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(FORM UPDATED: 08/11/2010)

WISCONSIN STATE LEGISLATURE ... PUBLIC HEARING - COMMITTEE RECORDS

2003-04

(session year)

Assembly

(Assembly, Senate or Joint)

Committee on Housing...

COMMITTEE NOTICES ...

- Committee Reports ... **CR**
- Executive Sessions ... **ES**
- Public Hearings ... **PH**

INFORMATION COLLECTED BY COMMITTEE FOR AND AGAINST PROPOSAL

- Appointments ... **Appt** (w/Record of Comm. Proceedings)
- Clearinghouse Rules ... **CRule** (w/Record of Comm. Proceedings)
- Hearing Records ... bills and resolutions (w/Record of Comm. Proceedings)
(**ab** = Assembly Bill) (**ar** = Assembly Resolution) (**ajr** = Assembly Joint Resolution)
(**sb** = Senate Bill) (**sr** = Senate Resolution) (**sjr** = Senate Joint Resolution)
- Miscellaneous ... **Misc**

* Contents organized for archiving by: Stefanie Rose (LRB) (August 2012)

Sommers, Tim

From: Frank StilpOctober [fstilp@yahoo.com]

Sent: Friday, January 31, 2003 5:02 PM

To: Rep.Wieckert@legis.state.wi.us

re: stairway rails - ??? THIS DOES NOT SEEM LIKE A QUALIFIED SAFETY CONCERN, SO WHY ARE WE WASTING TIME AND RAISING THE COST OF HOUSING, ALREADY TO HIGH BECAUSE OF BUILDING CODES. IT SEEMS THIS IS A WASTE OF TIME, ESPECIALLY WITH THE BUDGET DEFICITS, WHERE YOUR TIME COULD BE BETTER SPENT.

FRANK STILP

RANW - NEENAH

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Sommers, Tim

From: Keith Sippel [keithsippel@realtor.com]
Sent: Saturday, February 01, 2003 1:11 PM
To: Rep.Wieckert@legis.state.wi.us
Subject: Dwelling Code Change

Dear State Representative Steve Wieckert

It seems that this new change amounts to stepping beyond safety standards. There does not seem to be any evidence for this as a safety standard. No evidence that the 4" standard is needed. Other than "over-regulation", why not just make solid walls....because there is no need. Just like there is no need for the 4" standard. We need to stop passing codes and standards for the sole purpose of passing new codes and standards. Please do not support this new Dwelling Code change.

The Wisconsin legislature is scrutinizing updates to the One and Two Family Dwelling Code. One of those changes affects the way we build railings on stairs and balconies.

The change would reduce the maximum allowable space between spindles from the current 6-inches to just 4-inches. This change is being made because the International Residential Code utilizes the 4-inch spacing, rather than the 6. The Uniform Dwelling Code Council approved the change to be consistent with the IRC.

- **Cost: estimated to add \$400 per home**
- **Aesthetics: the new spacing requirement will require three spindles-per-stair in most designs.**
- **Safety: It is possible to maintain two-spindles-per stair and meet the spacing requirement, but stairs would have to be narrower, and therefore steeper.**

Again Please do not support this new Dwelling Code change.

Sincerely
Keith D. Sippel
C-21 First Realty
W# 920-733-7800
W# 800-783-1379
H# 920-836-1910
cell# 920-707-0175

Sommers, Tim

From: Robert Flanagan [flanco@execpc.com]
Sent: Monday, February 03, 2003 12:44 PM
To: Rep.Wieckert@legis.state.wi.us
Subject: Change to code on spindles for stairs and/or railings

Dear. Rep. Wieckert:

Please be advised that the proposed change to stair spindles is "over kill" at it's worst! I have been building homes over Forty Years and the code changed from 8" to 6" on center.....This was needed because of the many plans calling for loft layouts on second floors and other open aisle floor plans.

Changing it to a smaller center would add additional costs to an already price sensitive market, and would require three spindles to each tread on a stair case. (ridiculous)

Thank you for cooperation, please contact me or The Milwaukee Metro Builders Assoc. of which I am a Board Member.

Very truly yours,

The Flanagan Company
Robert P. Flanagan,
President

Sommers, Tim

From: frontier [frontier@fbiloghomes.com]

Sent: Monday, February 03, 2003 6:27 PM

To: Rep.Wieckert@legis.state.wi.us

Hello Representative Wieckert,

We would just like to tell you that we are in favor of changing the maximum allowable space between spindles from the current 6-inches to just 4-inches.

Thank you for your work in this matter.

Sincerely,

Dan Wait, President
Frontier Builders, Inc.

