

PURPOSE

This document has been prepared by the state staff of the Uniform Dwelling Code (UDC) Program. In the printed version, the first part contains the full Uniform Dwelling Code, which is followed by the commentary. It is intended to assist users in uniformly applying the UDC, chs. Comm 20-25. If you have comments or suggestions for this document, please contact us at:

Division of Safety and Buildings
Uniform Dwelling Code Program
P.O. Box 2658
Madison, WI 53707
(608) 267-5113
email: udctech@commerce.state.wi.us
fax: (608)283-7409

For general questions about the Uniform Dwelling Code, contact your municipal building inspection department.

Copies of the Uniform Dwelling Code itself may be obtained for \$21.00 (prices are subject to change each January 1. In addition to the actual cost, state and county tax needs to be added.) from:

Wisconsin Department of Administration
Document Sales Unit
P.O. Box 7840
Madison, WI 53707
Telephone: (608) 266-3358 (800) 362-7253

The codes are also available on the Internet for free viewing, downloading and printing at www.legis.state.wi.us/rsb/code/

Portions of this commentary may be superseded by subsequent changes in the code. This commentary is relevant to the UDC as revised effective **April 1, 2009**. Printed copies of this may be purchased from State Document Sales – see contact information above.

For updates, watch our agency website: www.commerce.state.wi.us/sb or subscribe there to our email listservice.

This commentary is generally organized by code chapter and section, parallel to the code. Pages are numbered with the commentary edition year first, chapter number next and page number for that chapter last, as for example 2001-20-1. In addition, there are introductory sections at the beginning of the book and each chapter and an inspection checklist at the end of the book.



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 Department of Administration
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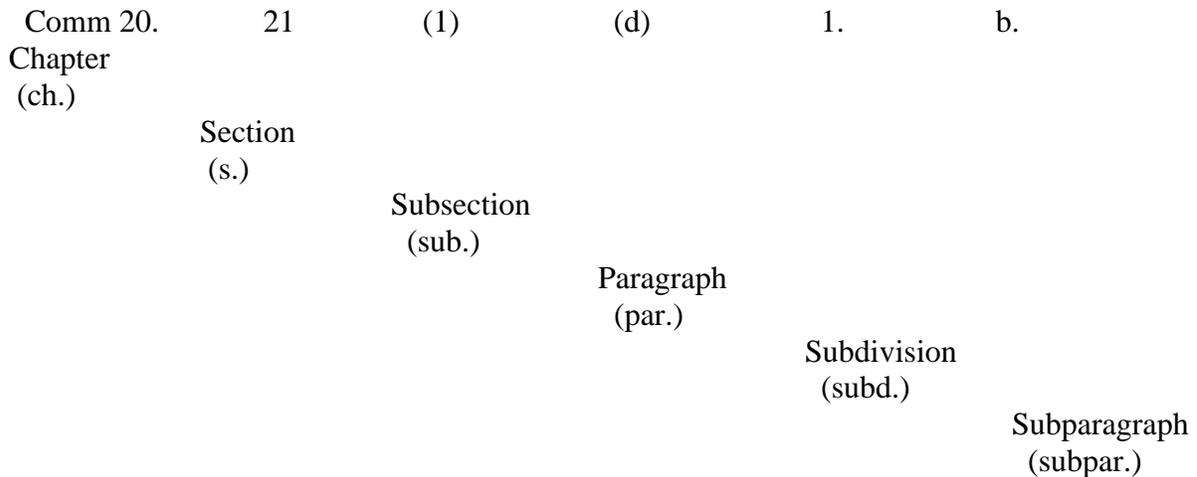
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ADMINISTRATIVE CODE FORMAT

The Commercial Building Code, like other administrative codes, is divided into sections and sometimes subchapters. Subchapters are used to help organize the code, while the sections establish the specific requirements to be followed. Subchapters are for quick and easy reference and do not need to be cited in written references. The first digit of each section number corresponds to the subchapter it is in. Each subchapter and section has been given a title to indicate what is covered within the subchapter or section.

Each chapter of administrative rules is divided into sections, subsections, paragraphs, subdivisions, and subparagraphs. The sections are numbered according to the decimal system. Following is a figure illustrating the different parts of a rule. The abbreviations shown in the figure are used in the text of the rules when a reference is made. When you cite a specific part of a rule, the entire rule number and letter designation should be given so that the item can be readily referred to.



This can also be read as "Section 20 point 21, paren 1, paren d, 1 point, b point" and written as s. Comm 20.21(1)(d)1.b. Multiple code section references are preceded by the abbreviation "ss."

"Comm" refers to Department of Commerce—the name of the state department that formerly enforced this and similar codes. Some older codes administered by this department have an "IND" and "ILHR" prefix, which stood for Industrial Commission and Industry, Labor and Human Relations, our governmental predecessor.

This can also be read as 50 point 21, paren 1, paren d, 1 period, b period and written as s. Comm 50.21(1)(d)1.b.. "Comm" refers to the Department of Commerce - the name of the state department that enforces this and similar codes. Some older codes administered by this department have an "ILHR" prefix which stood for the Department of Industry, Labor and Human Relations or "IND" prefix, which stood for Industrial Commission, our governmental predecessor.

A code reference that includes "(5m)" indicates that a new subdivision has been inserted into an existing series between (5) and (6). A code reference that includes "51.275" indicates that a new code section has been inserted into an existing series between 51.27 and 51.28 - in other words, the third code section number acts as a decimal place.

Multiple code section references are preceded by the abbreviation “ss”.

The fine print notes following various code sections are not enforceable parts of the code, but rather are for informational purposes. This also applies to Appendix material. However, footnotes to code tables are part of the code and are enforceable.

Many code sections will begin with a general statement and then follow with one or more exceptions. Always check the exceptions. Also, many code sections will use special terms which are defined in special definitions sections, the major one being s. Comm 51.01.

Note that there is a table of contents at the beginning of the code and each chapter and an index at the end of the code.

In the official code, there is a register date at the bottom outside corner indicating the month of issuance for that page. There are also history notes at the end of each numbered code section that summarizes their revision history. Note that when new pages are issued, a revised code section will have a new bolded history note entry. Also be aware that when a full page-width table appears, it acts as a complete break in the dual-column text.

WISCONSIN'S UNIFORM DWELLING CODE (UDC) - Some Basic Information

The statewide code for newer homes in Wisconsin is the Uniform Dwelling Code (UDC), Chs. Comm 20-25 of the Wisconsin Administrative Code and its adopted references. It is a uniform building code that replaces numerous local or non-existent building codes for new homes. Municipalities may not adopt a more or less stringent code. The UDC was developed and is updated with input from a citizens' Dwelling Code Council.

The UDC is principally enforced by municipal building inspection departments. The Wisconsin Division of Safety and Buildings facilitates uniformity of its enforcement through code development, code interpretations, special investigations, inspector training and certification, processing of petitions for variance and monitoring manufactured dwelling firms.

