 1103.2.8: (a) Storage spaces that do not include permanent workstations, are infrequently accessed by employees, and are not open to the general public are not required to be accessible.
- **(b) Nonoccupiable spaces accessed only by ladders, catwalks, crawl spaces, freight elevators, very narrow passageways, or tunnels are not required to be accessible**

# Comm 62.1104 Accessible route

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- **(1) GOVERNMENT-OWNED OR -OPERATED FACILITIES.**
- **(2) TWO STORY BUILDINGS OR FACILITIES.**  
Substitute the following wording for exception 4. under IBC section 1104.4:  
**Where a two story building or facility, including a government-owned or -operated building or facility, has one story with an occupant load of five or fewer persons that does not contain public use space, that story shall not be required to be connected to the story above or below.**

# **Comm 62.1107 General dwelling unit and sleeping unit exceptions.**

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- **(1) GROUP I.**
- **(2) GROUP R.**
- **(3) SITE IMPRACTICALITY.**

# Comm 62.1107 (1) Group I

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- (1) GROUP I.
- Three substitutions are provided
- (a) *Group I-1.*
- (b) *Group I-2 nursing homes.*
- (c) *Group I-2 hospitals.*



# Comm 62.1107 (1) Group I-1

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- **(a) *Group I-1.* Substitute the following wording for the requirements, but not the exception, in IBC section 1107.5.1.2: In structures with three or more dwelling or sleeping units intended to be occupied as a residence, every dwelling and sleeping unit intended to be occupied as a residence shall be a Type B unit.**

# Comm 62.1107 (1) Nurs'g Home

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- ***(b) Group 1–2 nursing homes.***  
Substitute the following wording for the requirement, but not the exception, in IBC section 1107.5.2.2:  
In structures with three or more dwelling or sleeping units intended to be occupied as a residence, every dwelling and sleeping unit intended to be occupied as a residence shall be a Type B unit.

# Comm 62.1107 (1) Hospital

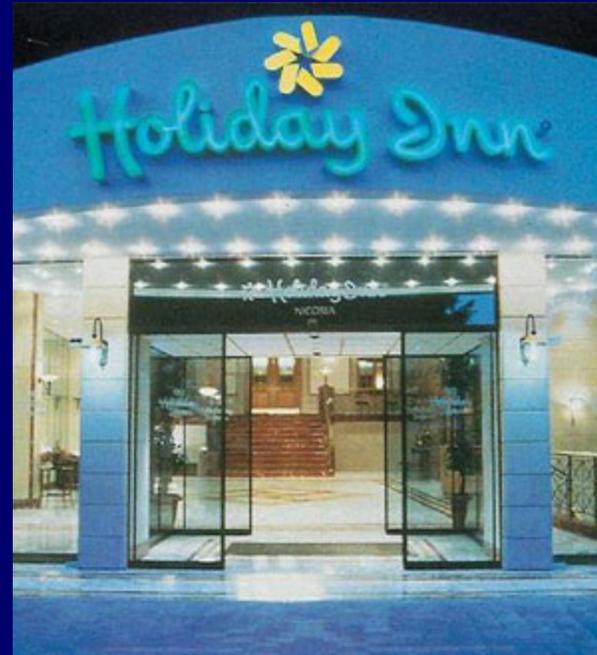
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- **(c) *Group I-2 hospitals.* Substitute the following wording for the requirement, but not the exception, in IBC section 1107.5.3.2:  
In structures with three or more dwelling or sleeping units intended to be occupied as a residence, every dwelling and sleeping unit intended to be occupied as a residence shall be a Type B unit.**

# Comm 62.1107 (2) Group R

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- (a) *Group R-1.*
- (b) *Group R-2.*
- (c) *Group R-4.*



# Comm 62.1107 (2) Group R-1

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- **(a) *Group R-1.* Substitute the following wording for the requirement, but not the exception, in IBC section 1107.6.1.2: In structures with three or more dwelling or sleeping units intended to be occupied as a residence, every dwelling and sleeping unit intended to be occupied as a residence shall be a Type B unit.**

# **Comm 62.1107 (2) Group R-2**

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- ***(b) Group R-2.***
- ***Two Separate provisions exist for two types of R-2 buildings***
- **1. 'Apartment houses, monasteries and convents.'**
- **2. 'Boarding houses, dormitories, fraternity houses and sorority houses.'**

# Comm 62.1107 (2) R-2 # 1

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- 1. 'Apartment houses, monasteries and convents.' Substitute the following wording for the requirement, but not the exception, in IBC section 1107.6.2.1.2: Where there are three or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.

# Comm 62.1107 (2) R-2 #2

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- **2. ‘Boarding houses, dormitories, fraternity houses and sorority houses.’ Substitute the following wording for the requirement, but not the exception, in IBC section 1107.6.2.2.2: Where there are three or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.**

# **Comm 62.1107 (2) Group R**

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- **(c) *Group R-4.* Substitute the following wording for the requirement, but not the exception, in IBC section 1107.6.4.2: In structures with three or more dwelling or sleeping units intended to be occupied as a residence, every dwelling and sleeping unit intended to be occupied as a residence shall be a Type B unit.**

# Comm 62.1107 (3) SITE IMPRACTICALITY

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- **(a) *Petition for variance.*** This is a department rule in addition to the requirements in IBC section 1107.7.4: In accordance with s. 101.132 (2) (b) 4. and (c) 2., Stats., the owner may request a reduction in the number of Type A or Type B dwelling units due to site impracticality through the petition for variance procedures specified in ch. Comm 61.
- **(b) Condition.** Substitute the following wording for condition 1 under IBC section 1107.7.4: Not less than 50% of the units required by IBC section 1107.7.1 on the site are Type A or Type B units

# Comm 62.1110 Signage

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- (1) PUBLIC PARKING.
- (2) DIRECTIONAL AND INFORMATIONAL SIGNS.