Sommers, Tim

From: Craig Rakowski [craig@jamescraigbuilders.com]
Sent: Monday, February 03, 2003 9:54 AM
To: Sen.Stepp@legis.state.wi.us; Rep.Wieckert@legis.state.wi.us
Rep.Wieckert@legis.state.wi.us
Cc: 'Scott Mathie'
Subject: Spindle change in UDC code
Senator Stepp and Representative Wieckert –

Over the weekend, I received an e mail alerting me to the potential change in the UDC requiring spacing on balusters 4" versus 6" apart on all stairways and landings. This change makes no sense to me. Has there been a rash of problems regarding the 6" spacing? I have not heard of any. At some point are we going to do away with railings all together in favor of a solid half wall? Where does it end? There is no reason to change the current standard to meet IRC if the IRC's standard is unreasonable and doesn't add value. This change would be a costly to new home buyers and would be very unappealing. I'm asking you to do all you can to prevent this change from happening. Anyone who knows how my Company operates knows that I am not against value added improvements to the building code but this change makes no sense at all.

Sincerely
Craig A. Rakowski
President
James Craig Builders, Inc.

Sommers, Tim

From: Paul De Leers [Deleersp@deleersconstruction.com]
Sent: Tuesday, February 04, 2003 6:37 PM
To: rep.wieckert@legis.state.wi.us; sen.stepp@legis.state.wi.us
Subject: Proposed building code change

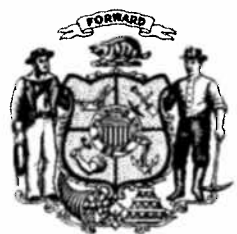
Please vote against changing the uniform dwelling code spindel spacing requirements. I feel that the changes are not only more costly to home construction in Wisconsin, but could also have an adverse effect on safety by forcing tread lengths to become shorter.

Thanks,

Paul DeLeers
Project Manager @ DeLeers Construction



WISCONSIN STATE LEGISLATURE



Staircase Spindle Issue

Department of Commerce

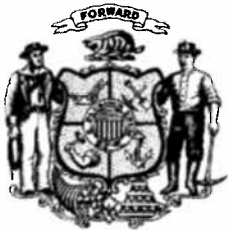
Bob Du Pont

February 5, 2003

1. I talked to Bob who reported that it is a proposed UDC rule before the housing committee submitted January 15th.
2. The Housing Committee has 30 days to hold a hearing or write a letter asking for an extension otherwise it is approved
3. Bob reported that 95% of kids under 10 can pass through 6 inch openings
4. He said that during the council analysis, they concluded that the cost would be increased by \$60-200
5. The homebuilders report that the cost would exceed \$400
6. Bob said he knows of no specific case of where people have been hurt falling through the openings between the current six-inch spaced spindles
7. Bob reported that the international commercial building code already has a four-inch requirement. This includes apartments, condos, hotels and schools
8. Neighboring states of Minnesota and Michigan have or are considering modifications to four inches. Illinois does not have a state building code
9. A Laura Rose of Legislative Council is the committee staff for the Senate Housing Committee. She said that there are also issues regarding sunrooms, the distances between two exits, grading requirements and other issues.
10. She suggests the possibility of holding a joint hearing with the senate committee



WISCONSIN STATE LEGISLATURE



Sommers, Tim

From: Heartland Custom Homes, Inc. [hch@core.com]

Sent: Wednesday, February 05, 2003 2:15 PM

To: sen.stepp@legis.state.wi.us

Cc: rep.wieckert@legis.state.wi.us

Subject: Uniform Dwelling Code -Railings

We are opposed of the change to the code on railings, because of the cost, aesthetics and safety. We build 40 – 50 homes a year and do not see what the proposed new code would benefit.

Thank you,

Bob Evensen
General Manager

02/05/2003

Sommers, Tim

From: Sue Loberger [loberger@juno.com]
Sent: Thursday, February 06, 2003 9:36 AM
To: Rep.Wieckert@legis.state.wi.us

Dear Senator ,

I am a custom home builder in Brown County . I do not support the code change for spindle max. distance of 4 inches It adds additional unnecessary cost to new homes and causes problems with ascetics and safety by having to shorten the tread length to make the spindle spacing work on open rail stair cases

sincerely,
Craig Loberger
Loberger Construction LLC

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URGENT !!

Constituent Action Form

Name:

RON DE GROOT

Time: 2:40 PM

Date: FEB 6, 2003

Address:

DE GROOT BUILDERS
3213 NICOLET DR

Phone:

GREEN BAY, WI 54311
(920) 965-0003

Request:

OP SPINDLE / STAIR RULE

Mode of Contact:

Phone Call

Voice Mail

Visit

Fax

Email

to...