PURPOSE AND SCOPE OF THE UDC

Q. What is the purpose of the UDC?

A. The UDC is a uniform statewide code that sets minimum standards for fire safety; structural strength; energy conservation; erosion control; heating, plumbing and electrical systems; and general health and safety in new dwellings.

Q. What buildings are covered by the UDC?

A. Basically it covers new one- and two-family dwellings built since June 1, 1980 and their additions and alterations.* This includes:

- Seasonal and recreational dwellings (Electrical, heating or plumbing systems are not required, but if installed they shall comply with the applicable codes. If a home is heated, then it shall be insulated. Local sanitary requirements may require certain plumbing systems.)
- One- and two-family condominium buildings.
- A single-family residence connected to a commercial occupancy.
- Community-based residential facilities with up to 8 residents.
- Manufactured, modular or panelized dwellings regulated by the State (but not mobile or manufactured homes regulated by the Federal Government).
- Additions to mobile or manufactured homes produced after June 1, 1980.
- A non-residential building, such as a barn, that is converted to a dwelling.

Q. What structures are *not* covered by the UDC?

A. The following are not covered:

- Dwellings built before June 1, 1980 or additions and alterations to such dwellings.
- Mobile (manufactured) homes which are instead subject to Federal standards.
- Multi-unit (three or more) residential buildings which are regulated by the State Commercial Building Codes.
- Detached garages or accessory buildings.

Q. What about homes built before June 1, 1980?

A. The State does not have a construction or heating code for older homes or any accessory structures or outbuildings. However, the State Plumbing and Electrical Codes and smoke detector codes do apply to all dwellings, regardless of age.

For construction and heating standards for older homes, municipalities may adopt any or no code. Many use the UDC. Others use the Wisconsin Uniform Building Code, which is not a State code but rather a regional code in southeastern Wisconsin.

UDC ENFORCEMENT

Q. How is the UDC enforced?

A. The UDC is principally enforced by municipal or county building inspectors who must be state-certified. They check for code compliance while construction is open for inspection. Municipalities of less than 2,500 population have the option of whether or not to enforce the code or to have the state provide enforcement. To determine if there is state enforcement, contact the Division of Safety and Buildings (address at end of brochure). In any case, state statutes require compliance with the UDC rules by owners and builders, even where there is no local enforcement.

Q. What happens in municipalities without municipal enforcement?

A. If the municipality decides to have no enforcement of the UDC, then enforcement defaults to the state, which will delegate enforcement to inspection agencies. See our website for details, including enforcement statutes and inspection agency information.

BUILDING A UDC HOME

Q. What are the typical steps in building, adding onto or altering a code-complying home?

- A. The steps to be taken by an owner or builder can be summarized as follows. (Some steps may not apply to alterations or additions):
- Make initial contact with local zoning and building inspection departments to get an Energy Worksheet, Building Permit Application, zoning rules and other basic information. Determine if your alteration requires a permit or if you need your property surveyed.
 - Design the home using standard design tables from the UDC or design a more customized home as long as it is demonstrated that the design meets the general engineering standards of the code. In addition to the UDC, the dwelling's design may also be subject to subdivision rules or restrictive covenants.
 - Obtain sanitary or well permits from the county or municipality if the home will use a private sewage system or well.
 - Obtain floodplain, zoning and land use approvals from the county and municipality having authority.
 - Obtain driveway or other local permits.
 - Obtain any necessary utility approvals.
 - Submit complete plans including plot, erosion control, foundation, floor layout(s), building cross-section(s) and exterior building wall views (elevations); Energy Worksheet; Permit Application; fees and copies of the above permits to the municipal inspection department.
 - Begin construction after plans are approved and building permit is issued and posted.
 - Call for inspections of each phase of construction at least 2 business days prior to when work is to be covered up (check the local inspector's instructions). Inspectors will check for compliance with the code. Cosmetic or non-code workmanship items will not normally be ordered corrected. However, inspectors may also check that the approved plans are being followed, including items above the code minimums. Deviations from the original plans may require submittal of revised plans.
 - Take occupancy after receiving a final inspection in which no health or safety violations are found. (Some municipalities will issue occupancy permits.) Also, the dwelling's exterior must be completed within two years after permit issuance.
 - Correct any other code non-compliances, including stabilization by vegetation of any exposed soil.

Q. Who may do the work?

- A. Following is a summary of applicable regulations:
- Anyone may design the home, other than for homes in a floodplain, which may require a registered architect or engineer.
 - The construction and erosion control permits must be taken out by a state-certified Dwelling Contractor or by the owner who occupies the home currently or after completion. Note that State UDC Contractor certification verifies general liability insurance only - it does not test the technical competency of the builder. Each Dwelling Contractor must have a state-certified Dwelling Contractor Qualifier on staff.
 - The plumbing work must be supervised by a master plumber and installed by licensed plumbers. (Only after the dwelling is occupied, may an owner install additional plumbing beyond the pre-requisite kitchen sink and full bathroom, unless prohibited by municipal ordinance.)
 - All heating contractors must be state-registered. Owners working on their own property are exempted.
 - Starting July 1, 2009, any contractor that is not otherwise certified, shall possess a Building Contractor registration if performing work that is regulated by the Uniform Dwelling Code.
 - Municipalities may have additional licensing requirements as well as bonding or insurance requirements.
 - In any case, we suggest that you:
 - Check your contractors for proper liability and worker's compensation insurance to minimize your liability for injuries and damages to, or caused by, contractors.
 - Check past customer references.
 - Have a written contract.
 - Obtain lien waivers from your subcontractors, so you are not financially responsible if your general contractor fails to pay them.

Q. What could happen if the code is not followed?

- A. Failure to comply with the code could cause the following:
- Endangering the health and safety of self, family or guests.
 - Levying of fines and/or refusal to grant occupancy permit by local building inspection department.
 - Civil action by owners against builders.
 - Difficulty in selling the home.
 - Civil action by future owners or tenants against original owners or builders. (The average home is resold every 5 to 7 years.)
 - Difficulty in obtaining mortgage loans or property insurance.

- Loss of building and community values.

Q. What if I am not able to exactly follow the Code?

A. If it would be difficult to comply with a particular code provision because of special site or design considerations, then you may submit a petition for variance with the required fees to the State. Your variance must show an equivalence to the code provision by different means. (Forms are available from your local building inspector or the Safety and Buildings Division.)

Q. What if I have a problem with my home?

A. Every situation is different, but possible actions include:

- Contact the responsible general contractor and/or subcontractor for resolution. Note that the Right to Cure law may require that you notify and give the contractor an opportunity to correct the problem prior to commencing legal action or arbitration.
- Contact your homeowner's warranty program, if applicable.
- Contact the local building inspector if the problems are code-related. (Note that orders may be written against you as the owner.)
- Use the local homebuilder association's arbitration services, if applicable.
- Obtain a consulting engineer or private building inspector's report.
- Contact the Wisconsin Department of Agriculture, Trade and Consumer Protection (1-800-422-7128) for alteration and addition problems.
- Use the small claims court system.
- Contact an independent mediation/arbitration service.
- Obtain a lawyer.