# Comm 62.1110 Signage

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- **(1) PUBLIC PARKING. (a) General.**  
Substitute the following wording for the requirements for location 1 in IBC section 1110.1: Except as specified par. (b), accessible parking spaces required in IBC section 1106 for the general public shall be identified with a sign complying with the accessible parking sign requirements specified in s. Trans 200.07.  
**(b) Exceptions. 1. 'Small parking facilities.'** Accessible parking spaces required by IBC section 1106.1 are not required to be signed when the total number of parking spaces provided is four or less.  
**2. 'Employee and resident parking.'** Accessible parking facilities identified for use only by employees of any building or facility or by tenants in Group R-2 occupancies may be identified with signs other than the s. Trans 200.07 signs.



# Comm 62.1110 Signage

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- **(2) DIRECTIONAL AND INFORMATIONAL SIGNS. (a) Substitute the following wording for the introductory paragraph of IBC section 1110.3: Signs indicating directional information or information about functional spaces or signage indicating special accessibility provisions shall be provided as follows:**
  - (b) This is a department informational note to be used under IBC section 1110.3**
- **Note: Refer to s. 101.123, Stats., for requirements for designating smoking areas.**

**Wisconsinisms**

**Ch Comm 62**

**IBC Ch. 12**

# Comm 62.1200 Carbon monoxide alarms

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- Department additional rules for IBC chapter 12
- (1) DEFINITIONS. (a) “Dwelling unit”, (b) “Fuel-burning appliance”, (c) “Residential building”, (d) “Sealed combustion appliance”, and (e) “Sleeping area”
- (2) INSTALLATION.
- (3) MAINTENANCE REQUIREMENTS.
- (4) ORDERS.
- (5) PENALTIES

***Carbon Monoxide***

***Detectors/Alarms***

# Carbon Monoxide Detectors

- **History**

- **Emergency Rules issued on 9/3/2008 as a result of Legislation**
- **Normal Rules followed 6/1/2009**
- **Modifications to be within fire package as a result of public hearing comments (PH 12/18/09)**

# Comm 62 – Title Page

|              |   |              |                    |
|--------------|---|--------------|--------------------|
| Comm 62.1007 | Accessible means of egress.                         | Comm 62.2303 | Minimum standar    |
| Comm 62.1008 | Doors, gates and turnstiles.                        | Comm 62.2304 | Girder ends.       |
| Comm 62.1009 | Solid risers not required.                          | Comm 62.2409 | Glass and glazing  |
| Comm 62.1014 | Exit access.  | Comm 62.2503 | Gypsum board an    |
| Comm 62.1015 | Refrigerated spaces.                                | Comm 62.2701 | Electrical code.   |
| Comm 62.1016 | Exit access travel distance.                        | Comm 62.2900 | Additional criteri |
| Comm 62.1017 | Corridor continuity.                                | Comm 62.2901 | Plumbing code.     |
| Comm 62.1019 | Minimum number of exits.                            | Comm 62.2902 | Plumbing fixtures  |
| Comm 62.1020 | Vertical exit enclosures.                           | Comm 62.3001 | Elevators.         |
| Comm 62.1101 | Design.   | Comm 62.3004 | Hoistways.         |
| Comm 62.1103 | Scoping requirements.                               | Comm 62.3006 | Machine rooms.     |
| Comm 62.1104 | Accessible route.                                   | Comm 62.3100 | Special constructi |
| Comm 62.1107 | General dwelling unit and sleeping unit exceptions. | Comm 62.3102 | Blower equipmen    |
| Comm 62.1110 | Signage.  | Comm 62.3103 | Temporary structu  |
| Comm 62.1200 | Carbon monoxide alarms.                             | Comm 62.3104 | Pedestrian walkw   |
| Comm 62.1204 | Interior environment.                               | Comm 62.3109 | Swimming pool e    |
| Comm 62.1206 | Court drainage.                                     | Comm 62.3200 | Encroachments in   |
| Comm 62.1210 | Toilet rooms.                                       | Comm 62.3300 | Safeguards during  |
| Comm 62.1405 | Wall coverings.                                     | Comm 62.3307 | Protection of adjo |
| Comm 62.1407 | Metal composite materials.                          | Comm 62.3400 | Existing structure |
| Comm 62.1505 | Roof covering classification.                       | Comm 62.3500 | Referenced standa  |
| Comm 62.1506 | Roof covering materials.                            | Comm 62.3600 | Appendices.        |
| Comm 62.1507 | Roof slope.   |              |                    |

**WCBC Page 27**



# WCBC Page 28

Unofficial Text (See Printed Volume). Current through date and Register shown on Title Page.

**Comm 62.1100** **Signage.** (1) **PUBLIC PARKING.** (a) *General.* Substitute the following wording for condition 1 in IBC section 1106.1: "At least 50% of the units in a building, including those on the site are Type A or Type B."  
*History:* CR 06-120 as Register February 2008 No. 626, eff. 3-1-08.

**Comm 62.1110** **Signage.** (1) **PUBLIC PARKING.** (a) *General.* Substitute the following wording for the requirements for location 1 in IBC section 1110.1: Except as specified par. (b), accessible parking spaces required in IBC section 1106 for the general public shall be identified with a sign complying with the accessible parking sign requirements specified in s. Trans 200.07.

