

## Chapter Comm 62

### BUILDINGS AND STRUCTURES

Comm 62.0001	Standards.	Comm 62.1603	Construction documents.
Comm 62.0100	Administration.	Comm 62.1604	In-situ load tests.
Comm 62.0115	Unsafe structures and equipment.	Comm 62.1607	Truck and bus garages.
Comm 62.0202	Definitions.	Comm 62.1608	Snow loads.
Comm 62.0310	Use and occupancy classification.	Comm 62.1609	Determination of wind loads.
Comm 62.0400	Special detailed requirements based on use and occupancy.	Comm 62.1610	Soil lateral loads.
Comm 62.0401	Chapter Comm 10 compliance.	Comm 62.1612	Flood loads.
Comm 62.0402	Lease plan.	Comm 62.1614	Earthquake loads – general.
Comm 62.0403	High-rise buildings.	Comm 62.1615	Earthquake loads – site ground motion.
Comm 62.0406	Special hazards in parking garages.	Comm 62.1621	Component certification.
Comm 62.0414	Information required.	Comm 62.1700	Structural tests and special inspections.
Comm 62.0415	Hazardous materials.	Comm 62.1802	Foundation and soil investigation.
Comm 62.0500	Fire apparatus access.	Comm 62.1805	Alternate setback and clearance.
Comm 62.0702	Fire separation distance.	Comm 62.1807	Pier and pile foundations.
Comm 62.0703	Fire-resistance ratings.	Comm 62.1808	Driven pile foundations.
Comm 62.0704	Connections between buildings.	Comm 62.1809	Concrete pile foundations.
Comm 62.0705	Fire wall identification.	Comm 62.1914	Shotcrete clearance.
Comm 62.0712	Fire test criteria.	Comm 62.1916	Column approvals.
Comm 62.0715	Smoke dampers in health care facilities.	Comm 62.2101	Masonry construction materials.
Comm 62.0719	Minimum protection for floor and roof systems.	Comm 62.2103	Cast stone masonry units.
Comm 62.0720	Additional protection.	Comm 62.2105	Masonry quality.
Comm 62.0901	Fire protection systems.	Comm 62.2108	Quality assurance provision.
Comm 62.0902	Definition.	Comm 62.2109	Empirical design of masonry.
Comm 62.0903	Automatic fire sprinkler systems.	Comm 62.2208	Welding of structural steel.
Comm 62.0904	Alternative automatic fire-extinguishing systems.	Comm 62.2303	Truss design drawings.
Comm 62.0907	Fire alarm and detection systems.	Comm 62.2304	Girder ends.
Comm 62.0909	Smoke control systems.	Comm 62.2503	Gypsum board and plaster.
Comm 62.1003	General means of egress.	Comm 62.2701	Electrical code.
Comm 62.1005	Guard tower exiting.	Comm 62.2900	Additional criteria for toilets.
Comm 62.1006	Safe dispersal areas.	Comm 62.2901	Plumbing code.
Comm 62.1100	Accessibility.	Comm 62.2902	Plumbing fixtures.
Comm 62.1101	General requirements.	Comm 62.3001	Elevators.
Comm 62.1102	Definitions.	Comm 62.3002	Elevator car to accommodate ambulance stretcher.
Comm 62.1103	Scoping requirements.	Comm 62.3004	Hoistways.
Comm 62.1104	Accessible route.	Comm 62.3006	Machine rooms.
Comm 62.1105	Accessible entrances.	Comm 62.3100	Special construction.
Comm 62.1106	Parking and passenger loading facilities.	Comm 62.3102	Blower equipment.
Comm 62.1107	Dwelling units and sleeping units.	Comm 62.3103	Temporary structures.
Comm 62.1108	Special occupancies.	Comm 62.3104	Pedestrian walkways and tunnels.
Comm 62.1109	Other features and facilities.	Comm 62.3109	Swimming pool enclosures.
Comm 62.1110	Signage.	Comm 62.3200	Encroachments into the public right-of-way.
Comm 62.1203	Interior environment.	Comm 62.3300	Safeguards during construction.
Comm 62.1205	Court drainage.	Comm 62.3307	Protection of adjoining property.
Comm 62.1209	Toilet rooms.	Comm 62.3400	Existing structures.
Comm 62.1403	Exterior walls.	Comm 62.3406	Historic buildings.
Comm 62.1407	Aluminum composite materials.	Comm 62.3408	Accessibility for existing buildings.
Comm 62.1505	Roof covering classification.	Comm 62.3500	Referenced standards.
Comm 62.1506	Roof covering materials.	Comm 62.3600	Appendices.

**Note:** Chapter Comm 62 as it existed on June 30, 2002 was repealed and a new chapter Comm 62 was created, Register December 2001 No. 552, effective July 1, 2002.

**Comm 62.0001 Standards.** The design, construction, and maintenance of public buildings and places of employment shall comply with s. Comm 61.05, except as provided in this code and ch. Comm 14.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.0100 Administration.** Except for the requirements in IBC sections 102.4 and 115, the requirements in IBC chapter 1 are not included as part of this code.

**Note:** The sections in this chapter are generally numbered to correspond with the section numbering in the IBC; e.g., s. Comm 62.0202 corresponds to IBC section 202, and s. Comm 62.3408 corresponds to IBC section 3408.

**Note:** As used throughout this code, “not included as part of this code” is intended to convey that the referenced requirements are not incorporated herein, and therefore cannot be enforced through this code. However, local ordinances may include the referenced requirements, as specified in s. Comm 61.03.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 01-139: renum. (1) and (2) to be Comm 62.0100 and Comm 62.0115 Register June 2002 No. 558, eff. 7-1-02.

#### Comm 62.0115 Unsafe structures and equipment.

This is a department rule in addition to the requirements in IBC section 115: The requirements in IBC section 115 apply to all public buildings and structures and places of employment, that exist before, on, or after the effective date of this code.

**History:** CR 01-139: renum. from Comm 62.0100 (2) Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.0202 Definitions. (1) ADDITIONS.** These are department definitions in addition to the definitions in IBC section 202:

(a) “Air barrier” means a material or combination of materials collectively having a maximum air leakage rate of 0.06 cfm/ft<sup>2</sup> at 0.30 in. H<sub>2</sub>O, when tested in accordance with ASTM E 783, installed to resist air leakage into the exterior envelope.

(b) “IBC and International Building Code” mean the 2000 edition of the *International Building Code*<sup>®</sup>, as adopted and modified in this code.

(c) “ICC Electrical Code” means ch. Comm 16.

(d) "IECC and International Energy Conservation Code" mean the 2000 edition of the *International Energy Conservation Code*<sup>®</sup>, as adopted and modified in this code.

(e) "IFC and International Fire Code" mean the 2000 edition of the *International Fire Code*<sup>®</sup>.

(f) "IFGC and International Fuel Gas Code" mean the 2000 edition of the *International Fuel Gas Code*<sup>®</sup>, as adopted and modified in this code.

(g) "IMC and International Mechanical Code" mean the 2000 edition of the *International Mechanical Code*<sup>®</sup>, as adopted and modified in this code.

(h) "IPC and International Plumbing Code" mean chs. Comm 81 to 87.

(i) "IPSC and International Private Sewage Code" mean chs. Comm 81 to 87.

(j) "Multifamily dwelling" has the meaning given in s. 101.971 (2), Stats.

**Note:** Section 101.971 (2), Stats., reads as follows: "'Multifamily dwelling' means an apartment building, rowhouse, town house, condominium or manufactured building, as defined in s. 101.71 (6), that does not exceed 60 feet in height or 6 stories and that consists of 3 or more attached dwelling units the initial construction of which is begun on or after January 1, 1993. 'Multifamily dwelling' does not include a facility licensed under ch. 50."

**(2) SUBSTITUTIONS.** Substitute the following definitions for the corresponding definitions listed in IBC section 202:

(a) "Approved" means acceptable to the department.

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

**Note:** Section 101.61 (1), Stats., reads in part: "'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."

(c) "Historic building" means a "qualified historic building" as defined in s. Comm 70.17 (15).

**Note:** Section Comm 70.17 (15) reads as follows:

"Qualified historic building" means a building which is:

"(a) Listed on, or nominated by the state historical society for listing on, the national register of historic places in Wisconsin;

"(b) Included in a district which is listed on, or has been nominated by the state historical society for listing on, the national register of historic places in Wisconsin, and has been determined by the state historical society to contribute to the historic significance of the district;

"(c) Listed on a certified municipal register of historic property; or

"(d) Included in a district which is listed on a certified municipal register of historic property, and has been determined by the municipality to contribute to the historic significance of the district."

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 01-139: renum. (1) (b) to be (2) (c) and renum. (1) (c) to (k) to be (1) (b) to (j) Register June 2002 No. 558, eff. 7-1-02.

### **Comm 62.0310 Use and occupancy classification.**

This is a department informational note to be used under IBC section 310.2:

**Note:** See s. Comm 61.02 Notes for statutory definitions of adult family home and community-based residential facility. See s. Comm 62.0202 for definitions of dwelling unit and multifamily dwelling.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.0400 Special detailed requirements based on use and occupancy.** These are department rules in addition to the requirements in IBC chapter 4:

**(1) FIREWORKS, BLACK POWDER AND EXPLOSIVE MATERIALS.** Fireworks, black powder and explosive materials shall be stored and isolated in accordance with chs. Comm 7 and Comm 14.

**(2) RECYCLING SPACE.** An owner of a building shall provide a separate room or designated space within or adjacent to the building for the separation, temporary storage and collection of recyclable materials that are likely to be generated by the building occupants, under any of the following conditions:

(a) The construction of a new building.

(b) An increase in the existing area of a building that increases the gross floor area of the structure by 50% or more.

(c) An alteration of 50% or more of the existing area of a building that is 10,000 square feet or more in area.

**Note:** See Appendix B for guidelines for recommended designated areas.

**Note:** The collection and temporary storage of recyclable materials that are flammable or combustible is regulated by ch. Comm 14. Storage of liquids that are flammable or combustible is regulated by ch. Comm 10. Owners of buildings where these materials are stored should consult those chapters for isolation, removal and storage standards.

**(3) LUNCHROOMS.** A space for eating lunches shall be provided in all places of employment where there is exposure to injurious dusts, toxic material and industrial poisons. Such space shall be physically separate from any location where there is exposure to toxic materials. Toilet rooms shall not be permitted to serve as lunchrooms.

**(4) COMMUNITY-BASED RESIDENTIAL FACILITIES.** A newly constructed building or portion thereof that is a community-based residential facility serving three to eight unrelated adults shall comply with chs. Comm 20 to 25 instead of all other requirements of this code.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.0401 Chapter Comm 10 compliance.** This is a department informational note to be used under IBC section 401.1:

**Note:** See ch. Comm 10 for additional requirements for motor vehicle service stations and for storage, handling, processing and transporting of flammable and combustible liquids.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.0402 Lease plan.** The requirements in IBC section 402.3 are not included as part of this code.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.0403 High-rise buildings. (1) AUTOMATIC SPRINKLERS FOR HIGH-RISE AND DORMITORY BUILDINGS.** These are department informational notes to be used under IBC section 403.2:

**Note:** Under s. 101.14 (4) (b) 1, Stats., an automatic sprinkler system must be installed throughout every building that is more than 60 feet in height, except this requirement does not apply to open parking structures.

**Note:** Under s. 101.14 (4) (b) 3, Stats., an automatic sprinkler system must be installed by January 1, 2006, on each floor of all University of Wisconsin System residence halls and dormitories which are over 60 feet tall and for which initial construction was begun prior to April 26, 2000.

**(2) FUEL SUPPLY FOR STANDBY POWER.** Substitute the following wording for the exception in IBC section 403.10.1.1: Where the system is supplied with pipeline natural gas.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.0406 Special hazards in parking garages.** Substitute the following wording for the requirements and exception in IBC section 406.2.8:

**(1)** Except as provided in subs. (2) and (3), fuel-fired appliances shall be located in a room that is separated from the parking garage by construction which will form a solid barrier between the room and the garage. Entrance to the room shall be from the outside, or by means of a vestibule creating a two-doorway separation, with both doors self-closing.

**(2)** Unit heaters may be suspended in a parking garage in accordance with the IMC.

**(3)** A single interior self-closing door shall be allowed provided the sources of ignition in the appliance are at least 18 inches above the floor.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.0414 Information required.** The requirements in IBC section 414.1.3 are not included as part of this code.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.0415 Hazardous materials.** Substitute the following wording for the corresponding definition in IBC section 415.2: Immediately dangerous to life and health (IDLH). The concentration of air-borne contaminants which poses a threat of death, immediate or delayed permanent adverse health effects, or effects which could prevent escape from such an environment. This contaminant concentration level is established by the National Institute of Occupational Safety and Health based on

both toxicity and flammability. It generally is expressed in parts per million by volume, or milligrams per cubic meter.