CODEBOOKS AND INFORMATION

Q. How do I get copies of the applicable codes?

A. Local zoning codes may be obtained from local government offices. The following State codes are needed if you will be involved in the design and construction of a home:

- State Uniform Dwelling Code Chs. Comm 20-25
- State Plumbing Code Chs. Comm 82-87
- State Electrical Code Ch. Comm 16

These are available from:

State Document Sales
P O Box 7840
Madison, WI 53707

Before ordering, contact them at (608) 266-3358 to determine current fees which must be received with your order. Telephone orders at 1-800-362-7253 are accepted when purchasing with a credit card. These codes are available for free on line at: www.legis.state.wi.us/rsb/code. An explanatory UDC Commentary is also available for purchase.

In addition, the State Electrical Code adopts the National Electrical Code, available from:

National Fire Protection Association
One Batterymark Park
Quincy, MA 02269
Tel. 1-800-344-3555

Q. If I have further questions, who should I contact?

A. Again, the UDC is a locally enforced code, so contact the local municipal building inspection department where the home will be built.

Otherwise you may contact:

Safety and Buildings Division
P. O. Box 2658
Madison, WI 53707
(608) 267-5113

or: www.commerce.state.wi.us

Fax: (608)283-7409

e-mail: udctech@commerce.state.wi.us

Code or Statute Change Proposal

Wisconsin
Department of
Commerce



Division of
Safety and
Buildings

Type of change: Code change Statute change

Statute or code section no. _____

Topic _____

A. Proposed change _____

B. Justification: (Use reverse side, or attach a separate page.)

1. Describe the problem this proposed change would address. Include information to substantiate that a problem exists.
2. What is the extent of the problem? How often does it occur and who does it affect?
3. What will happen if this change is not made?
4. What costs, in terms of time and money, are associated with implementing this change?

Name _____

Address _____

Do you wish to be part an email list of interested parties that will be created if and when a code project begins?. If so, provide an email address here: _____

Telephone # _____ Date _____

Send proposals to Program Development Bureau PO Box 2689 Madison WI 53701-2689. For more information, call 608-266-8741.

Personal information you provide may be used for secondary purposes. Privacy Law, s.15.04 (1) (m).

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SBD-10503 (R2/04)

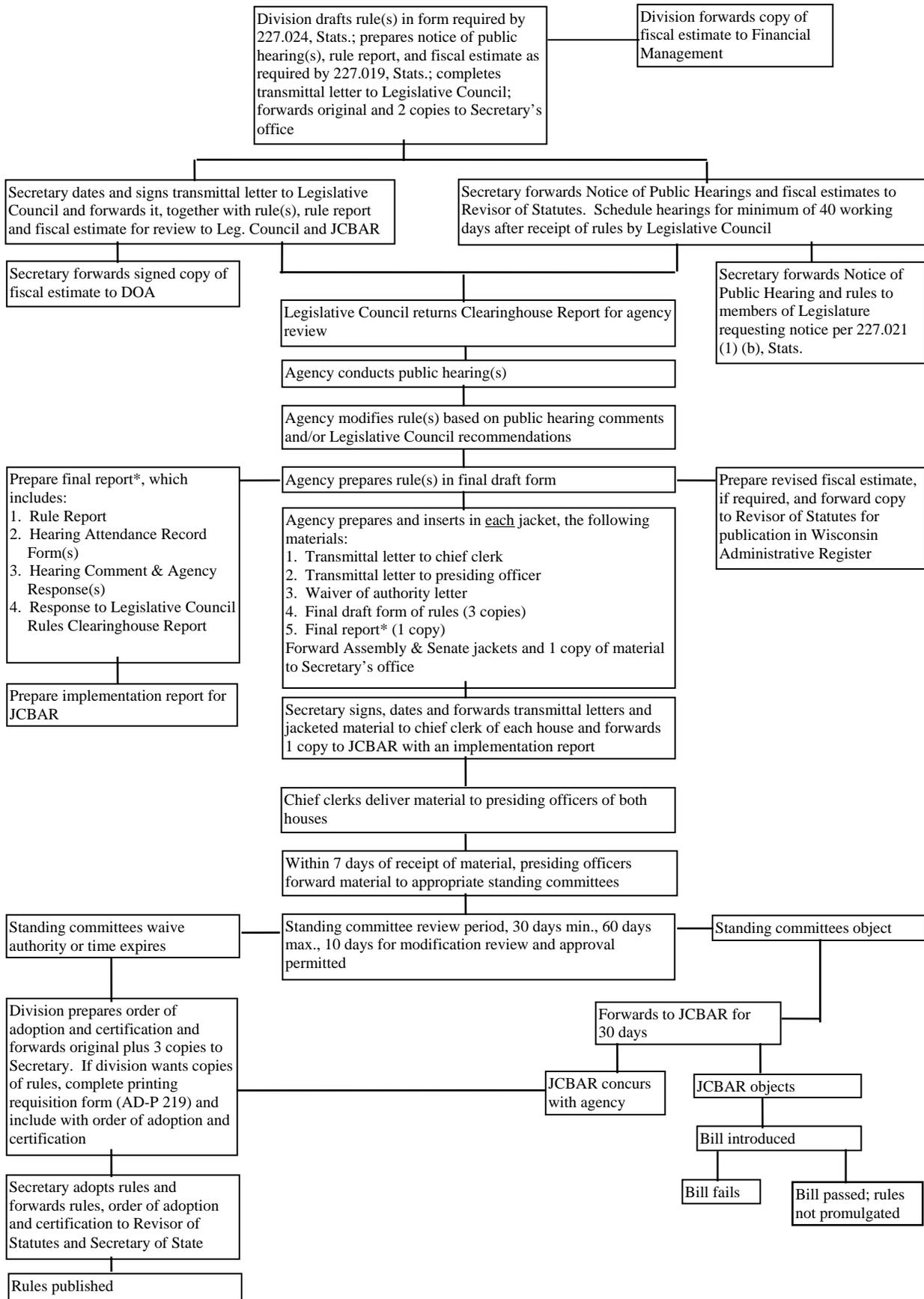
1. Describe the problem this proposed change would address. Include information to substantiate that a problem exists.