(b) *Exceptions.* 1. "Small parking facilities." Accessible parking spaces required by IBC section 1106.1 are not required to be signed when the total number of parking spaces provided is four or less.

2. "Employee and resident parking." Accessible parking facilities identified for use only by employees of any building or facility or by tenants in Group R-2 occupancies may be identified with signs other than the s. Trans 200.07 signs.

(2) **DIRECTIONAL AND INFORMATIONAL SIGNS.** (a) Substitute the following wording for the introductory paragraph of IBC section 1110.3: Signs indicating directional information or information about functional spaces or signage indicating special accessibility provisions shall be provided as follows:

(b) This is a department informational note to be used under IBC section 1110.3.

*Notes:* Refer to s. 181.128, Stats., for requirements for designating smoking areas.  
*History:* CR 06-120 as Register February 2008 No. 626, eff. 3-1-08.

**Comm 62.1200** **Carbon monoxide alarms.** These are department rules in addition to the requirements in IBC chapter 12:

(1) **DEFINITIONS.** In this section:

(a) "Dwelling unit" has the meaning as given in s. 101.61 (1), Stats.

*Notes:* Section 101.61 (1) reads: "Dwelling unit" means a structure or that part of a structure which is used or intended to be used as a home, residence or sleeping place by one person or by 2 or more persons maintaining a common household, to the exclusion of all others.

(b) "Fuel-burning appliance" means a device that is installed in a building and burns fossil-fuel or carbon based fuel where carbon monoxide is a combustion by-product, including stoves, ovens, grills, clothes dryers, furnaces, boilers, water heaters, heaters, fireplaces and stoves.

(c) "Residential building" has the meaning as given in s. 101.149 (1) (b), Stats.

*Notes:* Section 101.149 (1) (b) reads: "Residential building" means a tourist occupancy house, a bed and breakfast establishment, or any public building that is used for sleeping or lodging purposes. "Residential building" does not include a hospital or nursing home.

(d) "Sealed combustion appliance" means a listed appliance that acquires all air for combustion through a dedicated sealed passage from the outside to a sealed combustion chamber and all combustion products are vented to the outside through a separate dedicated sealed vent.

(e) "Sleeping area" has the meaning as given in s. 101.145 (1) (b), Stats.

*Notes:* Section 101.145 (1) (b) reads: "Sleeping area" means the area of the unit in which the bedrooms or sleeping rooms are located. Bedrooms or sleeping rooms requested by another use area such as a kitchen or living room are separate sleeping areas but bedrooms or sleeping rooms separated by a bathroom are not separate sleeping areas.

(2) **INSTALLATION.** (a) 1. Listed and labeled carbon monoxide alarms or detectors shall be installed at locations specified in s. 101.149 (2), Stats., and maintained in accordance with s. 101.149 (3), Stats., in buildings, including buildings existing on October 1, 2008, which are residential buildings or include residential buildings, and contain fuel-burning appliances, except as provided in subd. 4.

*Notes:* Section 101.149 (2) and (3), Stats., read:

(2) **INSTALLATION REQUIREMENTS.** (a) Except as provided in par. (b), the owner of a residential building shall install a carbon monoxide detector in all of the following places not later than the date specified under par. (c):

1. In the basement of the building if the basement has a fuel-burning appliance.

2. Within 15 feet of each sleeping area of a unit that has a fuel-burning appliance.

3. Within 15 feet of each sleeping area of a unit that is immediately adjacent to a unit that has a fuel-burning appliance.

4. In each room that has a fuel-burning appliance and that is not used as a sleeping area. A carbon monoxide detector shall be installed under this subdivision not more than 75 feet from the fuel-burning appliance.

5. In each hallway leading from a unit that has a fuel-burning appliance, in a location that is within 75 feet from the unit, except that, if there is no electrical outlet within this distance, the owner shall place the carbon monoxide detector at the closest available electrical outlet in the hallway.

(b) If a unit is not part of a multiunit building, the owner of the residential building need not install more than one carbon monoxide detector in the unit.

(c) 1. Except as provided under subd. 2, the owner of a residential building shall comply with the requirements of this subsection before the building is occupied.

2. The owner of a residential building shall comply with the requirements of this subsection not later than April 1, 2010, if construction of the building was initiated before October 1, 2008, or if the department approved the plans for the construction of the building under s. 101.12, Stats., before October 1, 2008.

(d) Any carbon monoxide detector that bears an Underwriters Laboratories, Inc., listing mark or similar mark from an independent product safety certification organization satisfies the requirements of this subsection.

(e) The owner shall install every carbon monoxide detector required by this subsection according to the directions and specifications of the manufacturer of the carbon monoxide detector.

(2) **MAINTENANCE REQUIREMENTS.** (a) The owner of a residential building shall reasonably maintain every carbon monoxide detector in the residential building in the manner specified in the instructions for the carbon monoxide detector.

(b) An occupant of a unit in a residential building may give the owner of the residential building written notice that a carbon monoxide detector in the residential building is not functional or has been removed by a person other than the occupant. The owner of the residential building shall repair or replace the nonfunctional or missing carbon monoxide detector within 5 days after receipt of the notice.

(c) The owner of a residential building is not liable for damages resulting from any of the following:

1. A false alarm from a carbon monoxide detector if the carbon monoxide detector was reasonably maintained by the owner of the residential building.

2. The failure of a carbon monoxide detector to operate properly if that failure was the result of tampering with, or removal or destruction of, the carbon monoxide detector by a person other than the owner or the result of a faulty alarm that was reasonably maintained by the owner as required under par. (a).