**History:** CR 00-179; cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.0500 Fire apparatus access.** These are department rules in addition to the requirements in IBC chapter 5:

(1) **GENERAL.** Unobstructed fire lanes that are accessible from a public road shall be provided for every facility, building or portion of a building in accordance with this code.

(2) **EXTENT.** (a) 1. Except as provided in par. (b), the fire lane shall extend to within 150 feet of all portions of the building or facility or any portion of the exterior wall of the first story as measured by an approved route around the exterior of the building or facility.

2. Where any part of the building or facility is more than 30 feet above the lowest level of fire apparatus access, the fire lane shall also be parallel to one entire side of the building or facility with the near edge of the fire lane within 30 feet of the building or facility on that parallel side.

(b) The fire code official may increase the dimension of 150 feet where any one of the following conditions are met:

1. The building is equipped with a complete automatic fire sprinkler system.

2. A code-complying fire lane cannot be provided due to location on property, topography, grades, waterways or other similar conditions, and an approved alternative means of fire protection is provided.

(3) **DIMENSIONS.** (a) A fire lane shall have a minimum unobstructed vertical clearance of 13.5 feet.

(b) Buildings or facilities with any part more than 30 feet above the lowest level of fire apparatus access shall be provided with a fire lane capable of accommodating aerial fire apparatus. Overhead power or utility lines may not be located across or within a fire lane for aerial fire apparatus.

(c) Except as provided in pars. (d) and (e), a fire lane shall have a minimum unobstructed width of 20 feet.

(d) Where a fire hydrant is provided to supply fire apparatus on the fire lane, the minimum unobstructed width shall be 26 feet for a minimum distance of 20 feet on each side of the fire hydrant.

(e) Where any part of the building or facility is more than 30 feet above the lowest level of fire apparatus access, the minimum unobstructed width of the fire lane parallel to one side of the building or facility as required under sub. (2) (a) 2., shall be 26 feet.

(4) **TURNING RADIUS.** The inside turning radius of a fire lane shall be 28 feet or as determined by the fire code official.

(5) **DEAD ENDS.** A dead-end fire lane that is longer than 150 feet shall terminate in a turnaround area which consists of one of the following:

(a) A cul-de-sac with a minimum diameter of 70 feet.

(b) A 45 degree wye with a minimum length of 60 feet per side.

(c) A 90 degree tee with a minimum length of 60 feet per side.

(6) **SIGNAGE.** The fire code official may require the installation and maintenance of signs related to fire lanes.

(7) **GATES AND BARRICADES.** (a) The fire code official may require the installation, maintenance, securement and emergency operability of gates or barricades across a fire lane.

(b) Security gates may be installed across fire lanes subject to the approval of the fire code official.

(8) **SURFACE.** Fire lanes shall be designed, installed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities.

(9) **BRIDGES AND ELEVATED SURFACES.** Bridges or elevated surfaces that are part of a fire lane shall be designed for a live load sufficient to carry the imposed load of the fire apparatus.

(10) **GRADE.** The grade of the fire lane shall be approved by the fire code official based on the fire department apparatus and site topography.

(11) **TIMING.** Required fire lanes shall be provided prior to the placement of combustible materials at the building site, or the construction of any portion of a building or facility above the footing and foundation.

**History:** CR 00-179; cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.0702 Fire separation distance.** Substitute the following definition for the corresponding definition listed in IBC section 702: The distance measured from the building face to the closest interior lot line, to the centerline of a street alley or public way, to a permanent no-build easement line, or to an imaginary line between 2 buildings on the same property. The distance shall be measured at right angles from the lot line.

**History:** CR 00-179; cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.0703 Fire-resistance ratings.** Substitute the following wording for the requirements, but not the exception, in IBC section 703.2: The fire-resistance rating of building elements shall be determined in accordance with the test procedures set forth in ASTM E 119 or in accordance with IBC section 703.3. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements shall not reduce the required fire-resistance rating.

**History:** CR 00-179; cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.0704 Connections between buildings.** This is a department exception to the requirements in IBC section 704.1: This section does not apply to connections between buildings, that are in compliance with IBC section 3104.

**History:** CR 00-179; cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.0705 Fire wall identification.** These are department rules in addition to the requirements in IBC section 705:

(1) **PURPOSE.** Pursuant to s. 101.135, Stats., the purpose of this section is to establish uniform standards for the identification of fire walls on the exterior of buildings.

(2) **MUNICIPAL ORDINANCE.** A city, village or town may by ordinance require owners to identify the location of a fire wall at the exterior wall of a building with a sign.

(3) **SIGN REQUIREMENTS.** (a) *General.* The sign shall consist of 3 circles arranged vertically on the exterior wall, marking the location of the fire wall and centered on the fire wall. The circles shall either be affixed directly to the surface of the building or may be placed on a background material that is affixed to the building.

(b) *Size of circle.* Each circle shall be the same size. The diameter of the circle shall be at least 1 1/2 inches, but no greater than 2 inches.

(c) *Spacing.* The circles shall be spaced an equal distance apart. The distance measured from the top of the uppermost circle to the bottom of the lowermost circle shall be no more than 12 inches.

(d) *Color.* The color of the circle shall be red, amber (orange-yellow) or white (clear) and shall be reflective. The color of the circle shall contrast with the color of the background.

**History:** CR 00-179; cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.0712 Fire test criteria.** Substitute the following wording for the requirements, but not the exception, in IBC section 712.3: Fire-resistant joint systems shall be tested in accordance with the requirements of UL 2079. Nonsymmetrical wall joint systems shall be tested with both faces exposed to the furnace, and the assigned fire-resistance rating shall be the shortest duration obtained from the two tests. When evidence is furnished to show that the wall was tested with the least fire-resistant side exposed to the furnace, the wall need not be subjected to tests from the opposite side.

**History:** CR 00-179; cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.0715 Smoke dampers in health care facilities.** This is an additional department exception to the requirements in IBC section 715.5.5: Smoke dampers are not required in Group 1-2 duct penetrations of smoke barriers in fully ducted HVAC systems.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.0719 Minimum protection for floor and roof systems.** This is a department rule in addition to the requirements in IBC Table 719.1(3):

**IBC TABLE 719.1(3)**

**MINIMUM PROTECTION FOR FLOOR AND ROOF SYSTEMS**

(Partial Table)

FLOOR OR ROOF CONSTRUCTION	CEILING CONSTRUCTION	THICKNESS OF FLOOR OR ROOF SLAB (inches), FOR 1-HOUR RATING	MINIMUM THICKNESS OF CEILING (inches), FOR 1-HOUR RATING
Line 22. Steel joists, floor trusses and flat or pitched roof trusses spaced a maximum 24 inches on center with 1/2-inch wood structural panels with exterior glue applied at right angles to top of joist or top chord of trusses with No. 8 screws. The wood structural panel thickness shall not be less than nominal 1/2-inch nor less than required by IBC chapter 22.	Base layer 5/8-inch Type X gypsum board applied at right angles to steel framing 24 inches on center with 1-inch Type S drywall screws spaced 24 inches on center. Face layer 5/8-inch Type X gypsum board applied at right angles to steel framing attached through base layer with 1 5/8-inch Type S drywall screws 12 inches on center at end joints and intermediate joints and 1 1/2-inch Type G drywall screws 12 inches on center placed 2 inches back on either side of face layer end Joints. Joints of the face layer are offset 24 inches from the joints of the base layer.	Varies	1 1/4

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.0720 Additional protection.** Substitute the following wording for the requirements in IBC section 720.6.2.5 and IBC Table 720.6.2(5): IBC Table 720.6.2(5) indicates the time increments to be added to the fire resistance where glass fiber, rockwool, slag mineral wool, or cellulose insulation is incorporated in the assembly.

**IBC TABLE 720.6.2(5)**

**TIME ASSIGNED FOR ADDITIONAL PROTECTION**

DESCRIPTION OF ADDITIONAL PROTECTION	FIRE RESISTANCE (minutes)
Add to the fire resistance rating of wood stud walls if the spaces between the studs are completely filled with glass fiber mineral wool batts weighing not less than 2 lb./cu ft (0.6 lb/sq ft of wall surface), or rockwool or slag mineral wool batts weighing not less than 3.3 lb/cu ft (1 lb/sq ft of wall surface), or cellulose insulation having a nominal density not less than 2.6 lb/cu ft.	15

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.0901 Fire protection systems. (1) MODIFICATIONS.** Substitute the following informational note for the requirements in IBC section 901.3.

**Note:** See chs. Comm 14 and 61 for requirements to shut down, impair, remove or modify fire protection systems.

**(2) FIRE HOSE THREADS.** 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.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.0902 Definition.** 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."

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.0903 Automatic fire sprinkler systems.**

**(1) ALTERNATIVE PROTECTION.** 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.

**(2) MULTIFAMILY DWELLINGS.** For multifamily dwellings only, substitute the following wording for the requirements, but not the exception, in IBC section 903.2.8: An automatic fire sprinkler

system or 2-hour fire resistance shall be provided in every multifamily dwelling that contains floor areas or dwelling units exceeding any of the thresholds established in Table 62.0903. The floor areas specified in the thresholds do not include any of the following:

- (a) Areas that are outside a building, as in the following:
  1. Porches that are open to the outside atmosphere.
  2. Exterior stairs.
  3. Exterior platforms.
  4. Exterior landings.

- 5. Exterior decks.
- (b) An attached garage that meets all of the following criteria:
  1. Has a floor area of 600 square feet or less.
  2. Serves a single dwelling unit.
  3. Is accessed directly from the dwelling unit.
  4. Is separated from the remainder of the building by at least 1-hour rated fire-resistive construction.

**Note:** Housing units that receive federal funding may be required by federal regulations to have sprinkler protection regardless of building size.

**Note:** See Appendix A for a listing of municipalities that the department believes have preexisting stricter sprinkler ordinances, and a listing of thresholds those municipalities may apply which are more restrictive than in Table 62.0903.

**TABLE 62.0903**

**Thresholds Above Which a Sprinkler System or 2-Hour Fire Resistance Is Required in a Multifamily Dwelling**

Class of Construction	Total Floor Area Within Individual Dwelling Units	Number of Units	Total Floor Area of Nondwelling Unit Portions (Common use areas, such as corridors, stairways, basements, cellars, vestibules, community rooms, laundry rooms, pools, etc.)
Type IA	16,000 sq ft	20 units	16,000 sq ft
Type IB			12,000 sq ft
Type IIA			8,000 sq ft
Type IIB			5,600 sq ft
Type III			
Type IV			
Type VA			
Type VB	4,800 sq ft		

**(3) UNIVERSITY DORMITORIES.** This is a department informational note to be used under IBC section 903.2.8:

**Note:** Under s. 101.14 (4) (b) 3., Stats., an automatic sprinkler system must be installed at the time of construction of each floor of any University of Wisconsin System residence hall or dormitory that is constructed after April 26, 2000, regardless of the height of the building.

**(4) 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.

**(5) FIRE DEPARTMENT CONNECTION.** Substitute the following wording for the requirements in IBC section 903.3.7: The fire department connection shall be installed in an accessible location acceptable to the fire chief.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.0904 Alternative automatic fire-extinguishing systems.** These are department rules in addition to the requirements in IBC section 904:

**(1) WATER MIST FIRE PROTECTION SYSTEMS.** Where a water mist fire protection system is installed, it shall comply with NFPA 750.

**(2) MANUAL-WET SPRINKLER SYSTEMS.** (a) *Where allowed.* A manual-wet sprinkler system may not be installed in a building unless all of the following conditions are met:

1. There is no municipal water system available to serve the property.
2. There is no provision under this code that requires the building or a portion of the building to have an automatic fire sprinkler system.
3. 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.

(b) *General requirements.* 1. A building protected with a manual-wet sprinkler system shall be considered un-sprinklered under all other code provisions.

2. 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.

3. All aboveground system piping throughout the building shall be labeled as a "manual-wet sprinkler system." Labels shall be placed at all of the following locations:

- a. 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.
- b. At the fire department connection.
- c. At all valves and hose outlets.

4. 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.

5. A manual-wet sprinkler system shall be supplied with water through the fire department connection using fire department apparatus.

6. 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.

7. 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.

8. 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.

9. The actuation of any sprinkler in the system shall operate the waterflow indicating device, which shall initiate a fire alarm within the building.

10. 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.

(c) *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.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 01-139: am. (2) (b) 8. Register June 2002 No. 558, eff. 7-1-02.

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

(1) **CONSTRUCTION DOCUMENTS.** The requirements in IBC section 907.1.1 are not included as part of this code.

(2) **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 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.