Appleton

Capitol

SKW Home

Other

Action:

Date:

Flash Message for:

Steve Wieckert

State Representative

Wisconsin State Capitol

Room 16 West

Madison, WI 53708

608-266-3070

920-731-3000

1-888-534-0057

FAX 608-282-3657

For Representative Wieckert's Personal and Immediate Attention



URGENT !!

Constituent Action Form

Name:

Ken ~~Decker~~ Deicher
Deicher
~~Decker~~ Construction

Time: 8:46 AM

Date: Feb. 6, 2003

Address:

2708 BUS HWY 23 EAST
PLYMOUTH, WI 53073

Phone:

920 893 4521

Request:

OP. SPINDE & STAIR MANDATE

Mode of Contact:

Phone Call

Voice Mail

Visit

Fax

Email

to...

Appleton

Capitol

SKW Home

Other

Action:

Date:

Flash Message for:

Steve Wieckert

State Representative

Wisconsin State Capitol

Room 16 West

Madison, WI 53708

608-266-3070

920-731-3000

1-888-534-0057

FAX 608-282-3657



URGENT !!

Constituent Action Form

Name:

RICH ROUNDIK

Time: 2:36 PM

Date: Feb. 6, 2003

Address:

RICHLEIN BUILDERS
N 1023 KNIPERACK ROAD
CEDAR GROVE, WI

Phone:

53013
920 994 9811

Request:

OP SPINDLE/STAR MANDATE

Mode of Contact:

Phone Call

Voice Mail

Visit

Fax

Email

to...

Appleton

Capitol

SKW Home

Other

Action:

Date:

Flash Message for:

Steve Wieckert

State Representative

Wisconsin State Capitol

Room 16 West

Madison, WI 53708

608-266-3070

920-731-3000

1-888-534-0057

FAX 608-282-3657





STEVE WIECKERT

STATE REPRESENTATIVE

CHAIRMAN
ASSEMBLY COMMITTEE
ON GOVERNMENT OPERATIONS

February 14, 2003

TO: Members of the Assembly Committee on Housing
FROM: Steve Wieckert, Chairperson
RE: Clearinghouse Rule 02-077, relating to the Uniform Dwelling Code

This letter is to inform you that the Department of Commerce submitted germane modifications to CHR 02-077, relating to the Uniform Dwelling Code, on February 13, 2003. Pursuant to s. 227.19(4)(b)3., stats., submission of these modifications extends the Committee's jurisdiction over the rule to February 27, 2003.

The modifications are explained in the attached letter from Secretary Nettles. Also attached is a copy of my letter to the Secretary describing the concerns that led me to request the modifications.

Please review the modifications and feel free to contact me if you have any concerns about the rule or the modifications.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve", is written over the word "Sincerely".

Representative Steve Wieckert

cc Nettles, Buchholz and Olver

IDEALS, PRINCIPLES, PATRIOTISM

STATE CAPITOL OFFICE: ROOM 16 WEST • P.O. BOX 8953 • MADISON, WI 53708-8953 • (608) 266-3070 • (608) 282-3657 FAX • Rep.Wieckert@legis.state.wi.us
DISTRICT 57 OFFICE: 3033 W. SPENCER STREET • APPLETON, WI 54914 • (920) 731-3000 • FAX: (920) 731-2999

COMMITTEES: ECONOMIC DEVELOPMENT • GOVERNMENT OPERATIONS • HEALTH • HOUSING • INSURANCE

Lotto Homes, LLC

6438 LEDGETOP DR. / GREENLEAF, WISCONSIN 54126
Phone: 920-864-7803 FAX: 920-864-7146

2/17/03

Dear Representative Wickert

Thank you for your efforts to have the 4" spindle requirement eliminated. I've just returned from a weekend Wisconsin Builders Association convention and it was noted in our Governmental Affairs Committee meeting your efforts to have this rejected.

All of us builders from around the state are grateful for finally getting some common sense approach to these code changes.

Sincerely
Mike Falto
President Elect of WBA



STEVE WIECKERT

STATE REPRESENTATIVE

CHAIRMAN
ASSEMBLY COMMITTEE
ON GOVERNMENT OPERATIONS

February 19, 2003

Cory L. Nettles, Secretary
Wisconsin Department of Commerce
201 West Washington Avenue
PO Box 7970
Madison, WI 53707-7970

Dear Secretary Nettles,

Thank you for modifying the Uniform Dwelling Code to exclude the reduction in the four inch spacing requirement between spindles.

Your assistance in with this rule has been exemplary and is most appreciated. Builders have already contacted me pleased with the results of our actions. I appreciate your understanding.