3. The installation of carbon monoxide alarms or detectors in accordance with s. 101.149 (2) and (3), Stats., shall be throughout the entire building where a portion of the building includes a residential building.

4. The installation of carbon monoxide alarms or detectors in adjacent units required under s. 101.149 (2) (a) 3., Stats., shall apply to those units located on the same floor level.

5. The 75-foot installation limit specified under s. 101.149 (2) (a) 5., Stats., shall be measured from the door of the unit along the hallway leading from the unit.

6. The installation of carbon monoxide alarms or detectors is not required in buildings if construction of the building was initiated before October 1, 2008, or if the department approved the plans for the construction of the building under s. Comm 61.30, provided the building does not have an attached enclosed garage and either of the following circumstances applies:

a. All of the fuel-burning appliances in the building are of a sealed-combustion type that are covered by the manufacturers' warranties against defects.

b. All of the fuel-burning appliances in the building are of sealed-combustion type that are inspected in accordance with sub. (3) or rules promulgated by the department of health services under s. 254.74 (1) (am), Stats.

(b) 1. Carbon monoxide alarms shall conform to UL 2034.

2. Carbon monoxide alarms shall be listed and labeled identifying conformance to UL 2034.

3. Carbon monoxide detectors and sensors as part of a gas detection or emergency signaling system shall conform to UL 2075.

(c) Carbon monoxide alarms to be installed in a building shall be wired to the building's electrical service and include battery secondary power supplies, if either of the following conditions applies:

# WCBC Page 29

Unofficial Text (See Printed Volume). Current through date and Register shown on Title Page.

1. Plans for the construction of the building were submitted for review under s. Comm 61.30 on or after October 1, 2008.

2. Construction of the building was initiated on or after October 1, 2008, if plans were not required to be submitted and approved under s. Comm 61.30.

(d) Carbon monoxide alarms to be installed within a dwelling unit shall be interconnected so that activation of one alarm will cause activation of all alarms within the dwelling unit, if either of the following conditions apply:

1. Plans for the construction of the building were submitted for review under s. Comm 61.30 on or after October 1, 2008.

2. Construction of the building was initiated on or after October 1, 2008, if plans were not required to be submitted and approved under s. Comm 61.30.

(3) INSPECTION OF SEALED COMBUSTION APPLIANCES. (a) The owner of a building or their agent shall arrange the inspection of sealed combustion appliances and the vents and chimneys serving the appliances under sub. (2) (a) 5. b.

(b) Pursuant to sub. (2) (a) 5. b., the inspection of the sealed combustion appliances, vents and chimneys shall be for the purpose of determining carbon monoxide emission levels.

(c) Pursuant to sub. (2) (a) 5. b., the inspection of the sealed combustion appliances, vents and chimneys shall be performed at least once a year.

(d) For the purpose of sub. (2) (a) 5. b., the inspection of the sealed combustion appliances, vents and chimneys shall be performed by an individual who holds a certification issued under s. Comm 5.73 as an HVAC qualifier.

(e) If upon inspection, the carbon monoxide emissions from a fuel burning appliance, vent or chimney are not within manufacturer's specifications, the appliance may not be operated until repaired or carbon monoxide alarms or detectors are installed in accordance with s. 101.149 (2) and (3), Stats.

(4) ORDERS. Pursuant to s. 101.149 (5) (b), Stats., the department may issue orders for a violation of the provisions of this section.

(5) PENALTIES. Violation of the provisions of this section shall be subject to the penalties provided under s. 101.149 (5), Stats.

Note. Section 101.149 (5), Stats., reads:

(5) PENALTIES. (a) If the department of commerce or the department of health services determines after an inspection of a building under this section or s. 254.74 (1g) that the owner of the building has violated sub. (2) or (3), the respective department shall issue an order requiring the person to correct the violation within 5 days or within such shorter period as the respective department determines is necessary to protect public health and safety. If the person does not correct the violation within the time required, he or she shall forfeit \$50 for each day of violation occurring after the date on which the respective department finds that the violation was not corrected.

(b) If a person is charged with more than one violation of sub. (2) or (3) arising out of an inspection of a building owned by that person, those violations shall be counted as a single violation for the purpose of determining the amount of a forfeiture under par. (a).

(c) Whoever violates sub. (4) is subject to the following penalties:

1. For a first offense, the person may be fined not more than \$10,000 or imprisoned for not more than 9 months, or both.

2. For a 2nd or subsequent offense, the person is guilty of a Class I felony.

History: CR 00-179, am. and cr. eff. 7-1-03; CR 00-085, cr. Register May 2009 No. 611, eff. 6-1-09, am. sections to (2) (a) to (c) and (4) made under s. 13.92 (4) (b) 2. and 7., Stats., Register May 2009 No. 641.

**Comm 62.1204 Interior environment.** Substitute the following wording for the requirements and exception in IBC section 1204.1: Interior spaces intended for human occupancy shall conform to the IMC.

History: CR 00-179, cr. Register December 2001 No. 552, eff. 7-1-03; CR 06-120, resub. Comm 62.1203 to be Comm 62.1204 and am. Register February 2008 No. 626, eff. 3-1-08.

**Comm 62.1206 Court drainage.** Substitute the following wording and informational note for the requirements in IBC section 1206.3.3: The bottom of every court shall be properly graded and drained.

Note. See ch. Comm 62 for requirements for storm water piping.  
History: CR 00-179, cr. Register December 2001 No. 552, eff. 7-1-03; CR 06-120, resub. Comm 62.1205 to be Comm 62.1206 and am. Register February 2008 No. 626, eff. 3-1-08.