(3) **PROTECTIVE COVERS.** 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.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.0909 Smoke control systems.** (1) **INSPECTION AND TEST REQUIREMENTS.** 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.

(2) **INSPECTIONS FOR SMOKE CONTROL.** Substitute the following wording for the requirements in IBC section 909.18.8: Smoke control systems shall be tested by a qualified agency.

(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.

(4) **QUALIFICATIONS.** 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.

(5) **REPORT FILING.** 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.

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

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.1003 General means of egress.**

(1) **EGRESS FOR OUTDOOR AREAS.** Substitute the following wording for the requirements, but not the exceptions, in IBC section 1003.2.2.10: 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 IBC chapter 10. 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 loads of the building plus the outdoor areas.

(2) **EXTERIOR AREA FOR ASSISTED RESCUE.** These are department rules in addition to the requirements in IBC section 1003.2.13.7.

(a) *Exterior exit stairway.* Exterior exit stairways that are part of the means of egress for the exterior area for assisted rescue shall provide a clear width of 48 inches between handrails.

(b) *Identification.* Exterior areas for assisted rescue shall comply with IBC section 1003.2.13.5.5.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 01-109: r. and recr. Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.1005 Guard tower exiting.** This is an additional department exception to the requirements in IBC section 1005.2.2: Buildings of Group I-3 occupancy that are used as guard towers, provided they are no taller than two stories, have no more than 10 occupants, and have a travel distance of no more than 75 feet.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.1006 Safe dispersal areas.** This is a department rule in addition to the requirements in IBC section 1006.2: On sites where a public way is more than 100 feet from the building, the exit discharge may lead to a safe dispersal area such as a parking lot or fire access lane. The safe dispersal area may not be less than 50 feet from the building served and shall be large enough to accommodate all occupants of the building, based on at least 3 square feet of area per occupant.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.1101 Accessibility.** **History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 01-109: r. Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.1104 Multilevel buildings and facilities.** **History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 01-109: r. Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.1106 Groups R-2 and R-3.** **History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 01-109: r. Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.1107 Accessible dwelling units.** **History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 01-109: r. Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.1108 Unisex toilet and bathing rooms.** **History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 01-109: r. Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.1109 Emergency escape and rescue.** **History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 01-109: r. Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.1100 Accessibility.** Substitute the following wording for the requirements in IBC chapter 11: Buildings and

facilities shall be designed for accessibility in accordance with ss. Comm 62.1101 to 62.1110.

**History:** CR 01-109; cr. Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.1101 General requirements.** (1) **SCOPE.** The provisions of ss. Comm 62.1101 to 62.1110 control the design and construction of facilities for accessibility to people with disabilities.

(2) **DESIGN.** Buildings and facilities shall be designed and constructed to be accessible in accordance with this code, with ICC/ANSI A117.1 and with the changes, additions, or omissions to the ICC/ANSI A117.1 requirements specified in subs. (3) to (5).

(3) **DOORS AND DOORWAYS.** This is a department informational note to be used under ICC/ANSI A117.1 section 1003.5.

**Note:** In accordance with s. 101.132 (2) (a) 4., Stats., a renter of a dwelling unit in covered multifamily housing 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 requests shall be provided by the landlord at no additional cost to the renter.

(4) **OPERABLE CONTROLS.** This is a department rule in addition to the requirements in ICC/ANSI A117.1 section 1003.9: Circuit controls, when provided for use by tenants in occupancies with dwelling or sleeping units, shall comply with ICC/ANSI A117.1 sections 309.2 and 309.3.

(5) **BATHROOM REQUIREMENTS IN R-2 OCCUPANCIES.** For R-2 occupancies only, substitute the following wording for the requirements in ICC/ANSI A117.1 section 1003.11.3:

(a) *Scope.* At least one bathroom in each dwelling unit or sleeping unit in R-2 occupancies shall conform to this subsection. The accessible fixtures shall be in a single toilet/bathing area, such that travel between fixtures does not require travel through other parts of the dwelling unit.

(b) *General-bathing facilities.* 1. Where either a bathtub or shower compartment is provided, the fixture shall conform to par. (c) or (d).

2. Where both a bathtub and a shower compartment are provided in a single toilet/bathing area, at least one of the bathing fixtures shall conform to par. (c) or (d).

(c) *Bathtubs.* Bathtub controls and the minimum 30-inch by 48-inch clear floor space shall conform to one of the following:

1. Where the centerline of the controls is located between 9 inches and 18 inches from the apron of the bathtub, the clear floor space shall extend at least 9 inches beyond the controls, to facilitate a parallel approach. The centerline of the controls may not be located more than 18 inches from the apron of the bathtub.

2. Where the centerline of the controls is located not more than 9 inches from the apron of the bathtub, the clear floor space shall extend at least 5 inches beyond the controls, to facilitate a parallel approach.

(d) *Showers.* 1. 'Shower compartments.' Where a shower compartment is the only bathing facility, the compartment shall be at least 36 inches wide by 36 inches deep. For a transfer-type shower compartment complying with ICC/ANSI A117.1 section 608, reinforcing shall be provided for the later installation of a shower seat. Reinforcing for a shower seat is not required in a roll-in-type shower compartment complying with ICC/ANSI A117.1 section 608.

2. 'Shower controls and clear floor space.' Shower controls and the minimum 30-inch by 48-inch clear floor space shall conform to one of the following:

a. Where the centerline of the controls for a transfer-type shower compartment is located between 9 inches and 18 inches from the face of the shower, the clear floor space shall extend at least 9 inches beyond the controls, to facilitate a parallel approach. The centerline of the controls may not be located more than 18 inches from the face of the shower.

b. Where the centerline of the controls for a transfer-type shower compartment is located not more than 9 inches from the face of the shower, the clear floor space shall extend at least 5 inches beyond the controls, to facilitate a parallel approach.

c. Where a shower compartment without a curb is provided and the controls are reachable, the clear floor space is not required to extend beyond the controls.

(e) *Lavatories.* Lavatories shall comply with ICC/ANSI A117.1 sections 1003.11.3.2.1.1 through 1003.11.3.2.1.3.

(f) *Water closets.* The water closet shall comply with ICC/ANSI A117.1 section 1003.11.3.1.2.

**Note:** Under s. ICC/ANSI A117.1 section 1003.5.2.1, all bathrooms that are in a dwelling unit or sleeping unit which contains multiple bathrooms must have entrance doors conforming with that section.

**History:** CR 01-109; cr. Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.1102 Definitions.** In this code:

(1) "Accessible" means a site, building, facility or portion thereof that complies with ss. Comm 62.1101 to 62.1110 and with ICC/ANSI A117.1.

(2) "Accessible route" means a continuous, unobstructed path that complies with ss. Comm 62.1101 to 62.1110 and with ICC/ANSI A117.1.

(3) "Accessible unit" means a dwelling unit or sleeping unit that complies with ss. Comm 62.1101 to 62.1110 and chapters 1 to 9 of ICC/ANSI A117.1.

(4) "Circulation path" means an exterior or interior way of passage from one place to another for pedestrians.

(5) "Detectable warning" means a standardized surface feature built in or applied to walking surfaces or other elements to warn visually impaired persons of hazards on a circulation path.

(6) "Dwelling unit or sleeping unit, multistory" means a dwelling unit or sleeping unit with habitable space located on more than one story.

(7) "Dwelling unit or sleeping unit, Type A" means a dwelling unit or sleeping unit designed and constructed for accessibility in accordance with ICC/ANSI A117.1

(8) "Dwelling unit or sleeping unit, Type B" means a dwelling unit or sleeping unit designed and constructed for accessibility in accordance with ICC/ANSI A117.1, consistent with the design and construction requirements of the federal Fair Housing Act, 24 CFR, chapter 1.

(9) "Facility" means the entire building or any portion of a building, structure or area, including the site on which such building, structure or area is located, wherein specific services are provided or activities are performed.

(10) "Finished ground level" means the ground surface of the site after all construction, leveling, grading, and development has been completed.

(11) "Intended to be occupied as a residence" means a dwelling unit or sleeping unit that can or will be used all or part of the time as the occupant's place of abode.

(12) "Public entrance" means an entrance that is not a service entrance.

(13) "Public-use areas" means interior or exterior rooms or spaces that are made available to the general public.

(14) "Self-service storage facility" means real property designed and used for the purpose of renting or leasing individual storage spaces to customers for the purpose of storing and removing personal property on a self-service basis.

(15) "Service entrance" means an entrance intended primarily for delivery of goods and services.

(16) "Site" means a parcel of land bounded by a property line or a designated portion of a public right-of-way.

(17) "Sleeping unit" means a room or space in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of the dwelling unit are not sleeping units.

(18) "Wheelchair space" means space for a single wheelchair and its occupant.

(19) "Wheelchair space cluster" means locations of 2 or more adjacent wheelchair spaces along with companion seating in assembly areas.

**History:** CR 01-109: cr. Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.1103 Scoping requirements.** (1) WHERE ACCESSIBILITY IS REQUIRED. Except as specified in sub. (2), buildings and structures, temporary or permanent, including their associated sites and facilities, shall be accessible to people with disabilities.

(2) GENERAL EXCEPTIONS. Sites, buildings, facilities and elements shall be exempt from ss. Comm 62.1101 to 62.1110 to the extent specified in all of the following:

(a) *Specific requirements.* Accessibility is not required in buildings and facilities, or portions thereof, to the extent permitted by ss. Comm 62.1104 to 62.1109.

(b) *Existing buildings.* Existing buildings shall comply with IBC section 3408 and s. Comm 62.3408.

(c) *Work areas.* Individual employee work stations are not required to be accessible but shall be located on an accessible route.

(d) *Detached dwellings.* Detached one- and two-family dwellings and accessory structures, and their associated sites and facilities are not required to be accessible as specified in ss. Comm 62.1101 to 62.1110.

(e) *Utility buildings.* Occupancies in Group U are exempt from the requirements of ss. Comm 62.1101 to 62.1110 other than any of the following:

1. In agricultural buildings, access is required to paved work areas and areas open to the general public.

2. Private garages or carports that contain required accessible parking.

(f) *Construction sites.* Structures, sites and equipment directly associated with the actual processes of construction including, but not limited to, scaffolding, bridging, materials hoists, materials storage, or construction trailers are not required to be accessible.

(g) *Raised areas.* Raised areas used primarily for purposes of security, life safety, or fire safety including, but not limited to, observation galleries, prison guard towers, fire towers, or life guard stands are not required to be accessible or to be served by an accessible route.

(h) *Limited access spaces.* Nonoccupiable spaces accessed only by ladders, catwalks, crawl spaces, freight elevators, very narrow passageways, or tunnels are not required to be accessible.

(i) *Equipment spaces.* Spaces frequented only by personnel for maintenance, repair, or monitoring of equipment are not required to be accessible. Such spaces include, but are not limited to, elevator pits, elevator penthouses, mechanical, electrical, or communications equipment rooms, piping or equipment catwalks, water or sewage treatment pump rooms and stations, electric substations and transformer vaults, and highway and tunnel utility facilities.

(j) *Single occupant structures.* Single occupant structures accessed only by passageways below grade or elevated above grade including, but not limited to, toll booths that are accessed only by underground tunnels, are not required to be accessible.

(k) *Residential Group R-1.* Buildings of group R-1 containing not more than five sleeping units for rent or hire that are also occupied as the residence of the proprietor, are not required to be accessible.

(L) *Day care facilities.* Where a day care facility (Groups A-3, E, I-4 and R-3) is part of a dwelling unit, only the portion of the structure utilized for the day care facility is required to be accessible.

**History:** CR 01-109: cr. Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.1104 Accessible route.** (1) SITE ARRIVAL POINTS. Accessible routes within the site shall be provided from public transportation stops, accessible parking and accessible pas-

senger loading zones, and public streets or sidewalks to the accessible building entrance served.

(2) WITHIN A SITE. (a) *General.* Except as specified in par. (b), at least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

(b) *Exception.* An accessible route is not required between accessible facilities that have, as the only means of access between them, a vehicular way not providing for pedestrian access.

(3) CONNECTED SPACES. (a) *General.* Except as specified in par. (b), when a building, or portion of a building, is required to be accessible, an accessible route shall be provided to each portion of the building, to accessible building entrances, connecting accessible pedestrian walkways and the public way. Where only one accessible route is provided, the accessible route shall not pass through kitchens, storage rooms, restrooms, closets or similar spaces.

(b) *Exception.* A single accessible route is permitted to pass through a kitchen or storage room in an accessible dwelling unit.

(4) MULTILEVEL BUILDINGS AND FACILITIES. (a) *General.* Except as specified in par. (b), at least one accessible route shall connect each accessible level, including mezzanines, in multi-level buildings and facilities.