2. What is the extent of the problem? How often does it occur? Who does it affect?

3. What will happen if this change is not made?

4. What costs, in terms of time and money, are associated with implementing this change?

Agency Rule-Making Flow Diagram



Uniform Dwelling Code Council

December 2008

Dennis Bauer, McFarland, Remodeling Contractors
Jeffrey Bechard, Eau Claire, Labor
David Dolan-Wallace, Green Bay, Architect
Thomas Doleschy, Muskego, Chicago Regional Council of Carpenters
Dan Gorski, Madison, Contractor
Robert Jakel, Kaukauna, Public
Brian Juarez, Fort Atkinson, Inspector
Steve Levine, Madison, Public
Frank Opatik, Wausau, Housing Manufacturer
Tom Palecek, Marshfield, Housing Manufacturer
Robert Premo, Hartland, Inspector
Gary Ruhl, Oshkosh, Labor
Mary Schroeder, Brookfield, Contractor
Kathleen Stadtherr, Green Bay, Inspector
William Turner, Hayward, Supplier
John Vande Castle, Fond du Lac, Supplier
Mike Wallace, Hudson, Inspector

Notice of Changes to the Uniform Dwelling Code

(May 20, 2009)

The following is a summary of changes in the revised Uniform Dwelling Code (UDC), Chs. Comm 20-25, **effective April 1, 2009**. The UDC is generally applicable to one- and two-family dwellings originally built after June 1, 1980, except for energy requirements that began December 1, 1978. (Municipalities may adopt the UDC or some other code to apply to alterations and additions to older dwellings.) These changes have been reviewed and approved by the Dwelling Code Council, a governor-appointed advisory council composed of builders, designers, code officials, labor representatives, subcontractors and others. Refer to the official code for details of the code.

These code changes are applicable to permits applied for on, or after, **April 1, 2009**. Previously permitted ongoing projects and existing dwellings not undergoing changes are **not** subject to these code revisions. To be a valid permit application, any prerequisite approvals such as zoning or sanitary must first be obtained and proper building plans and specifications must be provided to the municipal building inspector. For further information, contact your municipal or state-assigned building inspector (see our website, www.commerce.wi.gov/SB/SB-UDCProgram.html), for contact information).

To purchase a new codebook for \$21 plus tax handling, contact State Document Sales, POB 7840, Madison, WI, 53707, Tel. (800)362-7253. To also receive any upkeep code change pages for the next 12 months, there is an additional charge equal to the codebook price. (Attendees at this winter's building inspector association/Dept. of Commerce sponsored inspector training sessions will receive a copy of the unofficial code.)

The revised UDC code is also available on the Internet at www.legis.state.wi.us/rsb/ at no charge for viewing, copying or printing. Other information on the new code is available at the Division of Safety & Buildings' website at www.commerce.wi.gov/SB/SB-DivCodesListing.html.

In April 2009, the UDC Program will be offering for sale a Commentary with explanatory and illustrative material for users to better understand the code. Check our website www.commerce.wi.gov/SB/SB-UDCProgram.html for ordering information.

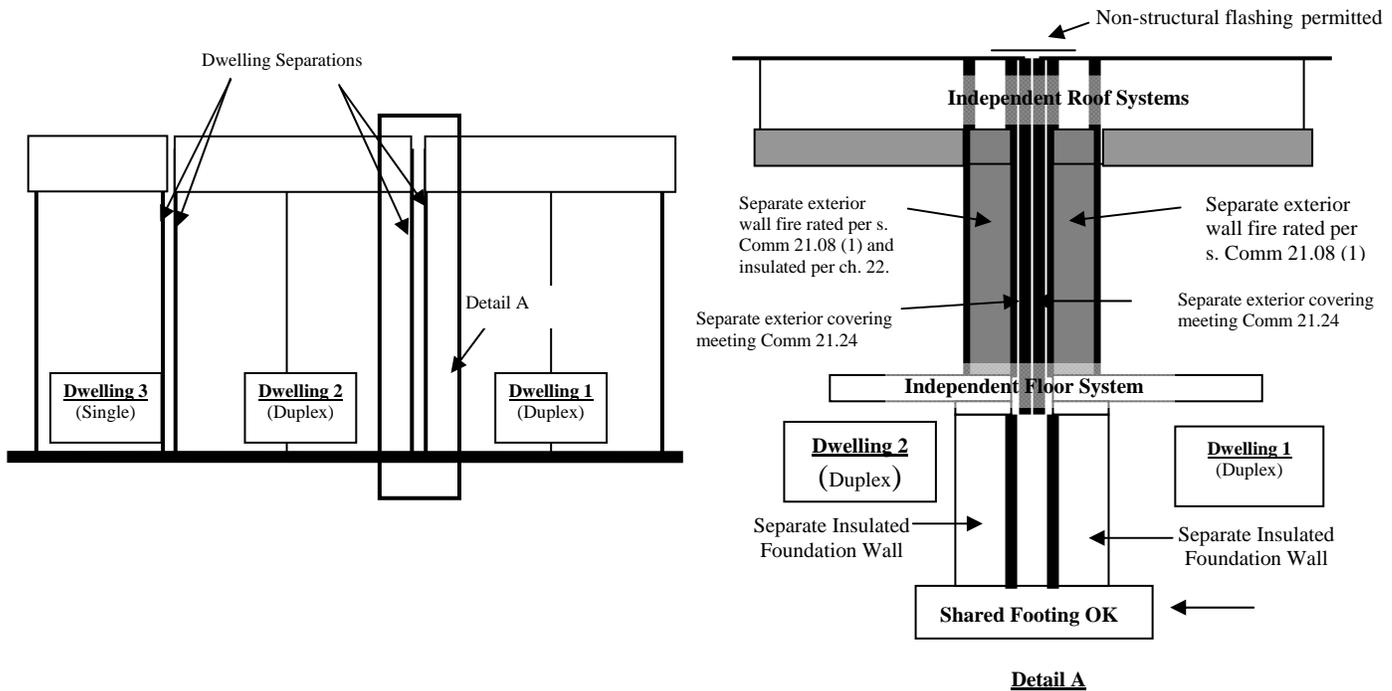
Notice of New Credentialing Requirement – The Department of Commerce has adopted an emergency rule with an effective date of July 1, 2009 that will require most construction contractors and subcontractors to hold a registration issued by our agency, unless they already hold a business credential issued by us, such as the Dwelling Contractor credential. For further information, go to our website, www.commerce.wi.gov/SB/SB-BuildingContractorProgram.html

Please share this information with your customers, staff, suppliers and subcontractors. **Major code changes are bolded.**

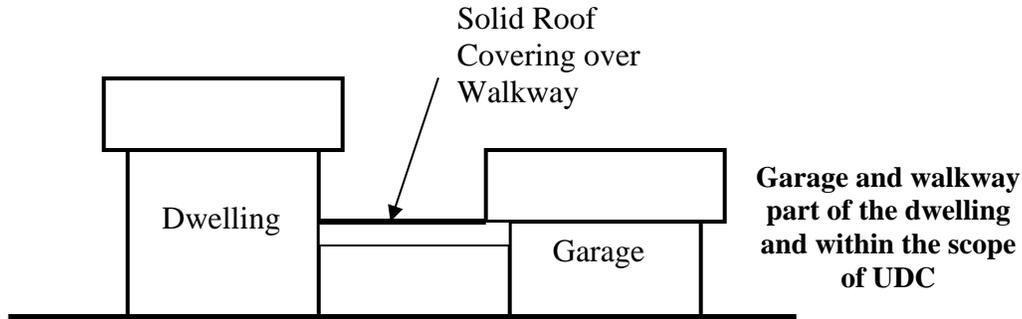
Chapter Comm 20 – Administration & Enforcement