**Comm 62.1210 Toilet rooms.** These are department rules in addition to the requirements in IBC section 1210.5:

(1) **PRIVACY AND ACCESS.** Every toilet room shall be enclosed and separated from other areas of the building in a manner that will ensure privacy of the users of the toilet rooms. Restriction of access to toilet rooms, such as by use of key locks or other similar devices, is prohibited, except as provided in sub. (2).

(2) **EXCEPTIONS.** (a) Toilet rooms for a service or filing station that are accessed from the exterior may be key locked.

(b) A self-service filling station that has a key- or card-operated fuel dispensing device which can be used while the station is unattended by an employee is not required to have toilet rooms available during the unattended periods.

(c) Single-occupant toilet rooms may have privacy locks.

History: CR 00-179, cr. Register December 2001 No. 552, eff. 7-1-03; CR 06-120, resub. Comm 62.1209 to be Comm 62.1210 and am. (Info.) Register February 2008 No. 626, eff. 3-1-08.

**Comm 62.1405 Wall coverings.** (1) **EXTERIOR WINDOWS AND DOORS.** The requirements in IBC section 1405.12 are not included as part of this code.

(2) **POLYSTYRENE SHEATHING.** This is a department rule in addition to the requirements in IBC section 1405.13.1:

(a) Extruded polystyrene sheathing having all of the characteristics in par. (b) may be utilized as the required backing material for vinyl siding when used in accordance with all of the limitations in par. (c):

(b) 1. Extruded, rigid, and cellular.

2. Type IV, as specified in ASTM C 578.

3. Thickness of at least one inch.

(c) 1. On-center stud spacing of 16 inches or less.

2. Mean roof height of 40 feet or less.

3. Wind exposure category of B or C, as established in IBC section 1609.4; and the building is not sited on the upper half of an isolated hill or escarpment meeting conditions 1, 2, and 3 in IBC section 1609.1.1.1.

History: CR 04-026, cr. Register December 2004 No. 528, eff. 1-1-05; CR 06-120, am. (2) (a) 3. Register February 2008 No. 626, eff. 3-1-08.

**Comm 62.1407 Metal composite materials.**

(1) **APPROVAL.** Substitute the following wording for the requirements in IBC section 1407.5: Results of approved tests or an engineering analysis shall be made available to the code official upon request to verify compliance with the requirements of IBC chapter 16 for wind loads.

(2) **FIRE-RESISTANCE RATING.** Substitute the following wording for the requirements in IBC section 1407.8: Where MCM systems are used on exterior walls required to have a fire-resistance rating in accordance with IBC section 704, evidence shall be made available to the code official upon request that the required fire-resistance rating is maintained.

(3) **LABELING.** The requirements in IBC section 1407.13 are not included as part of this code.

History: CR 00-179, cr. Register December 2001 No. 552, eff. 7-1-03; CR 04-026, cr. (4) Register December 2004 No. 528, eff. 1-1-05; CR 06-120, am. (3)(a) and (3) c. (1), resub. (4) to be (3) and am. Register February 2008 No. 626, eff. 3-1-08.

**Comm 62.1505 Roof covering classification.** The requirements in Footnote a in IBC Table 1505.1 are not included as part of this code.

History: CR 00-179, cr. Register December 2001 No. 552, eff. 7-1-03; CR 04-026, resub. to be (1) a. (2) Register December 2004 No. 528, eff. 1-1-05; CR 06-120, cr. and resub. Register February 2008 No. 626, eff. 3-1-08.

**Comm 62.1506 Roof covering materials.** Substitute the following wording for the requirements in IBC section 1506.3: Roof covering materials shall conform to the applicable standards listed in IBC chapter 15.

History: CR 00-179, cr. Register December 2001 No. 552, eff. 7-1-03.

# Law & Emergency

- The Emergency Rule implements the mandates imposed by 2007 Wisconsin Act 205 regarding the installation and maintenance of carbon monoxide alarms. Affects the owners of commercial buildings where people sleep or are lodged and all tourist room houses (rental cabins) where fuel burning appliances are installed. Comm. Bld'g types affected include apartment bldgs., condo's, hotels, motels, fraternities, sororities, dorm's, convents, seminaries, community based residential facilities, home shelters and bed and breakfast establishments.
- Not Hospitals and Nursing Homes

# CO Det. Req's. – Helpful Tool

<http://commerce.wi.gov/SBdocs/SB-FireProtecCarbMono0908.pdf>

Statutory Installation Requirements in 2007 Wisconsin Act 205

(2) INSTALLATION REQUIREMENTS (a) Except as provided in par. (b), the owner of a residential building shall install a carbon monoxide detector in all of the following places not later than the date specified under par. (c):

1. In the basement of the building if the basement has a fuel-burning appliance.
2. Within 15 feet of each sleeping area of a unit that has a fuel-burning appliance.
3. Within 15 feet of each sleeping area of a unit that is immediately adjacent to a unit that has a fuel-burning appliance.
4. In each room that has a fuel-burning appliance and that is not used as a sleeping area. A carbon monoxide detector shall be installed under this subdivision not more than 75 feet from the fuel-burning appliance.
5. In each hallway leading from a unit that has a fuel-burning appliance, in a location that is within 75 feet from the unit, except that, if there is no electrical outlet within this distance, the owner shall place the carbon monoxide detector at the closest available electrical outlet in the hallway.
- (b) If a unit is not part of a multiunit building, the owner of the residential building need not install more than one carbon monoxide detector in the unit.