(b) *Exceptions.* 1. An accessible route is not required to floors that are above and below accessible levels and that have an aggregate area of not more than 3,000 square feet. This exception shall not apply to any of the following:

a. Multiple tenant facilities of Group M occupancies containing five or more tenant spaces.

b. Levels containing offices of health care providers (Group B or Group I).

c. Passenger transportation facilities and airports (Group A-3 or Group B).

d. Government-owned or operated facilities.

2. In Groups A, I, R and S occupancies, levels that do not contain accessible elements or other spaces required by ss. Comm 62.1107 and 62.1108 are not required to be served by an accessible route from an accessible level.

3. An accessible route is not required to levels located above or below the accessible level in government-owned or operated buildings or facilities which are less than 3 stories and which are not open to the general public, if the floor level above or below the accessible level has a capacity of no more than 5 persons and is less than 500 square feet in area. The floor level above or below the accessible level that is less than 500 square feet shall have a sign stating a maximum capacity of 5 persons, and the sign shall be placed in a conspicuous location at the main entrance to the floor level.

**Note:** Examples include drawbridge towers and boat traffic towers, lock and dam control stations, press boxes, and train dispatching towers.

(5) LOCATION. (a) *General.* Except as specified in par. (b), accessible routes shall coincide with or be located in the same area as a general circulation path. Where the circulation path is interior, the accessible route shall also be interior.

(b) *Exception.* Accessible routes from parking garages contained within and serving Type B dwelling units are not required to be interior.

**History:** CR 01-109: cr. Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.1105 Accessible entrances.** (1) REQUIRED. (a) *General.* Except as specified in par. (b), at least 50% but not less than one entrance to each building and structure, and each separate tenant space within the building or structure, shall comply with the accessible route provisions of ss. Comm 62.1101 to 62.1110.

(b) *Exceptions.* 1. Entrances to spaces not required to be accessible as provided for in s. Comm 62.1107 or 62.1108.

2. Loading and service entrances that are not the only entrance to a building or to a tenant space.



**(2) MULTIPLE ACCESSIBLE ENTRANCES.** Where a building or facility has entrances that normally serve accessible parking facilities, transportation facilities, passenger loading zones, taxi stands, public streets and sidewalks, tunnels or elevated walkways, or accessible interior vertical access, then at least one of the entrances serving each such function shall comply with the accessible route provisions of ss. Comm 62.1101 to 62.1110.

**History:** CR 01-109; cr. Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.1106 Parking and passenger loading facilities.** **(1) REQUIRED.** Where parking is provided, accessible parking spaces complying with ICC/ANSI A117.1 shall be provided in compliance with Table Comm 62.1106 except as required by subs. (2) and (3).

**(2) GROUPS R-2 AND R-3.** Two percent, but not less than one, of each type of parking space provided for occupancies in Groups R-2 and R-3, which are required to have Type A or Type B dwelling or sleeping units, shall be accessible. Where parking is provided within or beneath a building, accessible parking spaces shall also be provided within or beneath the building.

**(3) REHABILITATION FACILITIES AND OUTPATIENT PHYSICAL THERAPY FACILITIES.** Twenty percent of patient and visitor parking spaces provided at rehabilitation facilities and outpatient physical therapy facilities shall be accessible.

**(4) VAN SPACES.** For every 8 or fraction of 8 accessible parking spaces, at least one shall be a van-accessible parking space.

**Table Comm 62.1106**

**Accessible Parking Spaces**

Total Parking Spaces Provided	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
More than 1,000	20 plus one for each 100 over 1,000

**(5) LOCATION.** (a) *General.* Except as specified in par. (b), accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances.

(b) *Exception.* In multilevel parking structures, van-accessible parking spaces are permitted on one level.

**(6) PASSENGER LOADING ZONES.** Passenger loading zones shall be designed and constructed in accordance with ICC/ANSI A117.1.

(a) *Medical facilities.* A passenger loading zone shall be provided at an accessible entrance to licensed medical and long-term care facilities where people receive physical or medical treatment or care and where the period of stay exceeds 24 hours.

(b) *Valet parking.* A passenger loading zone shall be provided at valet parking services.

**History:** CR 01-109; cr. Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.1107 Dwelling units and sleeping units.**

**(1) GENERAL.** In addition to the other requirements of ss. Comm 62.1101 to 62.1110, occupancies having dwelling units or sleeping units shall be provided with accessible features in accordance with subs. (2) to (7).

**(2) DESIGN.** Dwelling units and sleeping units which are required to be accessible units shall comply with this code and the applicable portions of chapters 1 to 9 of ICC/ANSI A117.1. Type A and Type B units shall comply with the applicable portions of chapter 10 of ICC/ANSI A117.1. Units required to be Type A units are permitted to be designed and constructed as accessible units. Units required to be Type B units are permitted to be designed and constructed as accessible units or as Type A units.

**(3) ACCESSIBLE SPACES.** (a) *General.* Except as specified in par. (b), rooms and spaces available to the general public or available for use by residents and serving accessible units, Type A units or Type B units shall be accessible. Accessible spaces shall include toilet and bathing rooms, kitchen, living and dining areas and any exterior spaces, including patios, terraces and balconies.

(b) *Exception.* Recreational facilities shall comply with s. Comm 62.1109 (14).

**(4) ACCESSIBLE ROUTE.** (a) *General.* Except as specified in par. (b), at least one accessible route shall connect accessible building or facility entrances with the primary entrance of each accessible unit, Type A unit and Type B unit within the building or facility and with those exterior and interior spaces and facilities that serve the units.

(b) *Exceptions.* 1. If the slope of the finished ground level between accessible facilities and buildings exceeds one unit vertical in 12 units horizontal (1:12), or where physical barriers prevent the installation of an accessible route, a vehicular route with parking that complies with s. Comm 62.1106 at each public or common use facility or building is permitted in place of the accessible route.

2. Exterior decks, patios, or balconies that are part of Type B units and have impervious surfaces, and that are not more than 4 inches below the finished floor level of the adjacent interior space of the unit.

**(5) GROUP I.** Occupancies in Group I shall be provided with accessible features in accordance with all of the following:

(a) *Group I-1.* Group I-1 occupancies shall be provided with accessible features in accordance with all of the following:

1. 'Accessible units.' At least 4%, but not less than one, of the dwelling units and sleeping units shall be accessible units.

2. 'Type B units.' a. Except as specified in subd. 2. b., in structures with 3 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.

b. The number of Type B units is permitted to be reduced in accordance with sub. (7).

(b) *Group I-2 nursing homes.* Nursing homes of Group I-2 shall be provided with accessible features in accordance with all of the following:

1. 'Accessible units.' At least 50%, but not less than one, of the dwelling units and sleeping units shall be accessible units.

2. 'Type B units.' a. Except as specified in subd. 2. b., in structures with 3 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.

b. The number of Type B units is permitted to be reduced in accordance with sub. (7).

(c) *Group I-2 hospitals.* In general purpose hospitals, psychiatric facilities, detoxification facilities and residential care or assisted living facilities of Group I-2, shall be provided with accessible features in accordance with all of the following:

1. 'Accessible units.' At least 10%, but not less than one, of the dwelling units and sleeping units shall be accessible units.

2. 'Type B units.' a. Except as specified in subd. 2. b., 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.

b. The number of Type B units is permitted to be reduced in accordance with sub. (7).

(d) *Group I-2 rehabilitation facilities.* In hospitals and rehabilitation facilities of Group I-2 which specialize in treating conditions that affect mobility, or units within either which specialize in treating conditions that affect mobility, 100% of the dwelling units and sleeping units shall be accessible units.

(e) *Group I-3.* In occupancies in Group I-3, at least 5%, but not less than one, of the dwelling units and sleeping units shall be accessible units.

(6) **GROUP R.** Occupancies in Group R shall be provided with accessible features in accordance with all of the following:

(a) *Group R-1.* Group R-1 occupancies shall be provided with accessible features in accordance with all of the following:

1. 'Accessible units.' In occupancies in Group R-1, accessible dwelling units and sleeping units shall be provided in accordance with Table Comm 62.1107. All facilities on a site shall be considered to determine the total number of accessible units. Accessible units shall be dispersed among the various classes of units. Roll-in showers provided in accessible units shall include a permanently mounted folding shower seat.

**Table Comm 62.1107**  
**Accessible Dwelling and Sleeping Units**

Total Number of Units Provided	Minimum Required Number of Accessible Units Associated with Roll-in Showers	Total Number of Required Accessible Units
1 to 25	0	1
26 to 50	0	2
51 to 75	1	4
76 to 100	1	5
101 to 150	2	7
151 to 200	2	8
201 to 300	3	10
301 to 400	4	12
401 to 500	4	13
501 to 1,000	1% of total	3% of total
Over 1,001	10 plus 1 for each 100 over 1,000	30 plus 2 for each 100 over 1,000

2. 'Type B units.' a. Except as specified in subd. 2. b., 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.

b. The number of Type B units is permitted to be reduced in accordance with sub. (7).

(b) *Group R-2.* Type A and Type B units shall be provided in occupancies in Group R-2 in accordance with all of the following:

1. 'Type A units.' a. Except as specified in subd. 1. b. and c., in occupancies in Group R-2 containing more than 20 dwelling units or sleeping units, at least 2%, but not less than one, of the units shall be a Type A unit. All units on a site shall be considered to determine the total number of units and the required number of Type A units. Type A units shall be dispersed among the various classes of units.

b. The number of Type A units is permitted to be reduced in accordance with sub. (7).

c. Existing structures on a site shall not contribute to the total number of units on a site.

2. 'Type B units.' a. Except as specified in subd. 2. b., where there are 3 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.

b. The number of Type B units is permitted to be reduced in accordance with sub. (7).

**Note:** Type B dwelling units specified in s. Comm 62.1107 have the same meaning as "covered multifamily housing" as defined in s. 101.132 (1) (d), Stats. Section 101.132 (1) (d), Stats., reads as follows: "Covered multifamily housing" means any of the following:

"1. Housing that is first ready for occupancy on or after October 1, 1993, consisting of 3 or more dwelling units if the housing has one or more elevators.

"2. Grade-level dwelling units, in housing without elevators, that are first ready for occupancy on or after October 1, 1993, consisting of 3 or more dwelling units."

(c) *Group R-3.* 1. Except as specified in subd. 2., in occupancies in Group R-3 where there are 3 or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling and sleeping unit intended to be occupied as a residence shall be a Type B unit.

2. The number of Type B units is permitted to be reduced in accordance with sub. (7).

(d) *Group R-4.* Group R-4 occupancies shall be provided with accessible features in accordance with all of the following:

1. 'Accessible units.' At least one of the dwelling or sleeping units shall be an accessible unit.

2. 'Type B dwelling units.' a. Except as specified in subd. 2. b., in structures with 3 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.

b. The number of Type B units is permitted to be reduced in accordance with sub. (7).

(7) **GENERAL EXCEPTIONS.** Where specifically permitted by subs. (5) and (6), the required number of Type A and Type B units is permitted to be reduced in accordance with all of the following:

(a) *Buildings without elevator service.* Where no elevator service is provided in a building, only the dwelling and sleeping units that are located on stories indicated in subd. 1. and 2. are required to be Type A and Type B units. The number of Type A units shall be determined in accordance with sub. (6) (b).

1. 'One story with Type B units required.' At least one story containing dwelling units or sleeping units intended to be occupied as a residence shall be provided with accessible entrances as specified in s. Comm 62.1105 (1), from the exterior of the building, and all units intended to be occupied as a residence on that story shall be Type B units.

2. 'Additional stories with Type B units.' On all other stories that have a building entrance in proximity to arrival points intended to serve units on that story, as specified in subd. 2. a. and b., all dwelling units and sleeping units intended to be occupied as a residence served by that entrance on that story shall be Type B units. Where no such arrival points are within 50 feet of the entrance, the closest arrival points shall be used unless that arrival point serves the story required by subd. 1.

a. Where the slopes of the undisturbed site measured between the planned entrance and all vehicular or pedestrian arrival points within 50 feet of the planned entrance are 10% or less.

b. Where the slopes of the planned finished grade measured between the entrance and all vehicular or pedestrian arrival points within 50 feet of the planned entrance are 10% or less.

(b) *Multistory units.* A multistory dwelling or sleeping unit which is not provided with elevator service is not required to be a Type B unit. Where a multistory unit is provided with external elevator service to only one floor, the floor provided with elevator service shall be the primary entry to the unit and shall comply with the requirements for a Type B unit, and a toilet facility shall be provided on that floor.

(c) *Elevator service to the lowest story with units.* Where elevator service in the building provides an accessible route only to the lowest story containing dwelling or sleeping units intended to be occupied as a residence, only the units on that story which are intended to be occupied as a residence are required to be Type B units.