- 1. 20.02(1)(h) – Clarifies that the UDC applies to adjacent, unattached structures that serve as an exit from a UDC-covered dwelling. Note that this is not applicable past the point where the occupant has a code-compliant egress path to exterior grade.**

2. 20.04(5)(a) – Clarifies that the applicability of the UDC to a new foundation provided to an existing dwelling is dependent on the original date of construction of the dwelling being after June 1, 1980.
3. 20.04(5)(b) – Clarifies that the current UDC applies to an existing foundation upon which a new dwelling is placed.
4. **20.04(6) – Clarifies that in order for two dwellings to be considered separate buildings, they may not share more than footings and each dwelling shall have facing walls with their own code-compliant insulation, exterior finish and fire-rating.**



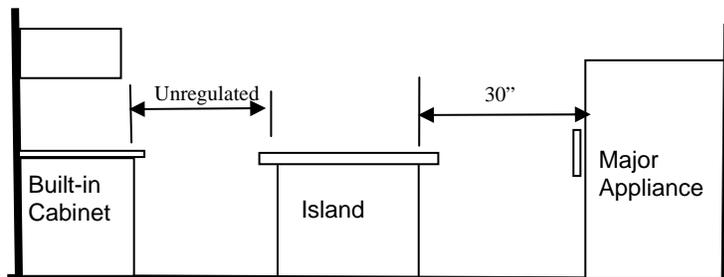
5. 20.05(6) – Clarifies that only those farm buildings not used for habitation are exempt from the UDC.
6. **20.05(9) - Exempts from the UDC, those motor homes and recreational vehicles that are, or have been, titled by the Wisconsin Department of Transportation (DOT). Note that in order to be titled by DOT, recreational vehicles require a towbar (hitch), chassis, axles and wheels for transportation. At the installation site, the chassis and axles shall remain on the unit, with the towbar (hitch) and wheels left at the site. Otherwise the unit, including a so-called park model, is subject to the UDC. Additionally, any additions, with a roof, to a motor home or recreational vehicle are considered dwellings that shall comply with the UDC.**
7. **20.065 - Codifies the Department of Commerce's statutory authority to monitor general municipal enforcement and to audit municipal erosion control enforcement. The Department may review the municipal building inspection records required by Comm 20.10(6) and report on their findings to the municipality.**
8. 20.07(5m) – Defines "attached", as applied to two structures, when there is either a continuous weatherproof roof, continuous structural floor system or continuous foundation between them.



9. 20.07(18) – Defines "common use area" to be kitchens, hallways, basements, garages and all habitable rooms (bedrooms, dining rooms and living rooms) . Common use areas are required by s. Comm 21.03(8) to have at least a 30" net clear opening or a 32" door leaf leading to it.
10. 20.07(53f) – Creates new definition of "modular home" to replace the previous "manufactured dwelling" term. This applies to factory-built homes that comply with the UDC, rather than the federal HUD standards that are applicable to “manufactured homes”.
11. 20.09(5)(b) – Requires that a heating distribution layout be provided on the floor plans. This includes the location of the supply and return ducts in each space provided.
12. **20.09(5)(b) – Requires that the location and construction details of the braced wall lines be shown on the floor plans.**
13. **20.10(b)3. – Clarifies that construction may proceed without inspection after two business days after the day of inspection request. Note that as before, the work must be in a completed, ready-for-inspection condition at the time of inspection request or at a stated later time, in which case, the clock begins at that later time.**
14. **20.10(3)(c) – Requires an inspection after excavation and placement of any footing forms, required footing reinforcement or required drain tile bleeders, but prior to placing of any concrete.**
15. **20.10(3)(d) – Requires that any required foundation reinforcement shall be inspected prior to being covered, including, window headers, reinforced masonry walls and foundation stepdowns. This is not applicable to reinforcement that is non-required reinforcement, such as for shrinkage crack control. Note that some short-span foundation stepdowns, where the foundation is unsupported by the earth for only several feet may not require reinforcement based on arching action.**
16. **20.10(3)(f)1.a. – Requires a basement floor inspection after installation of the vapor retarder and any required drain tiles or granular materials, but prior to pouring. Any underfloor plumbing, electrical or HVAC work or insulation would also need to be inspected prior to pour as required for rough or other inspections of those elements.**
17. 20.10(3)(h)2. – Clarifies that occupancy may take place without a final UDC inspection after the fifth business day following the day of inspection request. Note that this ability to occupy without a UDC inspection does not waive any other pre-occupancy requirements imposed by local zoning, municipal utilities or other similar regulations.
18. **20.21(1)(intro) – Clarifies that appeals to the Department of Commerce of municipal actions shall first have exhausted municipal appeal procedures in order for the Department to order the reversal of such a local action.**
19. 20.24 – Updates a number of adopted national technical standards to current editions.