Thank you again for your assistance and I look forward to working with you on additional issues in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve", is written over the word "Sincerely,".

Steve Wieckert
State Representative

IDEALS, PRINCIPLES, PATRIOTISM

STATE CAPITOL OFFICE: ROOM 16 WEST • P.O. BOX 8953 • MADISON, WI 53708-8953 • (608) 266-3070 • (608) 282-3657 FAX • Rep.Wieckert@legis.state.wi.us
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COMMITTEES: ECONOMIC DEVELOPMENT • GOVERNMENT OPERATIONS • HEALTH • HOUSING • INSURANCE

Wieckert, Steve

From: Jerry Deschane [JDeschane@wisbuild.org]

Sent: Thursday, February 26, 2004 3:44 PM

To: Rep.Wieckert@legis.state.wi.us

Subject: Spindle spacing rule

It is our understanding that the Department of Commerce is forwarding an administrative rule regarding stair and rail spindle spacing to the Legislature. The Wisconsin Builders Association will not oppose this rule.

Jerry Deschane



Something Sweet Company Testimony
Teresa & Timothy Henning
Commercial Building Code Council Meeting
March 12, 2003

1. Basement storage
 - a. The head clearance started at 6'11". The plumbing inspector told them it has to be 7'.
 - b. The inspectors told them initially it had to be a 1-hour firewall. The inspectors then told Something Sweet it had to be a 2-hour firewall. Finally they told them it actually had to be a 1-hour firewall.
 - c. They lowered the head clearance to 6'8". Because of lowered head clearance they have 6'3" doors but should have 6'4" doors. They had to get a state variance done (hearing on January 14th. Heard back on Feb 7th.) This part of basement is unusable so they can only use it for personal storage, but the state wants them to itemize what they are storing in that storage space even though none of it is used for the restaurant.
2. Something Sweet needed a hood over oven and stove. There was a debate whether they needed type 1 or type 2 hoods. Type 1 goes over grills or deep fryers. They should be able to have a type 2 since they do not have a grill or deep fryer, but were told to install a type 1 hood. They were told that this had to be installed for future occupants.
3. Under old code, the air had to be changed 5 times an hour. Under the new code it has to be changed 15 times an hour. This means that heating and cooling has to be done 15 times/hour. The energy cost increases and adds the cost of purchasing and installing an extra heating and cooling unit.
4. Kitchen is done in basement. It is encased in 10" of concrete top and bottom. In order to avoid installing a sprinkler system they had to prove it would constitute a 3-hour firewall.
5. New code requires battery-powered floodlights on outside of building. However, the need for these floodlights is questionable, as they cannot test candlelight power because of streetlights in front and behind building.
6. Handrails have to be round and must extend a certain number of inches top and bottom. Something Sweet had to install two handrails. The first was too short and not round enough and the second was too long.
7. Rear stairs at end of garage roof was to be installed because of residential apartment upstairs. They could use neighbor's staircase, but because they had to walk over neighbor's roof 5 feet, it was not up to code. They were not allowed to use jump platforms. Would have added another \$6000 to cost of retrofit.
8. Costs
 - a. Head clearance: \$2,900
 - b. 1 hour firewall: \$3,000
 - c. 2 hour firewall: \$2,500
 - d. Hood: \$11,525
 - e. 10" cement wall: \$850

Something Sweet Company Testimony
Teresa & Timothy Henning
Commercial Building Code Council Meeting
March 12, 2003

- f. Air unit: \$35,830 plus additional \$1,500 for repair around fans and vents. Total cost of Air Unit: \$37,330
 - g. Additional cost of heat about \$2,000 per month for building 24' wide and 110' long.
9. New code makes old buildings useless. Two other buildings on College Avenue in Appleton are for sale. The word is that they will be torn down because buyers feel the cost of retrofitting them is more than the cost of rebuilding.
10. The ultimate problem is the lack of knowledge on part of inspectors to interpret the building rehabilitation codes.



Senate

PUBLIC HEARING

**Committee on Economic Development, Job Creation and
Housing**

The committee will hold a public hearing on the following items at the time specified below:

Wednesday, February 19, 2003
10:00 AM
330 Southwest

Farrar, Dr. Lynda

Of Oregon, as a member of the Examining Board of Architects, Landscape Architects, Professional Engineers, Designers and Land Surveyors, to serve for the term ending July 1, 2006.

Riley, Antonio

Of Milwaukee, as Executive Director of the Wisconsin Housing and Economic Development Authority, to serve for the term ending February 1, 2005.

Clearinghouse Rule 02-077

Relating to the uniform dwelling code.

An Executive Session may be held on any of the above items.

Senator Cathy Stepp
Chair