(d) *Site impracticality.* 1. 'Variance procedures.' Pursuant to ss. 101.132 (2) (b) 4. and (c) 2., Stats., the owner may request a reduction in accessible dwelling units due to site impracticality specified in subd. 2. through the petition for variance procedures specified in ch. Comm 61.

2. 'General.' On a site with multiple non-elevator buildings, the number of units required by sub. (7) (a) to be Type B units is permitted to be reduced to a percentage which is equal to the percentage of the entire site having grades, prior to development, which are less than 10%, provided that all of the following conditions are met:

a. Not less than 50% of the units required by par. (a) on the site are Type B units.

b. Units required by par. (a), where the slope between the building entrance serving the units on that story and a pedestrian or vehicular arrival point is no greater than 8.33%, are Type B units.

c. Units required by par. (a), where an elevated walkway is planned between a building entrance serving the units on that story and a pedestrian or vehicular arrival point and the slope between them is 10% or less are Type B units.

d. Units served by an elevator in accordance with par. (c) are Type B units.

(e) *Base flood elevation.* 1. 'Variance procedures.' Pursuant to s. 101.132 (2) (b) 4. and (c) 2., Stats., the owner may request a reduction in accessible dwelling units due to unusual characteristics of the site specified in subd. 2. through the petition for variance procedures specified in ch. Comm 61.

2. 'General.' The required number of Type A and Type B units shall not apply to a site where the lowest floor or the lowest structural building members of non-elevator buildings are required to be at or above the base flood elevation resulting in all of the conditions specified in subd. 2. a. and b. Where no such arrival points are within 50 feet of the primary entrances, the closest arrival point shall be used.

a. A difference in elevation between the minimum required floor elevation at the primary entrances and vehicular and pedestrian arrival points within 50 feet exceeding 30 inches.

b. A slope exceeding 10% between the minimum required floor elevation at the primary entrances and vehicular and pedestrian arrival points within 50 feet.

**History:** CR 01-109; cr. Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.1108 Special occupancies. (1) GENERAL.** In addition to the other requirements of ss. Comm 62.1101 to 62.1110, the requirements of subs. (2) to (3) shall apply to specific occupancies.

**(2) ASSEMBLY AREA SEATING.** Assembly areas with fixed seating shall comply with pars. (a) to (d). Dining areas shall comply with par. (e).

(a) *Services.* Services and facilities provided in areas not required to be accessible shall be provided on an accessible level and shall be accessible.

(b) *Wheelchair spaces.* In theaters, bleachers, grandstands and other fixed seating assembly areas, accessible wheelchair spaces shall be provided in accordance with Table Comm 62.1108-1. At least one seat for a companion shall be provided beside each wheelchair space.

**Table Comm 62.1108-1  
Accessible Wheelchair Spaces**

Capacity of Seating in Assembly Areas	Minimum Required Number of Wheelchair Spaces
4 to 25	1
26 to 50	2
51 to 100	4
101 to 300	5
301 to 500	6
Over 500	6, plus 1 additional space for each total seating capacity increase of 100

1. 'Wheelchair space clusters.' Except as specified in subd. 2., accessible wheelchair spaces shall be grouped in wheelchair space clusters in accordance with Table Comm 62.1108-2.

2. 'Exception.' In fixed seating assembly areas where sightlines require more than one step for a rise in elevation between rows, the minimum required number of wheelchair space clusters in that area shall be one-half of that required by Table Comm 62.1108-2, but not less than one.

**Table Comm 62-1108-2  
Wheelchair Space Clusters**

Capacity of Seating in Assembly Areas	Minimum Required Number of Wheelchair Space Clusters
Up to 300	1
301 to 600	2
601 to 900	3
901 to 1,500	4
1,501 to 2,100	5
2,101 to 3,000	6
Over 3,000	6, plus 1 additional cluster for each 1,000 seats or portion thereof

(c) *Dispersion of wheelchair space clusters.* Dispersion of wheelchair space clusters shall be based on the availability of accessible routes to various seating areas including seating at various levels in multilevel facilities.

1. 'Multilevel assembly seating areas.' a. Except as specified in subd. 1. b. and c., in multilevel assembly seating areas, wheelchair space clusters shall be provided on the main floor level and on one of each two additional floor or mezzanine levels.

b. In multilevel assembly spaces utilized for worship services, where the second floor or mezzanine level contains 25% or less of the total seating capacity, wheelchair space clusters shall be permitted to all be located on the main level.

c. In multilevel assembly seating where the second floor or mezzanine level provides 25% or less of the total seating capacity and 300 or fewer seats, wheelchair space clusters shall be permitted to all be located on the main level.

2. 'Separation between clusters.' a. Except as specified in subd. 2. b., wheelchair space clusters shall be separated by a minimum of five intervening rows or by a minimum of ten intervening seats. Wheelchair spaces within any one wheelchair space cluster shall not be separated by an intervening row, nor by more than two intervening seats, nor by more than a 7-inch vertical level change.

b. A vertical level change exceeding 7-inches is permitted in a wheelchair space cluster where necessary to maintain sightlines.

(d) *Assistive listening systems.* 1. 'Audible communications.' Stadiums, theaters, auditoriums, lecture halls and similar fixed seating assembly areas where audible communications are inte-

gral to the use of the space shall have an assistive listening system if the area is equipped with an audio amplification system or the area has a capacity of 50 or more persons.

2. 'Receivers.' Receivers shall be provided for assistive listening systems in accordance with Table Comm 62.1108-3. Twenty-five percent of receivers, but not less than 2, shall be hearing aid compatible.

**Table Comm 62.1108-3**  
**Receiver for Assistive Listening Systems**

Capacity of Seating in Assembly Areas	Minimum Required Number of Receivers
Less than 50	2
50 to 500	2, plus 4 for each total seating capacity increase of 100 above 51
501 to 1,000	20, plus 3 for each total seating capacity increase of 100 above 501
1,001 to 2,000	35, plus 2 for each total seating capacity increase of 100 above 1,001
Over 2,000	55, plus 1 for each total seating capacity increase of 100 above 2,000

(e) *Dining areas.* 1. 'General.' a. Except as specified in subd. 1. b., in dining areas, the total floor area allotted for seating and tables shall be accessible.

b. In buildings without elevators, an accessible route to a mezzanine seating area is not required, provided that the mezzanine contains less than 25% of the total area and the same services are provided in the accessible area.

2. 'Fixed or built-in seating or tables.' Where fixed or built-in seating or tables are provided in dining areas, at least 5%, but not less than one such seat or table, shall be accessible and be distributed throughout the facility.

3. 'Dining counters.' In establishments serving food or drink for consumption where the only seating is at counters exceeding 34-inches in height, a 60-inch minimum length portion of the counter shall be accessible.

(3) **SELF-SERVICE STORAGE FACILITIES.** (a) *General.* Self-service storage facilities shall provide accessible individual self-storage spaces in accordance with Table Comm 62.1108-4.

**Table Comm 62.1108-4**  
**Accessible Self-service Storage Facilities**

Total Spaces in Facility	Minimum Number of Required Accessible Spaces
1 to 200	5%, but not less than 1
Over 200	10, plus 2% of total number of units over 200

(b) *Dispersion.* Accessible individual self-service storage spaces shall be dispersed throughout the various classes of spaces provided. Where more classes of spaces are provided than the number of required accessible spaces, the number of accessible spaces shall not be required to exceed that required by Table Comm 62.1108-4. Accessible spaces are permitted to be dispersed in a single building of a multibuilding facility.

**History:** CR 01-109; cr. Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.1109 Other features and facilities.** (1) **GENERAL.** (a) Except as specified in par. (b), accessible building features and facilities shall be provided in accordance with subs. (2) to (14).

(b) Type A and Type B dwelling and sleeping units shall comply with ICC/ANSI A117.1.

(2) **TOILET AND BATHING FACILITIES.** (a) *General.* Except as specified in par. (b), toilet rooms and bathing facilities shall be accessible. Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing facilities provided within the facility shall not be located on the inaccessible floor. At least one of each type fixture, element, control or dispenser in each accessible toilet room and bathing facility shall be accessible.

(b) *Exceptions.* 1. In toilet rooms or bathing facilities accessed only through a private office, not for common or public use, and intended for use by a single occupant, any of the following alternatives are allowed:

a. Doors are permitted to swing into the clear floor space provided the door swing can be reversed to meet the requirements in ICC/ANSI A117.1.

b. The height requirements for the water closet in ICC/ANSI A117.1 are not applicable.

c. Grab bars are not required to be installed in a toilet room, provided that the reinforcement has been installed in the walls and located so as to permit the installation of such grab bars.

d. The requirement for height, knee and toe clearance shall not apply to a lavatory.

2. This section is not applicable to toilet and bathing facilities that serve dwelling units or sleeping units that are not required to be accessible by s. Comm 62.1107.

3. Where multiple single-user toilet rooms or bathing facilities are clustered at a single location and contain fixtures in excess of the minimum required number of plumbing fixtures, at least 5%, but not less than one room for each use at each cluster, shall be accessible.

4. Toilet room fixtures that are in excess of those required and that are designated for use by children in day care and primary school occupancies.

(c) *Unisex toilet and bathing rooms.* 1. 'Where permitted and required.' a. In assembly and mercantile occupancies, an accessible unisex toilet room may be provided where an aggregate of six or more male and female water closets are required. Where a unisex toilet room is provided, it shall count for no more than 15 persons. In buildings of mixed occupancy, only those water closets required for the assembly or mercantile occupancy shall be permitted to use the unisex toilet room option. Except as specified in subd. 1. b., in recreational facilities where separate-sex bathing rooms are provided, an accessible unisex bathing room shall be provided. Fixtures located within unisex toilet and bathing rooms shall be included in determining the number of fixtures provided in an occupancy.

b. Where each separate-sex bathing room has only one shower or bathtub fixture, a unisex bathing room is not required.

c. Unisex toilet and bathing rooms shall comply with this section and ICC/ANSI A117.1.

2. 'Unisex toilet rooms.' a. Except as specified in subd. 2. b., unisex toilet rooms shall include only one water closet and only one lavatory. A unisex bathing room in accordance with subd. 3. shall be considered a unisex toilet room.

b. A separate-sex toilet room containing not more than 2 water closets without urinals, or containing only one water closet and one urinal shall be considered a unisex toilet room.

3. 'Unisex bathing rooms.' Unisex bathing rooms shall include only one shower or bathtub fixture. Unisex bathing rooms shall also include one water closet and one lavatory. Where storage facilities are provided for separate-sex bathing rooms, accessible storage facilities shall be provided for unisex bathing rooms.

4. 'Location.' Unisex toilet rooms, when provided, and bathing rooms shall be located on an accessible route. Unisex toilet rooms shall be located not more than one story above or below separate-sex toilet rooms. The accessible route from any sepa-

rate-sex toilet room to a unisex toilet room shall not exceed 500 feet.

5. 'Prohibited location.' In passenger transportation facilities and airports, the accessible route from separate-sex toilet rooms to a unisex toilet room shall not pass through security checkpoints.

6. 'Clear floor space.' Where doors swing into a unisex toilet or bathing room, a clear floor space not less than 30-inches by 48-inches shall be provided, within the room, beyond the area of the door swing.

7. 'Privacy.' Doors to unisex toilet and bathing rooms shall be securable from within the room.

(d) *Water closet compartment.* Where water closet compartments are provided in a toilet room or bathing facility, at least one wheelchair-accessible compartment shall be provided. Where the combined total water closet compartments and urinals provided in a toilet room or bathing facility is six or more, at least one ambulatory-accessible water closet compartment shall be provided in addition to the wheelchair-accessible compartment. Wheelchair-accessible and ambulatory-accessible compartments shall comply with ICC/ANSI A117.1.

(3) **SINKS.** (a) *General.* Except as specified in par. (b), where sinks are provided in accessible spaces, at least 5%, but not less than one shall comply with ICC/ANSI A117.1.

(b) *Exceptions.* 1. Mop or service sinks are not required to be accessible.

2. Sinks designated for use by children in day care and primary school occupancies.

(4) **KITCHENS, KITCHENETTES AND WET BARS.** Where kitchen, kitchenettes and wet bars are provided in accessible spaces or rooms, they shall be accessible in accordance with ICC/ANSI A117.1.

(5) **DRINKING FOUNTAINS.** On floors where drinking fountains are provided, at least 50%, but not less than one fountain, shall be accessible.

(6) **ELEVATORS.** Passenger elevators on an accessible route shall be accessible and comply with s. Comm 62.3001 and ch. Comm 18.

(7) **LIFTS.** (a) *General.* Except as specified in par. (b), platform lifts shall not be part of a required accessible route in new construction.