Find this carbon monoxide brochure online: <http://commerce.wi.gov/SB/SB-PubCarbMonoBroch1008.pdf>

SB8 also has a "Making Wisconsin Nights Safer" smoke detector brochure online: <http://commerce.wi.gov/SBdocs/SB-SmokeAlarmBroch8262.pdf>

Carbon monoxide poisoning endangers lives.

Local municipal building officials are the best source of information concerning carbon monoxide alarms in new construction.

In the future, fire department inspectors will be checking the installation of CO alarms during annual fire safety inspections.

The Department of Commerce is an equal opportunity service provider and employer. If you need assistance to access services or need materials in an alternate format, please contact the department at 608-266-3151 or TDD Relay dial 711 in Wisconsin, 800-947-3159 outside.

Carbon monoxide alarms must be installed in most new commercial - residential construction in Wisconsin as of October 1, 2008, and in most existing commercial - residential buildings by 2010.

Beginning October 1, 2008, carbon monoxide (CO) alarms must be installed in new construction in Wisconsin of "commercial" residential buildings which have fuel-burning appliances.

Most one- and two-family dwellings are not included in the regulations, although installing CO alarms in those homes is a good idea.

"The residential types included in the new regulations are tourist rooming houses (cabins), bed and breakfast establishments, and any public building used for sleeping or lodging, such as hotels, motels, condominiums, apartment buildings, dormitories, fraternities, sororities, convales, sanitariums, and community-based residential facilities. Hospitals and nursing homes are not included.

http://commerce.wi.gov/SBdocs/SB-PubCarbMonoBroch1008.pdf

Safety and Buildings Division  
commerce.wi.gov  
Department of Commerce

Carbon monoxide is dangerous!

Carbon monoxide (CO) is a colorless, odorless gas produced by incompletely burning fuel containing carbon. Carbon monoxide poisoning can cause brain damage and death. You can't see it, smell it, or taste it, but carbon monoxide can kill. CO can be formed, for example, by open flames, or fuel-burning space heaters, water heaters, furnaces, boilers, and clothes dryers.

- Carbon monoxide is the leading cause of accidental poisoning deaths in the United States. The federal Centers for Disease Control estimates CO poisoning annually claims nearly 500 lives, and causes more than 15,000 visits to hospital emergency rooms.
- Carbon monoxide is produced by common household fuel-burning appliances. When not properly vented, carbon monoxide from these appliances can build up in a room or building, displacing oxygen.
- Early symptoms of carbon monoxide poisoning such as headaches, nausea, and fatigue, are often mistaken for something other than CO because the deadly gas goes undetected as it builds up in a building. Prolonged exposure can lead to brain damage and death.

What is a carbon monoxide alarm?

A carbon monoxide alarm is a device that will detect the presence of carbon monoxide (CO) and create a noise which gives people in the area a chance to safely leave the building. CO alarms by themselves are not smoke detectors and vice versa. However, there are combination smoke/CO alarms. CO alarms are usually plugged into wall electrical outlet or wired directly into a building's electrical system.

What are the new requirements in Wisconsin for carbon monoxide alarms?

The new regulations were issued as emergency rules by the state Department of Commerce, Safety and Buildings Division, as required by April 2008 legislation titled "2007 Wisconsin Act 205".

See the emergency rules for current technical aspects of alarm locations, etc. <http://commerce.wi.gov/SBdocs/SB-CodeDev2162Emerg9908.pdf>

Requirements for new tourist rooming houses (cabins under the scope of Wisconsin's Uniform Dwelling Code, Comm 21.095) as of October 1, 2008:

- Installation of carbon monoxide alarms where any type of fuel burning appliances are installed.
- The carbon monoxide alarms must be continuously powered by the building's electrical service with battery backup.

Requirements for new commercial - residential buildings: as of October 1, 2008 (Commercial Building Code, Comm 62.1200):

- Installation of carbon monoxide alarms where any type of fuel burning appliances are installed.
- The carbon monoxide alarms must be continuously powered by the building's electrical service with battery backup.

Requirement for commercial - residential buildings existing on October 1, 2008, or receiving plan approval prior to October 1, 2008 (Act 205 itself, not the emergency rules, puts in place these requirements for existing tourist rooming houses):

- Installation of carbon monoxide alarms by April 1, 2010.
- No mandatory type of power sources for the carbon monoxide alarms, thereby allowing batteries, electrical outlet plug-ins, or wiring directly to the building's electrical service.
- Omission of carbon monoxide alarms is allowed provided there are no attached garages and all of the fuel burning appliances are of sealed combustion type either under warranty or annually inspected for carbon monoxide emissions.

Design, Build, and Maintain Safety!

# Act 205 & Carbon Monoxide (CO) Detectors

- Who
- What
- Where
- When
- Why

# When Regulating, Why Always Comes First

- The Obvious - Carbon monoxide is dangerous
- The Rules “2007 Wisconsin Act 205.”

# Why?

- Carbon monoxide is the leading cause of accidental poisoning deaths in the United States. The federal Centers for Disease Control estimates CO poisoning annually claims nearly 500 lives, and causes more than 15,000 visits to hospital emergency rooms.

Carbon monoxide is dangerous! Thus “2007 Wisconsin Act 205.”