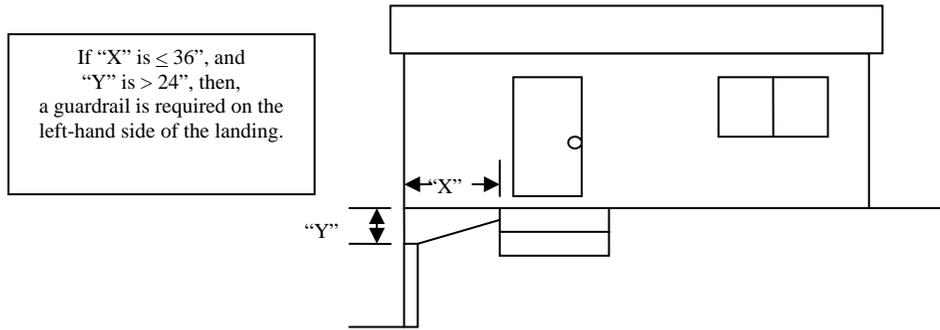
Chapter 21 – Construction Standards

20. 21.02 (3) (a) Clarifies that all aspects of construction, including design and analysis, shall follow the applicable national standards.
21. 21.02 (3) (b) 3. Incorporates language from the UDC Commentary permitting the use of specified default grades for ungraded lumber for certain types of lumber uses. For example, the code default for studs is No. 3 and No. 3 is better than stud grade required by code. Therefore, an ungraded 2 X 6 may be used as a wall stud.
22. 21.02(3)(e). Replaces reference from Concrete Masonry Handbook for Architects, Engineers, Builders to masonry standards ACI 530 and 530.1 as adopted in Table 20.24-1.
23. 21.02 (3) (g) Addresses log home construction with two adopted national standards. (The ICC standard is generally applicable to log structures, while the ILBA standard applies only to construction using handcrafted, interlocking, scribe fit construction.)
24. 21.03 (1) (b) Clarifies that at least one exit must discharge to grade and cannot pass through a garage. (At least one additional exit is required, but it can be a balcony or go through a garage, etc.)
25. 21.03 (3) (b) Allows a single exit and egress window exiting from a small third floor non-sleeping "lookout room".
26. 21.03 (3) (c) Adds the option of sprinkler protection in lieu of a second exit from a third floor.
- 27. 21.03 (6) (e) 5. Adds specifications for ladders in basement exit areaways (window wells).**
28. 21.035 (1) (c) 1. Clarifies that minimum doorway width applies to access to all fixtures of at least one full bathroom. This includes the door of the bedroom if the bathroom is located within the bedroom.
29. 21.035 (1) (c) 2. Requires that if there is a full bathroom on the first floor, then it shall have the minimum doorway widths per this section.
30. 21.035 (2) Clarifies that up to 84" above the floor you may infringe 4 ½ inches maximum on both sides into the 36" minimum width of a hallway. Higher than that, infringements are unlimited.
- 31. 21.035 (3) Adds a requirement for 30 inches of clearance between major appliances and islands, walls or built-in cabinets. This is measured to the face of the cabinets, not including countertop nosing.**

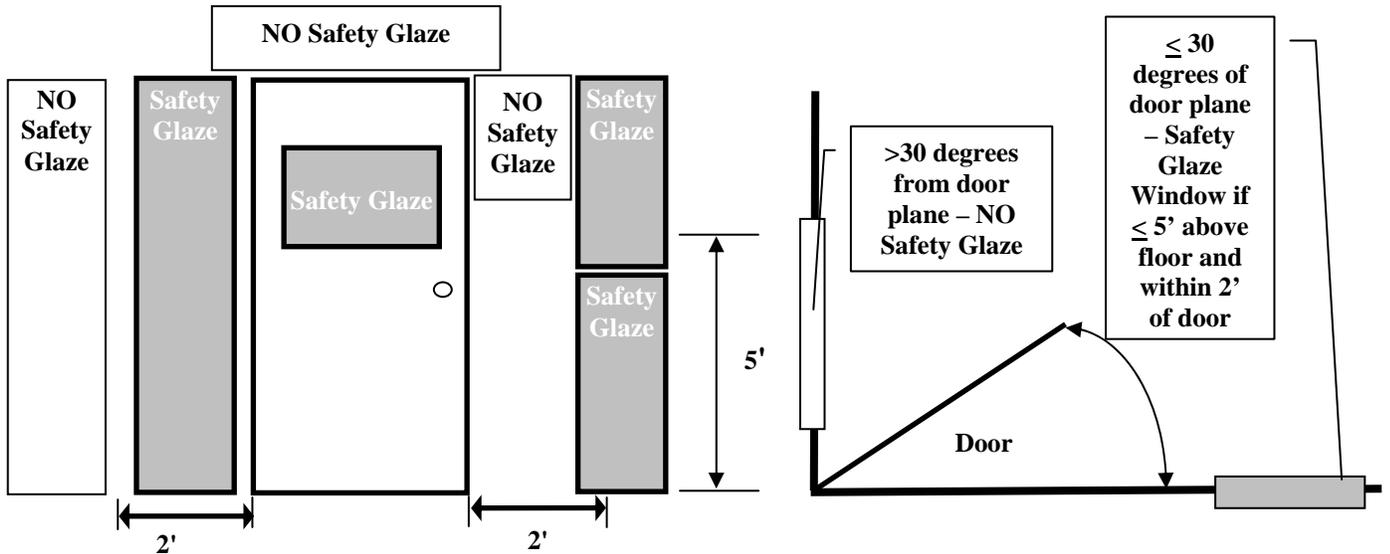


32. 21.04 (2) (c) Clarifies that a winder tread cannot be inserted into a straight stairway unless there is a change in direction.
- 33. 21.04 (2) (e) 1. Changes the stairway uniformity requirement so the largest tread and riser measurements cannot vary from the smallest measurements by more than 3/8 inch within a flight. (A flight is a series of steps with landings at both ends.)**
34. 21.04 (2) (g) Requires the walking surface of stair treads and landings to be free of excessive lips and protrusions.
35. 21.04 (3) (a) 2. Adds a note to clarify that on an open-sided stairway, a handrail at 30-38 inches above the nosing meets the height requirements for a guardrail.

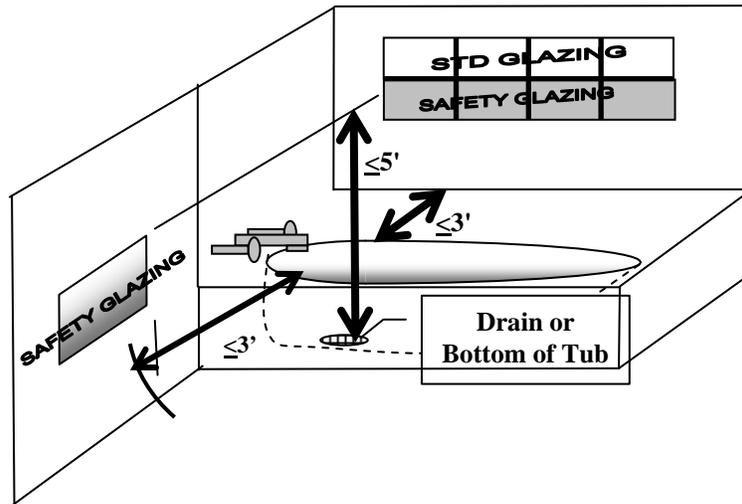
- 36. 21.04 (3) (a) 3. c. Requires non-rigid (cable and rope) handrail and guardrail infill to be strung with maximum openings of 3.5 inches to address the flexibility of the infill.
- 37. 21.04 (3) (c) 1. b. Clarifies that guardrails, including structural infill, are required where insect screens are the only means of fall protection.
- 38. 21.04 (3) (c) 1. c. Clarifies that the 24 inch vertical drop-off measurement that triggers guardrails is taken from the lowest point within 3 feet horizontally of the edge of the landing, deck, porch, etc.