(b) *Exceptions.* Platform lifts are permitted as part of an accessible route in any of the following applications:

1. To a performing area in occupancies in Group A.
2. To wheelchair spaces required by s. Comm 62.1108 (2) (b).
3. To spaces that are not open to the general public with an occupant load of not more than five.
4. Within a dwelling or sleeping unit.
5. To wheelchair seating spaces located in outdoor dining terraces in A-5 occupancies where the means of egress from the dining terraces to a public way is open to the outdoors.

(8) **STORAGE.** (a) *General.* Where fixed or built-in storage elements such as cabinets, shelves, medicine cabinets, closets and drawers are provided in required accessible spaces, at least one of each type shall contain storage space complying with ICC/ANSI A117.1

(b) *Lockers.* Where lockers are provided in accessible spaces, at least 5%, but not less than one, of each type shall be accessible.

(c) *Shelving and display units.* Self-service shelves and display units in mercantile occupancies and shelving in stack areas of libraries shall be located on an accessible route. Such shelving and display units shall not be required to comply with reach-range provisions.

(d) *Coat hooks and folding shelves.* Where coat hooks or folding shelves are provided in inaccessible toilet rooms, toilet compartments, or in dressing, fitting or locker rooms, at least one of each type shall be provided in accessible toilet rooms, toilet compartments, and dressing, fitting and locker rooms.

(9) **DETECTABLE WARNINGS.** (a) *General.* Except as specified in par. (b), passenger transit platform edges bordering a drop-off and not protected by platform screens or guards shall have a detectable warning.

(b) *Exception.* Detectable warnings are not required at bus stops.

(10) **ASSEMBLY AREA SEATING.** Assembly areas with fixed seating in every occupancy shall comply with s. Comm 62.1108 (2) for accessible seating and assistive listening devices.

(11) **SEATING AT TABLES, COUNTERS AND WORK SURFACES.** (a) *General.* Where seating at fixed or built-in tables, counters or work surfaces is provided in accessible spaces, at least 5% of the seating, but not less than one, shall be accessible.

(b) *Dispersion.* Accessible fixed or built-in seating at tables, counters or work surfaces shall be distributed throughout the space or facility containing such elements.

(12) **CUSTOMER SERVICE FACILITIES.** Customer service facilities shall provide for accessible features in accordance with pars. (a) to (e).

(a) *Dressing, fitting and locker rooms.* Where dressing rooms, fitting rooms, or locker rooms are provided, at least 5%, but not less than one, of each type of use in each cluster provided shall be accessible.

(b) *Check-out aisles.* 1. Except as specified in subd. 2., where check-out aisles are provided, accessible check-out aisles shall be provided in accordance with Table Comm 62.1109. Where check-out aisles serve different functions, at least one accessible check-out aisle shall be provided for each function. Where check-out aisles are dispersed throughout the building or facility, accessible check-out aisles shall also be dispersed. Traffic control devices, security devices and turnstiles located in accessible check-out aisles or lanes shall be accessible.

2. Where the area of the selling space is less than 5,000 square feet, only one check-out aisle is required to be accessible.

**Table Comm 62.1109**  
**Accessible Check-out Aisles**

Total Check-out Aisles of Each Function	Minimum Number of Accessible Check-out Aisles Each Function
1 to 4	1
5 to 8	2
9 to 15	3
Over 15	3, plus 20% of additional aisles

(c) *Point of sales and service counters.* Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, the accessible counters shall also be dispersed.

(d) *Food service lines.* Food service lines shall be accessible. Where self-service shelves are provided, at least 50%, but not less than one, of each type provided shall be accessible.

(e) *Queue and waiting lines.* Queue and waiting lines serving accessible counters or check-out aisles shall be accessible.

(13) **CONTROLS, OPERATING MECHANISMS AND HARDWARE.** (a) *General.* Controls, operating mechanisms and hardware intended for operation by the occupant, including switches that control lighting and ventilation, and electrical convenience outlets, in accessible spaces, along accessible routes or as parts of accessible elements shall be accessible.

(b) *Operable windows.* 1. Except as specified in subd. 2., where operable windows are provided in rooms that are required to be accessible in accordance with s. Comm 62.1107 (5), and (6) (a) and (b), at least one window in each room shall be accessible and each required operable window shall be accessible.

2. Accessible windows are not required in bathrooms or kitchens.

**(14) RECREATIONAL FACILITIES.** Recreational facilities shall be provided with accessible features in accordance with pars. (a) to (c).

(a) *Facilities serving a single building.* In Group R-2 and R-3 occupancies where recreational facilities are provided serving a single building containing Type A or Type B units, 25%, but not less than one, of each type of recreational facility shall be accessible. Every recreational facility of each type on a site shall be considered to determine the total number of each type which are required to be accessible.

(b) *Facilities serving multiple buildings.* In Group R-2 and R-3 occupancies on a single site where multiple buildings containing Type A or Type B units are served by recreational facilities, 25%, but not less than one, of each type of recreational facility serving each building shall be accessible. The total number of each type of recreational facility which is required to be accessible shall be determined by considering every recreational facility of each type serving each building on the site.

(c) *Other occupancies.* All recreational facilities not described in pars. (a) and (b) shall be accessible.

**(15) STAIRWAYS.** Stairways located along accessible routes connecting floor levels that are not connected by an elevator shall be designed and constructed to comply with ICC/ANSI A117.1 and IBC chapter 10.

**History:** CR 01-109: cr. Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.1110 Signage. (1) SIGNS.** (a) *General.* Except as specified in par. (b), required accessible elements shall be identified by the International Symbol of Accessibility at all of the following locations:

1. Accessible passenger loading zones.
2. Accessible areas of refuge required by IBC section 1003.2.13.5.
3. Accessible rooms where multiple single-user toilet or bathing rooms are clustered at a single location.
4. Accessible entrances where not all entrances are accessible.
5. Accessible check-out aisles where not all aisles are accessible. The sign, where provided, shall be above the check-out aisle in the same location as the check-out aisle number or type of check-out identification.
6. Unisex toilet and bathing rooms.
7. Accessible dressing, fitting, and locker rooms where not all such rooms are accessible.

(b) *Exception.* 1. Accessible parking spaces required in s. Comm 62.1106 for the general public shall be identified with a sign complying with the accessible parking sign requirements specified in s. Trans 200.07.

2. 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 SIGNAGE.** Directional signage indicating the route to the nearest like accessible element within the building or facility shall be provided at all of the locations specified in pars. (a) to (e). These directional signs shall include the International Symbol of Accessibility.

- (a) Inaccessible building entrances.
- (b) Inaccessible public toilet and bathing facilities.
- (c) Elevators not serving an accessible route.
- (d) At each separate-sex toilet and bathing room indicating the location of the nearest unisex toilet or bathing room where provided in accordance with sub. (1).
- (e) At exits and elevators serving a required accessible space, but not providing an approved accessible means of egress, signage shall be provided in accordance with IBC section 1003.2.13.6.

**(3) OTHER SIGNS.** Signage providing directional information, information about functional spaces, or signage indicating special accessibility provisions shall be provided as follows:

(a) In assembly areas required to comply with s. Comm 62.1108 (2) (d), a sign notifying the general public of the availability of assistive listening systems shall be provided at ticket offices or similar locations.

(b) At each door to an exit stairway, signage shall be provided in accordance with IBC section 1003.2.10.3.

(c) At areas of refuge, signage shall be provided in accordance with IBC sections 1003.2.13.5.3 to 1003.2.13.5.5.

(d) At areas for assisted rescue, signage shall be provided in accordance with s. Comm 62.1003 (2) (b).

**Note:** Refer to s. 101.123, Stats., for requirements for designating smoking areas.

**History:** CR 01-109: cr. Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.1203 Interior environment.** Substitute the following wording for the requirements and exception in IBC section 1203.1: Interior spaces intended for human occupancy shall conform to the IMC.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.1205 Court drainage.** Substitute the following wording and informational note for the requirements in IBC section 1205.3.3: The bottom of every court shall be properly graded and drained.

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

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.1209 Toilet rooms.** These are department rules in addition to the requirements in IBC section 1209.5:

**(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 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.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.1403 Exterior walls.** These are department rules in addition to the requirements in IBC section 1403.3:

**(1) AIR BARRIERS.** (a) Except as specified in sub. (2), a durable air retarder shall be provided when a building component or assembly separates interior conditioned space from an exterior wall system.

(b) The air retarder shall be located on the interior side of the wall insulation.

**(2) EXCEPTIONS.** An air retarder is not required in the following locations:

(a) Where other approved means to avoid condensation and frost within the wall assembly are provided.

(b) In plain or reinforced concrete exterior walls that are designed and constructed in accordance with IBC chapter 19.

**Note:** Although air retarders are to reduce transmission of water vapor by convection (air movement), and vapor retarders are to reduce transmission of water vapor by diffusion, these functions may be combined in a single membrane. In practice, considerably more moisture is transported by convection than by diffusion.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.1407 Aluminum 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 ACM 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) FULL-SCALE TESTS. Substitute the following wording for the requirements in IBC section 1407.9.4: Results of full-scale fire tests, which reflect an end-use configuration and demonstrate that the ACM system in its final form does not propagate flame over the surface or through the core when exposed on the exterior face to a fire source, shall be made available to the code official upon request, for approval. Such testing shall be performed on the ACM system with the ACM in the maximum thickness intended for use.

History: CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**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. 7-1-02.

**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. 7-1-02.

**Comm 62.1603 Construction documents. (1) LIVE LOADS POSTED.** Substitute the following wording for the requirements in IBC section 1603.3: Where the live loads for which each floor or portion thereof of a commercial or industrial building is or has been designed to exceed 100 pounds per square foot, such design live loads shall be conspicuously posted by the owner in that part of each story in which they apply, using durable signs. It shall be unlawful to remove or deface such notices.

(2) OCCUPANCY PERMITS. The requirements in IBC section 1603.4 are not included as part of this code.

History: CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.1604 In-situ load tests.** Substitute the following wording for the requirements in IBC section 1604.6: The building official is authorized to require an engineering analysis or a load test, or both, of any construction whenever there is reason to question the safety of the construction for the intended occupancy.

History: CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

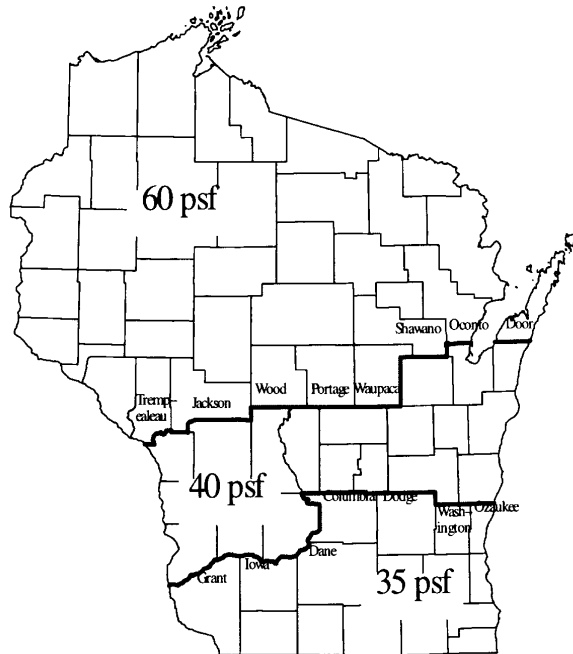
**Comm 62.1607 Truck and bus garages.** Substitute the following wording for the requirements in IBC section 1607.6: Minimum live loads for garages having trucks or buses shall be as specified in IBC Table 1607.6, but shall not be less than 50 pounds per square foot. Actual loads shall be used where they are greater than the loads specified in the table.

History: CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.1608 Snow loads. (1) GROUND SNOW LOAD.** This is a department alternative to the requirements in IBC section 1608.2:

- (a) A ground snow load of 35 pounds per square foot may be assumed for the south zone in Figure 62.16-1.
- (b) A ground snow load of 40 pounds per square foot may be assumed for the middle zone in Figure 62.16-1.
- (c) A ground snow load of 60 pounds per square foot may be assumed for the north zone in Figure 62.16-1.

Figure 62.16-1  
Ground Snow Load Zones



(2) SNOW EXPOSURE FACTOR. This is a department alternative to the requirements in IBC section 1608.3.1: A snow exposure factor of 1.0 may be used for any flat roof.

History: CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.1609 Determination of wind loads. (1) ALTERNATIVE DESIGN.** This is a department alternative to the requirements in IBC section 1609.1.1: For buildings that meet all of the following conditions, wind loads may be determined by applying only Table 6-2 in ASCE 7-98:

- (a) The total building volume is less than 50,000 cubic feet.
- (b) The building height is less than 30 feet.
- (c) The wind exposure is Category C.
- (d) Roof overhangs are designed to resist an uplift load of at least 30 pounds per square foot.