# WHO MUST - COMMERCIAL

- Owners of newly constructed “commercial” residential buildings that have fuel burning appliances must arrange for the installation of carbon monoxide (CO) alarms
- Limited Retroactivity – more later

# WHO MUST – 1 & 2 FAMILY

- Owners of newly constructed “UDC” buildings that are licensed as Tourist Rooming Houses and also contain fuel-burning appliances must arrange for the installation of carbon monoxide (CO) alarms
- Limited Retroactivity – more later

# Significant Point

- If there are no fuel burning appliances in a building there is no requirement to install carbon monoxide (CO) alarms anywhere within that building

## WHO SHOULD?

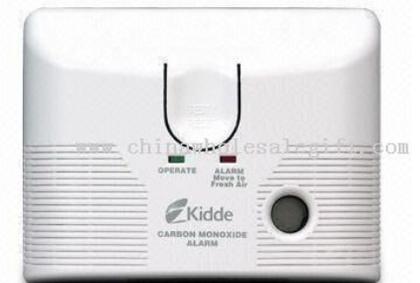
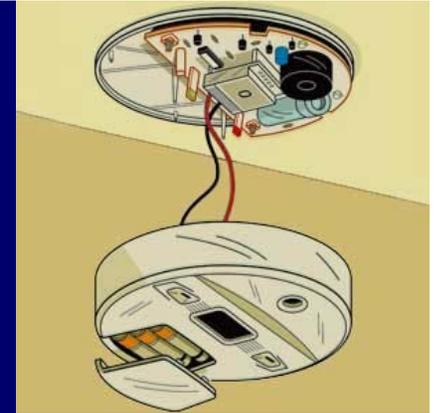
- Most one- and two-family dwellings are not included in the regulations, although installing CO alarms in those homes is recommended.

# WHAT

- Carbon Monoxide detectors/alarms that bear the UL listing mark or the mark of any independent product safety certification organization
- Includes both:
  - Single- and multiple-station CO alarms
  - Carbon monoxide detectors and their related systems and components

# WHAT - Alarm

- Alarm is an assembly that incorporates a sensor, control components, and an alarm notification appliance in one unit operated from a power source either located in the unit or obtained at the point of installation.



# WHAT – Alarm (cont.)

- Single- and multiple-station alarm –  
*What's the Dif?*
- A multiple-station alarm is a single-station alarm capable of being interconnected to one or more additional alarms so that the actuation of one causes the alarm signal to operate in all the other interconnected alarms.

# WHAT – Detector

- Detector is the device having a sensor that responds to carbon monoxide and that is connected to an alarm control unit of a detection & alarm system



# WHAT – Power Source

- New construction – Must be type that is wired into the building's electrical service and provided w/ battery backup.
- Existing – OK to use any type, including electrical outlet plug-in types or battery operated types

## Where – 1 & 2 Family

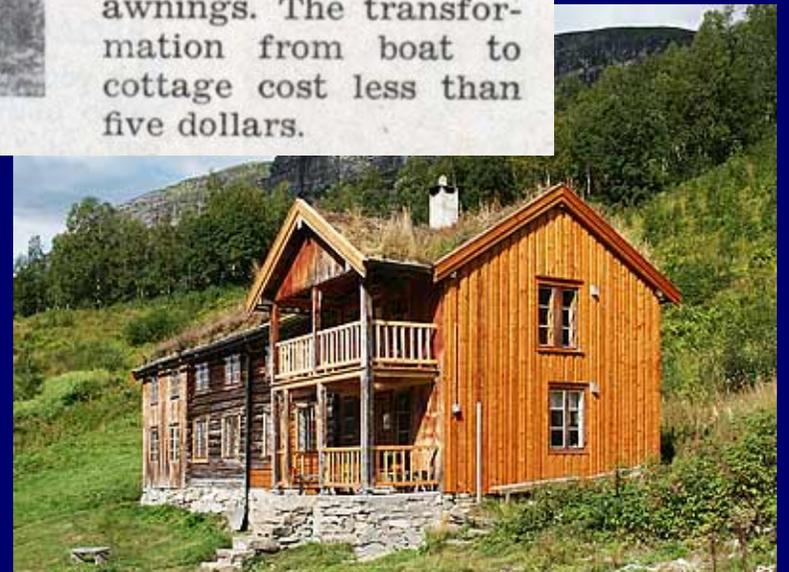
- CO alarms are only required to be installed in those new “UDC” Building that are used as a *Tourist Rooming House* and also contain fuel-burning appliances. Those types of buildings are also commonly called *Tourist Cabins*.

# Tourist Cabin Made from Discarded Sailboat



The "sailboat" tourist cabin boasts even a sun deck to attract guests

WHEN A STORM wrecked the hull bottom of his sailboat, Albert O. James, of Lakeport, Mich., hauled it up on shore, scooped out a foundation for it in the sand, and changed it into an overnight cabin for tourists. A wooden shelter was erected over a double bed set into the forward part of the cockpit, while a screened sitting room was built at the aft end and fitted with colorful awnings. The transformation from boat to cottage cost less than five dollars.



# Tourist Rooming House

- Incl's all cabins & cottages where sleeping accommodations are offered for pay to tourists or transients.
- **NOT** bed and breakfast establishmt's regulated under ch. HFS 197
- **NOT** private boarding or rooming houses that are not accommodating tourists or transients

# Where - Commercial

- **CO alarms are to be installed in most new "residential" Commercial Bldg's that contain fuel-burning appliances. Includes tourist rooming houses/cabins, bed and breakfast establishments, and any public building used for sleeping or lodging, such as hotels, motels, condo's, apartment bldg's, dorm's, fraternities, sororities, convents, seminaries, community-based residential facilities, and homeless shelters.**





Not required in . . .

- Hospitals and nursing homes



# Where within a building?

## 5 Locations

- **INSTALLATION REQUIREMENTS. (a)**  
Except as provided in par. (b), the owner of a residential building shall install a carbon monoxide detector in all of the following places not later than the date specified under par. (c):
  - 1. In the basement of the building if the basement has a fuel-burning appliance.