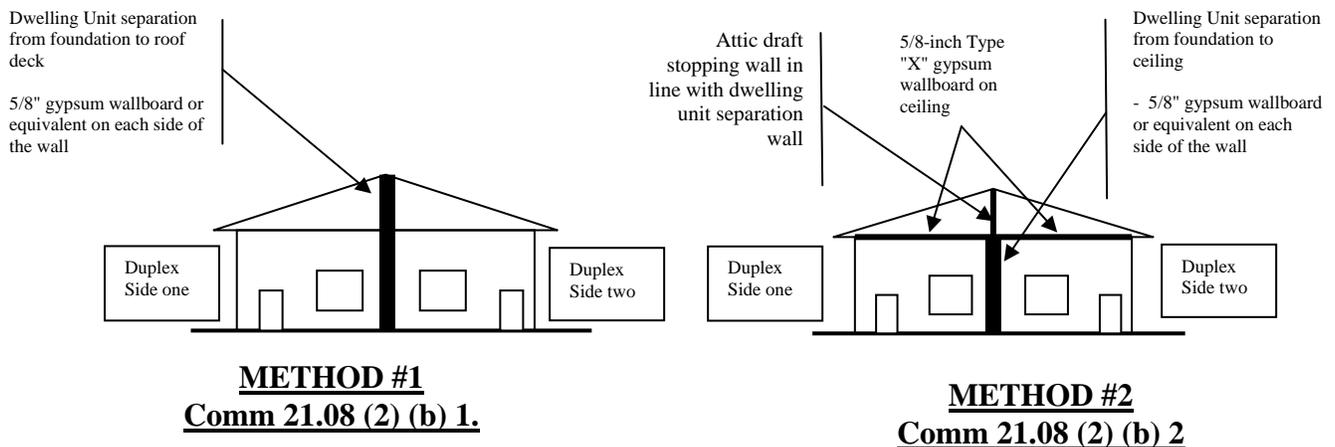
- 39. 21.05 (3) (intro) Modifies this section to reference the latest standard for safety glazing – CPSC 16 CFR, part 1201, which means that most wired glass will not meet safety glazing standards.
- 40. 21.05 (3) (a) Modifies the safety glazing requirements so that it is required for a sidelight or glazing that is within 2 feet horizontally of the door and is within 5 feet of the floor and is in a plane within 30 degrees of the plane of the closed door.



41. 21.05 (3) (b) Expands the safety glazing requirement beyond the "tub or shower enclosure" for any glazing within 3 feet of the inner rim of the tub or shower and 5 feet vertically from the drain.



42. **21.08 (1) (intro. & Table) Changes fire separation requirements for zero-lot line dwellings to only require one shared wall rated for the equivalent of one hour.**
43. 21.08 (1) (a) 4. Repeals the statement that adjoining garage units are not required to be separated from each other. (In most cases this will still be acceptable, except where the dwelling unit separation in a duplex is placed between adjoining garage units.)
44. 21.08 (1) (c) Adds requirements for glazing to be fire-rating listed when installed in the wall between an attached garage and a dwelling.
45. 21.08 (1) (d) 1. Allows attic access openings in garages to be protected with a material with a finish rating of 20 minutes or more. As before, it shall have hinges and a latch but not necessarily a self-closer.
46. 21.08 (2) (b) Clarifies different types of attic separation.

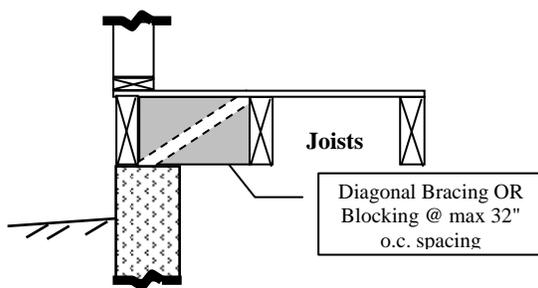


47. **21.08 (2) (d) Strengthens the wall separation requirements between dwelling units to typically 5/8" drywall on both sides of the wall.**
48. 21.08(f) The list of acceptable attic draft stopping materials has been changed to include 3/8-inch wood structural panels or 1/2-inch gypsum board. Fiberglass insulation is no longer listed as an acceptable attic draft stopping material.
49. 21.09 (1) (b) Clarifies that hallway smoke detectors have to be within 21 feet of the centerlines of the served bedroom doors and have to be in the exit path.

- 50. 21.09 (2) Allows non-interconnected, battery-powered smoke detectors for dwellings with no electrical service.
- 51. 21.095 Requires automatic fire sprinklers, if installed, to meet the NFPA 13D standard and adds a state amendment allowing partial coverage, unless NFPA 13R sprinklers are provided per s. Comm 21.03(3)(c)1.
- 52. 21.10 (1) to (4) Adds and clarifies requirements for treated wood.
- 53. 21.10 (5) Adds requirements for corrosion resistance of fasteners used with treated wood.**
- 54. 21.15 (2) (a) Expands the note in this section to clarify the properties of an unstable soil for purposes of unformed footings.

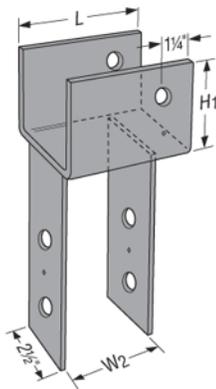


- 55. 21.16. Adds an exception to allow the use of a frost protected shallow foundation that is installed in accordance with ASCE -32 as adopted in table Comm. 20.24-5. The Department also accepts designs in accordance with the U.S. HUD “Design Guide for Frost-Protected Shallow Foundations” available for free download from www.huduser.org/publications/destech/desguide.html.
- 56. 21.17 (1) (b) 2. Adds a requirement that if a partial drain tile system is provided, it must have a means to discharge water from the tile or pipe to a sump pit, a crock or daylight.**
- 57. 21.17(3)(d) 1. Adds an exception for not providing exterior drain tiles around foundations serving walkout basements.**
- 58. 21.18 (1) (d) 2.b. Includes floor joist bridging, along with solid blocking, as a bracing means for foundation walls that are parallel with the floor joists.

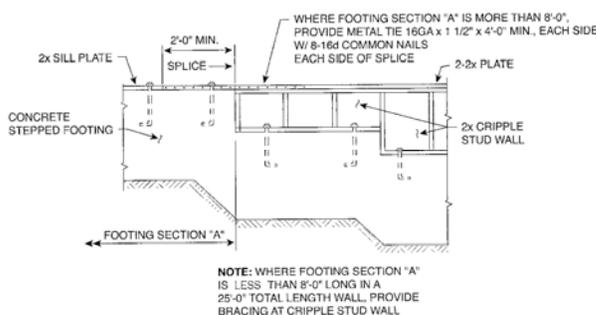


- 59. 21.18 (3) (a). Requires an additional coat of dampproofing material over portland cement parging option or equivalent system for masonry foundation walls.**
- 60. 21.18 (4). Modifies this section to require wood foundations be designed to the latest AF&PA standard as adopted in Table 20.24-2.
- 61. 21.18 (4). Adds a note that permits the use of the Permanent Wood Foundations Design and Construction Guide published by the Southern Forest Products Association. This may be downloaded at no charge at www.southernpine.com
- 62. 21.22 (3) (d). Clarifies that lateral restraint with a saddle or rigid connection is required for beams that pass over columns if the beam is > 11.25” deep or is not restrained from rotation**

on both ends. Also see s. Comm 21.25 (6) (a) 4. for positive connection requirements between all beams and columns. This requirement also applies to decks that serve the dwelling.