(2) WIND LOAD FOR LOW-RISE BUILDINGS. (a) Substitute the following wording for the requirements in footnote d in IBC Table 1609.6.2.1(1): "Max. Horizontal Wall Loads" are only for the design of wall elements which also support roof framing. As part of the MWFRS, these elements shall be designed for the interaction of vertical and horizontal loads or have independent mechanisms for each load. For interaction design of walls as MWFRS, the vertical roof loads shall be the "Vertical Loads" from Table 1609.6.2.1(1), and the horizontal loads shall be the "Max. Horizontal Wall Loads." The zone loads shall be applied as shown in Figure 1609.6(1) and as follows: 1E to the Windward Wall End Zone, 4E to the Leeward Wall End Zone, 1 to the Windward Wall Interior Zone, and 4 to the Leeward Wall Interior Zone.

(b) This is a department footnote for the vertical loads in the end zone of a windward roof, in IBC Table 1609.6.2.1(1): Footnote e. Note that there are two load conditions between 20° and 30°. Negative pressure from 20° to 30° shall be interpolated using a pressure value of 0 for 30°. Positive pressures between 25° and 30° shall be interpolated using a pressure value of 0 for 25°.

History: CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 01-139: renum. to be (1), cr. (2), Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.1610 Soil lateral loads.** Substitute the following Table for IBC Table 1610.1

**Table 62.1610**  
**Soil Lateral Load**

Description of Backfill Material <sup>a</sup>	Unified Soil Classification	Active Condition <sup>b</sup> Design Lateral Soil Load psf Per Foot of Depth	At-rest Condition <sup>c</sup> Design Lateral Soil Load psf Per Foot of Depth
Well-graded clean gravels; gravel & sand mixes	GW	30	50
Poorly graded clean gravels; gravel & sand mixes	GP	30	50
Silty gravel, poorly graded gravel & sand mixes	GM	40	60
Clayey gravel, poorly graded gravel & clay mixes	GC	45	65
Well-graded clean sand; gravel & sand mixes	SW	30	50
Poorly graded clean sand; sand & gravel mixes	SP	30	50
Silty sands, poorly graded sand & silt mixtures	SM	45	65
Sand-silt-clay mix with plastic fines	SM-SC	45	65
Clayey sand, poorly graded sand & clay mixes	SC	60	100
Inorganic silts and clayey silts	ML	45	100
Mixture of inorganic silt and clay	ML-CL	60	100
Inorganic clays of medium plasticity	CL	60	100
Organic silt and silty clay, low plasticity	OL	d	d
Inorganic clayey silt, elastic silt	MH	d	d
Inorganic clays of high plasticity	CH	d	d
Organic clays and organic silty clay	OC	d	d

<sup>a</sup> The definition and classification of soil materials shall be in accordance with ASTM D 2487.

<sup>b</sup> Where wall is expected to deflect a minimum of 0.001 times the retained soil height. Design lateral soil loads are for moist conditions for the specified soil at typical specified compacted densities. Actual field conditions shall govern. The lateral pressure of improperly drained, submerged, or saturated soils shall include the buoyant unit soil weight times appropriate  $K_a$ , plus the hydrostatic pressure.  $K_a$  is the coefficient of active earth pressure.

<sup>c</sup> Where wall is expected to deflect less than 0.001 times the retained soil height. Design lateral soil loads are for moist conditions for the specified soil at typical specified compacted densities. Actual field conditions shall govern. The lateral pressure of improperly drained, submerged, or saturated soils shall include the buoyant unit soil weight times appropriate  $K_o$ , plus the hydrostatic pressure.  $K_o$  is the coefficient of earth pressure at rest.

<sup>d</sup> Unsuitable as backfill material.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.1612 Flood loads.** The requirements in IBC section 1612 are not included as part of this code.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.1614 Earthquake loads – general.** Substitute the following wording for the requirements, but not the exceptions, in IBC section 1614.1:

(1) Every structure, and portion thereof, shall as a minimum, be designed and constructed to resist the effects of earthquake motions and assigned a Seismic Design Category as set forth in IBC section 1616.3. Structures determined to be in Seismic Design Category A, and the following structures, need only comply with the requirements in IBC section 1616.4.

(a) Structures north of the 4% g contour line in IBC Figure 1615(2).

(b) Structures south of the 4% g contour line in IBC Figure 1615(2) that have a site class of A to C in IBC Table 1615.1.1.

(c) Structures south of the 4% g contour line in IBC Figure 1615(2) which are classified as Category IV in IBC Table 1604.5 and which have a site class of D, E or F in IBC Table 1615.1.1.

(2) Structures south of the 4% g contour line in IBC Figure 1615(2) which are classified as Category I, II or III in IBC Table 1604.5 and which have a site class of D, E or F in IBC Table 1615.1.1 shall comply with the applicable design requirements in IBC sections 1616 through 1623.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.1615 Earthquake loads – site ground motion.** These are department alternatives to the contour lines shown in IBC Figures 1615(1) and (2):

(1) The contour line in IBC Figure 1615(1) that extends through southern Rock, Walworth, and Kenosha Counties may be ignored.

(2) The 4% g contour line in IBC Figure 1615(2) may be applied as occurring in the location shown in Figure 62.16-2.



**Figure 62.16-2**  
**Alternate 4% g Contour Location**



**History:** CR 00-179; cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.1621 Component certification.** The requirements in IBC section 1621.3.5 are not included as part of this code.

**History:** CR 00-179; cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.1700 Structural tests and special inspections.** The requirements in IBC chapter 17, except for the requirements in IBC section 1715, are not included as part of this code.

**History:** CR 00-179; cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.1802 Foundation and soil investigation.** (1) **GENERAL.** Substitute the following wording for the requirements in IBC section 1802.1: Foundation and soils investigations shall be conducted in conformance with IBC sections 1802.2 through 1802.6.

(2) **WHERE REQUIRED.** Substitute the following wording for the requirements, but not the exception, in IBC section 1802.2: The owner or applicant shall make a foundation and soils investigation available to the building official, upon request, where required in IBC sections 1802.2.1 through 1802.2.7.

(3) **QUESTIONABLE SOIL.** Substitute the following wording for the requirements in IBC section 1802.2.1: Where the safe-sustaining power of the soil is in doubt, or where a load-bearing value superior to that specified in this code is claimed, an investigation complying with the provisions of IBC sections 1802.4 through 1802.6 shall be made.

(4) **EXPANSIVE SOILS.** Substitute the following wording for the requirements in IBC section 1802.2.2: In areas likely to have expansive soil, soil tests shall be conducted to determine where such soils do exist.

**History:** CR 00-179; cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.1805 Alternate setback and clearance.** Substitute the following wording for the requirements in IBC section 1805.3.5: Alternate setbacks and clearances are permitted, subject to the approval of the building official.

**History:** CR 00-179; cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.1807 Pier and pile foundations.** (1) **DEFINITION OF NEUTRAL PLANE.** This is a department definition in addition to the definitions in IBC section 1807.1: **NEUTRAL PLANE.** A pile's neutral plane is the level at which drag load, accumulated

from the top down, added to the long-term static service load, equals the upward acting shaft resistance accumulated from the bottom up, added to the pile's toe resistance.

(2) **DOWNDRAW.** This is a department rule in addition to the requirements in IBC section 1807.2.1: Investigations and reports for pier or pile foundations shall include analysis of whether downdrag is anticipated. Where downdrag is anticipated, the report shall include a determination of the position of the pile's neutral plane, an estimate of the soil settlement at the neutral plane, and a determination of the maximum load at the neutral plane.

(3) **DETERMINATION OF ALLOWABLE LOADS.** Substitute the following wording for the requirements in IBC section 1807.2.8.1:

(a) The allowable axial and lateral loads on piers or piles shall be determined by an approved formula, load tests or static analysis.

(b) The factor of safety to be used for pier or pile design shall depend on the extent of field testing performed to verify capacity.

(c) If the ultimate capacity is assessed solely by static analysis, a minimum factor of safety of 3.0 shall be applied to the ultimate capacity to determine allowable load capacity.

(d) If only static analysis and dynamic field testing are performed, a minimum factor of safety of 2.5 shall be applied to the ultimate capacity to determine load capacity.

(e) If one or more static load tests are performed, in addition to the analysis and tests described above, a minimum factor of safety of 2.0 shall be applied to the ultimate allowable capacity.

(f) A minimum factor of safety of 2.0 shall be used for occupiable structures provided that all of the conditions in pars. (a) to (e) are met. A minimum factor of safety of 1.5 may be used for non-occupiable structures, provided that the deep foundations are required only to control settlement, and it can be demonstrated that deep foundations are not required to prevent a bearing capacity failure.

(4) **LOAD TESTS.** This is a department alternative to the requirements in IBC section 1807.2.8.3: The ultimate capacity of the pile shall be defined as the load at which the average pile head deflection is defined by the following equation:

$$\delta = (P/AE) + 0.15'' + (B/120)$$

Where:

$\delta$  = average pile head deflection, inches

P = applied load, pounds

l = pile length, inches

A = transformed pile area of pile (to steel)

E = modulus of elasticity (of steel)

B = outside diameter (or width) of pile, inches

The calculation shall be predicated on an assumed end-bearing condition.

(5) **PILES IN SUBSIDING AREAS.** Substitute the following wording for the requirements in IBC section 1807.2.11:

(a) Where piles are driven through subsiding fills or other subsiding strata and derive support from underlying firmer materials, consideration shall be given to the downward drag load that may be imposed on the piles by the subsiding upper strata.

(b) Where the influence of subsiding fills is considered as imposing loads on the pile, the allowable stresses specified in this chapter are permitted to be increased where satisfactory substantiating data are submitted.

(c) The position of the pile's neutral plane shall be determined, and the settlement of the soil at the level of the neutral plane shall be estimated. The maximum load in the pile, which occurs at the neutral plane, shall be determined.

**History:** CR 00-179; cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.1808 Driven pile foundations.** Substitute the following wording for the requirements in IBC section

1808.1.3: Any sudden decrease in driving resistance of an end-supported timber pile shall be investigated with regard to the possibility of damage. If the sudden decrease in driving resistance cannot be correlated to load-bearing data, the pile shall be removed for inspection or rejected, or shall be assigned a reduced capacity commensurate with the loss of end-bearing in lieu of removing or rejecting the pile.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.1809 Concrete pile foundations.**

(1) DIMENSIONS FOR DRILLED OR AUGERED UNCASSED PILES. Substitute the following wording for the exception in IBC section 1809.3.2: The length of the pile is permitted to exceed 30 times the diameter, provided that the design and installation of the pile foundation is under the direct supervision of a registered design professional knowledgeable in the field of soil mechanics and pile foundations.

(2) DIMENSIONS FOR DRIVEN UNCASSED PILES. Substitute the following wording for the exception in IBC section 1809.4.2: The length of the pile is permitted to exceed 30 times the diameter, provided that the design and installation of the pile foundation is under the direct supervision of a registered design professional knowledgeable in the field of soil mechanics and pile foundations.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.1914 Shotcrete clearance.** The exception in IBC section 1914.4.2 is not included as part of this code.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.1916 Column approvals.** Substitute the following wording for the requirements in IBC section 1916.6.: Details of column connections and splices shall be shop-fabricated by approved methods and testing. Shop-fabricated concrete-filled pipe columns shall be inspected by a representative of the manufacturer at the plant.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.2101 Masonry construction materials.**

(1) CONSTRUCTION DOCUMENTS. The requirements in IBC section 2101.3 are not included as part of this code.

(2) FIREPLACE DRAWINGS. The requirements in IBC section 2101.3.1 are not included as part of this code.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.2103 Cast stone masonry units.** These are department rules in addition to the requirements in IBC section 2103.3:

(1) Cast stone masonry units covered under this category are homogeneous or faced, dry cast concrete products other than conventional concrete masonry units (brick or block), but of similar size.

(2) Cast stone masonry units shall be made with portland cement, water and suitable mineral aggregates, with or without admixtures, and reinforced if required.

(3) Cast stone masonry units shall have a minimum compressive strength of 6500 psi and a maximum water absorption of 6% when tested as 2- x 2-inch cylinders or cubes.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.2105 Masonry quality.** The requirements in IBC section 2105.1 are not included as part of this code.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.2108 Quality assurance provision.** The requirements in IBC section 2108.2 are not included as part of this code.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.2109 Empirical design of masonry.**

(1) BEARING ON MASONRY. This is a department rule in addition to the requirements in IBC section 2109.1: Lintels shall be considered structural members and shall be designed in accordance with the applicable provisions of IBC chapter 16.