# Where in the Bld'g? (cont.)

- 2. Within 15 feet of each sleeping area of a unit that has a fuel-burning appliance.
- 3. Within 15 feet of each sleeping area of a unit that is immediately adjacent to a unit that has a fuel burning appliance.

## Where in Bldg.? (cont.)

- 4. In each room that has a fuel-burning appliance and that is not used as a sleeping area. A carbon monoxide detector shall be installed under this subdivision not more than 75 feet from the fuel burning appliance.

## Where in Bldg.? (cont.)

- 5. In each hallway leading from a unit that has a fuel-burning appliance, in a location that is within 75 feet from the unit, except that, if there is no electrical outlet within this distance, the owner shall place the carbon monoxide detector at the closest available electrical outlet in the hallway.

# Where in Bldg.? (cont.)

- (b) If a unit is not part of a multiunit building, the owner of the residential building need not install more than one carbon monoxide detector in the unit.

[Refer to 101.149 (2) & (3)]

# Where in the Bld'g – Exceptions For Existing?

- Allows the omission of CO alarms provided there are no attached garages and all of the fuel burning appliances are of sealed combustion type either under warranty or annually inspected for CO emissions.  
[Comm 62.1200(2)(a)5.]
- Allows any power source if required

## When – New

- Since October 1, 2008, carbon monoxide (CO) alarms must be installed as a part of the new construction in Wisconsin's “commercial” residential bldg's and the select (tourist rooming only) UDC bldg's which have fuel burning appliances.

# When – Retroactivity [1 & 2 Family]

- **Reqmt's for 1 & 2 family tourist room'g houses and cabins that *exist* on October 1, 2008, or receiving plan approval prior to October 1, 2008 (*Act 205 itself, not the emergency rules, puts in place the retroactive requirements*):**
  - Installation of carbon monoxide alarms  
**by April 1, 2010**

# When – retroactivity [Commercial]

- **Reqmt's for commercial residential buildings that *exist* on October 1, 2008, or receiving plan approval prior to October 1, 2008** (*Act 205 itself, not the emergency rules, puts in place the retroactive requirements*):

- Installation of carbon monoxide alarms  
**by April 1, 2010**

## **Comm 62.1204 Interior environment.**

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- **Substitute the following wording for the requirements and exception in IBC section 1204.1: Interior spaces intended for human occupancy shall conform to the IMC**

# **Comm 62.1206 Court drainage..**

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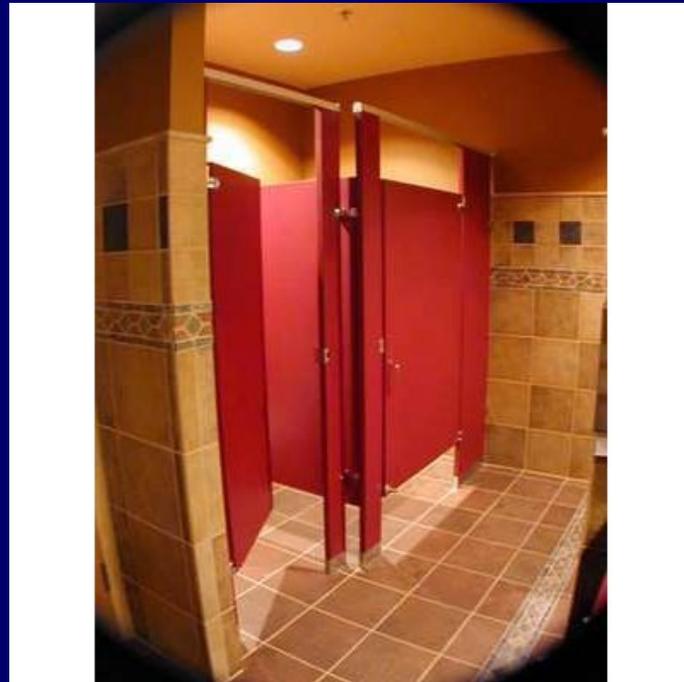
- **Substitute the following wording and informational note for the requirements in IBC section 1206.3.3: The bottom of every court shall be properly graded and drained.**

**Note: See ch. Comm 82 for requirements for storm water piping**

# Comm 62.1210 Toilet rooms.

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- Department rules in addition to the requirements in IBC section 1210.5:  
(1) PRIVACY AND ACCESS  
(2) EXCEPTIONS.



# **Comm 62.1210 Toilet rooms.**

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- **(1) PRIVACY AND ACCESS.** Every toilet room shall be enclosed and separated from other areas of the building in a manner that will ensure privacy of the users of the toilet rooms. Restriction of access to toilet rooms, such as by use of key locks or other similar devices, is prohibited, except as provided in sub. (2).

# Comm 62.1210 Toilet rooms.

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- **(2) EXCEPTIONS.** (a) Toilet rooms for a service or filling station that are accessed from the exterior may be key locked.  
(b) A self-service filling station that has a key- or card-operated fuel dispensing device which can be used while the station is unattended by an employee is not required to have toilet rooms available during the unattended periods.  
(c) Single-occupant toilet rooms may have privacy locks

**Wisconsinisms**

**Ch Comm 62**

**IBC Ch. 13**

**NO**

**Wisconsinisms!**

# End Part II of III

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- Part III of III continues with the refresher on Wisconsinisms to the IBC portion [Ch. Comm 62] of the WCBC beginning with Chapter 14 of the IBC