63. 21.22 (8) (b). Removes Table 21.22-C relating to plywood underlayment.
64. **21.24 (2). Codifies the requirement that doors and windows be in place prior to installation of insulation during construction and adds that at least roof underlayment must also be in place.**
65. 21.24 (3) (c). Adds minimum lap of 6" for vertical and 2" for horizontal flashing and minimum specifications for the sealant on the lap.
66. **21.24 (4). Adds minimum uniform requirements for a water resistive barrier on the exterior walls of wood or metal frame construction from the highest point to the bottom of the exterior weather-resistant covering, including gable ends. Manufacturers of exterior coverings may have additional requirements.**
67. **21.25 (6) (a) 4. Adds a new section requiring a positive connection between columns and beams by means of clips, straps or saddles. If a rigid connection is not required by s. Comm 21.22 (3) (d), then clips, straps, screws or nails may be used to meet the positive connection requirement of this section.**
68. 21.25 (7). Adds a new section for the sizing and bracing of foundation cripple walls.



69. **21.25 (8) & (9). Expands bracing requirement for dwellings. In addition to requiring bracing at the corners, bracing will be required at no more than 25 foot intervals in the braced wall line and braced wall lines will need to be provided and spaced no more than 35 feet o.c. An exception is provided to permit the walls to be spaced up to 50 feet o.c. This section also includes a note permitting the alternative use of wall bracing provisions, s. R602.10, of the 2009 International Residential Code (IRC).**
70. 21.26 (1). Specifies that cold weather work on masonry walls must conform to adopted standard ACI 530.1.

71. 21.26 (3) (a) and Tables 21.26-B1 & B. Adopts the requirements of ASTM C-270 for mortar properties.
72. 21.26 (5) (a). Repeals and recreates this section to require corbels to be constructed in accordance with ACI 530.
73. **21.26 (7) (a) 2. Adds a requirement that a minimum one-inch air space be provided between masonry veneer and the sheathing unless a manufactured offset material is used.**
74. **21.26 (7) (a) 5. Adds a requirement that ventilation openings be provided at the top of masonry veneer walls.**
75. **21.26 (7) (a) 6. Adds a requirement that studs and sheathing behind masonry veneer shall be covered with a water-resistive barrier meeting s. Comm 21.24 (4).**
76. **21.26 (7) (a) 7. Adds a requirement that masonry or brick veneer be placed above grade unless other provisions specified in this section are met.**
77. 21.26 (7) (c). Adds a requirement that masonry veneers be anchored in accordance with ACI 530 and ACI 30.1.
78. **21.26 (8). Adds new flashing and weep hole requirements including: Open joint or weep hole spacing reduced from 3 feet to 2 feet. More clearly specifies the required location and type of flashing. Requires that rope or similar material used to form the weep hole be removed as soon as the mortar sets.**
79. 21.26 (12). Modifies this section requiring joints in masonry construction to be constructed in accordance with ACI 530.1.
80. 21.27. Adds a requirement, s. 21.27 (1) (b), that joist and rafter tables in the appendix are valid for roof with a minimum slope of 3 in 12. Lesser slopes require engineering analysis or shall be provided with a ridge beam. Anchorage requirements of old 21.02 (1) (c) 2. & 3 relocated to s. 21.27 (3) (b).
81. **21.28 (6). After reroofing, codifies a maximum of 2 layers of roofing.**
82. 21.28 (7) (d) 3. Increases the flashing height requirements at the intersection of crickets and chimneys from 4 inches to 6 inches.
83. 21.40 (2). Adds a minimum thickness of 4 inches for solid concrete cap blocks for manufactured home piers.

Chapter Comm 22 – Energy Conservation

84. 22.01 – Clarifies that UDC energy provisions apply to equipment efficiency in all UDC dwellings, even those with renewable energy and that vapor retarder & moisture control apply when any insulation is present.
85. **22.20(6) – Requires that a permanent certificate of insulation R-values and fenestration U-factors be provided on or next to the electrical distribution panel. This should be in place at the time of the insulation inspection.**
86. 22.21(2) – Adds cold-in-winter side windwash protection of air-permeable wall insulation where exterior sheathing is not present, thus keeping insulation in place & maintaining insulation R-value.
87. 22.30 – Requires that a garage be insulated if heated, unless limited to 50° maximum temperature.
88. **22.31(1) & (3) – Adds new Tables 22.31-1 & 22.31-4 with revised R-values and U-factors. Use Table 22.31-1 if higher efficiency HVAC equipment is used and Table 22.31-4, with higher insulation levels, if normal efficiency HVAC equipment is used. Insulation is now required under the entire slab where the slab is heated.**
89. **22.31(2)(b) – Specifies edition of the REScheck software program to be version 4.1.0 or newer, as earlier versions were based on less insulation and lower energy compliance standards than the current code.**
90. 22.35 – Reduces envelope insulation requirements for thermally isolated sunrooms.

91. 22.36 – Exempts small amounts of fenestrations from minimum insulation requirements.
92. 22.37(4) – Adds maximum air leakage rates for recessed lighting.
93. 22.38 – Prohibits interior vapor retarders of 0.1 perm or less on concrete or masonry basement walls.
94. 22.39 – Vented attics and condition attics are clarified. Dampers that close are needed on outdoor intakes & exhausts for when the ventilation system is not operating. Clothes dryers shall be vented outside the structure.
95. 22.42 – Requires duct system insulation of R-8 for areas outside of envelope.
96. 22.45 – Adds air conditioners and heat pumps minimum efficiencies.
97. 22.52 – Adds new documentation provisions, including the inspection checklist of the components of that system, for simulated performance software programs.

Chapter Comm 23 – HVAC Standards

98. 23.02(3)(a)2. – Adds requirement for back-draft dampers on exterior intakes & exhausts.
99. 23.04(5) – Adds section regarding water heaters used for space heating purposes.
100. 23.08 – Table 23.08-B clarifies support of rigid ducts, including hanger options.
101. 23.09(1)(b) – Requires permanent access to the volume duct dampers for adjustment at a later time.

Chapter Comm 24 – Electrical Standards

102. 2008 NEC will become effective in Wisconsin March 1, 2009. The requirements for the arc-fault circuit-interrupter protection and tamper-resistant receptacles in dwelling units have a delayed effective date of January 1, 2010.
- 103. If footing or foundation rebar is provided, it must be used as a grounding means for the electrical service. Foundation installers should provide grounding means such as an exposed rebar stub.**

Chapter Comm 25 – Plumbing Standards

104. New Plumbing code effective March 1, 2009