(2) OPENINGS. This is a department rule in addition to the requirements in IBC section 2109.4.1: Unless evidence is provided to show that openings do not cause lateral stability and stress requirements to be exceeded, the amount of openings in a masonry wall shall not exceed the limits set forth in Table 62.2109-1.

**Table 62.2109-1**

**Maximum Ratio of Laterally Unsupported Height or Length to Thickness for Exterior Walls With Openings<sup>†</sup>**

Type of Masonry	Percent of Openings at Any Horizontal Plane of Wall			
	20	40	60	Over 60
Single wythe walls of solid or grouted walls of solid units	20	16	12	Submit design
All other masonry	18	14	10	calculations

<sup>†</sup>The percentage of openings shall be calculated for each 100 lineal feet of wall or portion thereof at any horizontal plane of wall.

(3) JOINTING. These are department rules in addition to the requirements in IBC section 2109:

(a) *Expansion and shrinkage.* Joints commensurate with lateral stability requirements shall be installed in all exterior

masonry to allow for expected growth of clay products and shrinkage of concrete products.

(b) *Vertical jointing.* Vertical movement joints shall be provided at a spacing in compliance with Table 62.2109-2.

**Table 62.2109-2**  
**Maximum Spacing Of Exterior Masonry Movement Joints**  
**Between Unrestrained Ends<sup>†</sup> (Feet)**

Loading Conditions	Type of Material	Openings (Percent of Total Wall Area)			
		0 to 20		More than 20	
		Joint to Joint	Joint to Corner	Joint to Joint	Joint to Corner
Load-bearing	Clay units	140	70	100	50
	Concrete units	60	30	40	20
Nonload-bearing walls	Clay units	100	50	60	40
	Concrete units	50	25	30	20

<sup>†</sup>Jointing required is a minimum and is not intended to prevent minor cracking. The distances given for maximum spacing of joints are for a single wall plane. For composite walls, the maximum spacing of joints shall be governed by the masonry material type used in the exterior wythe.

**Note:** To accomplish the intended purpose, joints should be located at critical locations, such as changes in building heights, changes in framing systems, columns built into exterior walls, major wall openings, and changes in materials.

(c) *Horizontal jointing.* Where supports such as shelf angles or plates are required to carry the weight of masonry above the foundation level, a pressure-relieving joint shall be provided between the structural support and any masonry that occurs below this level. The joint width shall be such as to prevent any load being transmitted from the support to any element directly below. All mortar and rigid materials shall be kept out of this joint. This type of joint shall be provided at all such supports in a concrete frame structure where clay masonry is exposed to the weather.

**History:** CR 00-179; cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.2208 Welding of structural steel.** Substitute the following wording and informational note for the requirements in IBC section 2208.1: The details of design, workmanship and technique for welding, inspection of welding, and qualifications of welding operators shall conform to the requirements of the specifications listed in IBC sections 2204, 2205, 2206 and 2207.

**Note:** The rules pertaining to registration of structural welders are specified in ch. Comm 5.

**History:** CR 00-179; cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.2303 Truss design drawings.** The requirements in IBC section 2303.4.1 are not included as part of this code.

**History:** CR 00-179; cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.2304 Girder ends.** This is a department rule in addition to the requirements in IBC section 2304.11.2.4: A moisture barrier shall be provided between an untreated or non-durable wood girder and an exterior masonry or concrete bearing surface.

**History:** CR 00-179; cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.2503 Gypsum board and plaster.** The requirements in IBC section 2503.1 are not included as part of this code.

**History:** CR 00-179; cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.2701 Electrical code.** This is a department informational note to be used under IBC section 2701.1:

**Note:** As defined in s. Comm 62.0202 (1) (c), "ICC Electrical Code" means ch. Comm 16.

**History:** CR 01-139; cr. Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.2900 Additional criteria for toilets.** These are department rules in addition to the requirements in IBC chapter 29:

(1) **MAINTENANCE.** Every toilet room and every part thereof shall be kept clean and in good repair.

(2) **SERVICE SINK.** In every building where a service sink is required by IBC Table 2902.1, the service sink shall be located in

a service closet or room that is provided with the supplies necessary for the sanitary upkeep of the toilet rooms.

(3) **PERMANENT AND PORTABLE OUTDOOR TOILETS.** (a) *General.* Where local conditions or situations make it impractical to install a private onsite wastewater treatment system, permanent or portable outdoor toilets, or other sanitation systems or devices as described in ch. Comm 91, may be used, except as specified in par. (b).

**Note:** See ch. Comm 83 for detailed requirements for private onsite wastewater treatment systems.

(b) *Exception.* For places of employment for more than 10 persons, schools larger than 2 rooms, and apartment houses, water-flush toilets shall be provided, unless outdoor toilets or other sanitation systems or devices are permitted in writing by the department.

(c) *Permanent outdoor toilets.* Permanent outdoor toilets, consisting of composting toilet systems, incinerating toilets, or privies shall comply with ch. Comm 91, s. Comm 62.1209, and this section.

1. A permanent outdoor toilet shall be provided with a suitable approach, such as a concrete, gravel, or cinder walk.

2. All windows, ventilators, and other openings for permanent outdoor toilets shall be screened to prevent the entrance of flies, and all doors shall be self-closing.

(d) *Portable outdoor toilets.* 1. No portable outdoor toilet may be erected or maintained within 50 feet of any well; within 10 feet of the line of any street or public thoroughfare, unless vehicular traffic has been detoured while the portable toilet is in use; within 5 feet of the property line between premises; or within 25 feet of a door, window, or other outdoor opening of any building.

2. A portable outdoor toilet shall be stabilized to prevent it from tipping over.

3. A portable outdoor toilet shall be located with an approach such that access is unobstructed and free of brush, debris, and standing water.

**Note:** Chapter Comm 91 contains requirements for storage chambers of portable toilets.

**Note:** Chapters NR 113 and 114 contain requirements for servicing portable toilets.

(4) **ENCLOSURE OF FIXTURES.** (a) Water closets and urinals within a toilet room shall be arranged to ensure privacy. Except as provided in par. (b), each water closet shall occupy a separate compartment, with walls or partitions and a door enclosing the fixtures to ensure privacy. Urinals shall be placed against walls at least 6 feet 8 inches high and arranged individually with or without partitions.

(b) 1. Water closet compartments may be omitted in a single-occupant toilet room having a door with a privacy lock.

2. Toilet rooms located in day-care and child-care facilities and containing two or more water closets may have one water closet without an enclosing compartment.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 01-139: am. (2) Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.2901 Plumbing code.** This is a department informational note to be used under IBC section 2901.1:

**Note:** As defined in s. Comm 62.0202 (1) (h) and (i), "IPC and International Plumbing Code" and "IPSC and International Private Sewage Code" mean chs. Comm 81 to 87.

**History:** CR 01-139: cr. Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.2902 Plumbing fixtures. (1) MINIMUM NUMBER OF FIXTURES.** (a) *Exception.* This is a department exception to the requirements in IBC section 2902.1: Where more than one water closet is required for males, urinals may be substituted for up to 50% of the required number of water closets.

(b) *Additional fixtures.* These are department informational notes to be used under IBC sections 2902.1 and 2902.2:

**Note:** Additional plumbing fixtures may be required for employees by the U.S. department of labor, occupational safety and health act (OSHA) regulations.

**Note:** Additional plumbing fixtures may be required by the department of health and family services for restaurants, mobile home parks, camping grounds, camping resorts, recreational camps and educational camps.

**Note:** Chapter Comm 90 also has requirements for minimum numbers of sanitary fixtures for a public swimming pool, as based on the pool area. For some buildings, the minimum number of sanitary fixtures determined in that manner may be larger than the minimum number determined in accordance with this section. Compliance with this section does not relieve an owner from complying with ch. Comm 90.

(c) *Substitutions in IBC Table 2902.1.* 1. Substitute the following wording for the water closets heading in IBC Table 2902.1: Water closets [see s. Comm 62.2902 (1) (a)].

2. Substitute the following wording for the drinking fountains heading in IBC Table 2902.1: Drinking fountains (see the *International Plumbing Code*).

3. Substitute the following wording for the required number of bathtubs or showers in storage occupancies in IBC Table 2902.1: See the *International Plumbing Code*.

4. Substitute the following wording for the required number of bathtubs or showers in factory and industrial occupancies in IBC Table 2902.1: See the *International Plumbing Code*.

(2) **LAVATORIES FOR TOILET ROOMS.** This is a department rule in addition to the requirements in IBC section 2902.1: At least one lavatory shall be provided in each toilet room or in a gender-designated lounge adjacent to the toilet room. If a multiple-use lavatory is provided, 24 lineal inches of wash sink, or 20 inches measured along the edge of a circular basin will be considered equivalent to one lavatory.

(3) **SIGNAGE FOR TOILET ROOMS.** This is a department rule in addition to the requirements in IBC section 2902.2: Toilet rooms shall be designated by legible signs.

(4) **PUBLIC FACILITIES.** This is a department alternative to the requirements in IBC section 2902.6: Toilet rooms may be omitted in a small retail or mercantile building where all of the following requirements are met:

(a) No more than 25 occupants are accommodated.

(b) Other restrooms are conveniently located and available to the patrons and employees during all hours of operation.

(c) The omission is approved in writing by the local unit of government.

(d) A copy of the written approval from the local unit of government is provided to the department or its authorized representative upon request.

(5) **LOCATION OF RESTAURANT TOILET ROOMS.** This is a department informational note to be used under IBC section 2902.6:

**Note:** Additional location requirements for restaurant toilet rooms may be applied by the department of health and family services.

(6) **MERCANTILE TOILET ROOMS.** This is a department rule in addition to the requirements in IBC section 2902.6: Toilet rooms for customers in business and mercantile occupancies shall be

directly accessible to the customers, rather than accessible through employee work areas.

(7) **PAY FACILITIES.** Substitute the following wording for the requirements in IBC section 2902.6.2: All toilet facilities shall be free of charge.

**Note:** Section 146.085, Stats., prohibits charging a fee for the use of toilet facilities and imposes a fine of \$10 to \$50 for violations.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 01-139: am. (2) Register June 2002 No. 558, eff. 7-1-02; **CR 02-002: cr. (1) (c) Register April 2003 No. 568, eff. 5-1-03.**

**Comm 62.3001 Elevators. (1) SCOPE.** Substitute the following wording for the requirements in IBC section 3001.1: This chapter governs the design, construction, installation, alteration and repair of elevators, dumbwaiters, escalators, moving walks and their components.

(2) **REFERENCED STANDARDS.** Substitute the following wording for the requirements in IBC section 3001.2: Except as otherwise provided for in this code, the design, construction, installation, alteration, repair and maintenance of elevators, dumbwaiters, escalators, moving walks and their components shall comply with ch. Comm 18.

(3) **CHANGE IN USE.** Substitute the following wording for the requirements in IBC section 3001.4: A change in use of an elevator from freight to passenger, passenger to freight, or from one freight class to another freight class shall comply with ch. Comm 18.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.3002 Elevator car to accommodate ambulance stretcher.** Substitute the following wording for the requirements in IBC section 3002.4: At least one elevator shall be provided for fire department emergency access to all floors in all buildings four stories in height or more, and, regardless of the number of stories, in all outpatient clinics specified in IBC section 304.1 and in all nursing homes and hospitals as specified in IBC section 308.3. Such elevator car shall be of such a size and arrangement to accommodate a 24-inch by 76-inch ambulance stretcher in the horizontal, open position and shall be identified by the international symbol for emergency medical services, which is the star of life. The symbol shall not be less than 3 inches high and shall be placed inside on both sides of the hoistway door-frame.

**History:** CR 01-111: cr. Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.3004 Hoistways. (1) VENTING.** This is a department rule in addition to the requirements in IBC section 3004.3: A ventilation opening in a hoistway wall, where provided, shall have guards securely anchored to the supporting structure inside the hoistway. The guards shall consist of a wire-mesh screen of at least 0.0915-inch diameter steel wire with openings that will reject a ball one-inch in diameter, or expanded metal screen of equivalent strength and open area.

(2) **PLUMBING SYSTEMS.** Substitute the following wording for the requirements in IBC section 3004.5:

(a) *General.* Except as specified in par. (b), plumbing and mechanical systems shall not be located in an elevator shaft.

(b) *Elevator pits.* Drains or sumps complying with ss. Comm 82.33 and 82.36 shall be provided in elevator pits. Connection of these drains and sumps to a sanitary system is prohibited.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 01-111: r. and recr. (2) Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.3006 Machine rooms. (1) ACCESS.** This is a department informational note to be used under IBC section 3006.1:

**Note:** See ch. Comm 18 for additional machine room access requirements.

(2) **PRESSURIZATION.** This is a department exception to the requirements in IBC section 3006.3: An elevator machine room which serves a pressurized elevator hoistway and which is not

directly connected to the pressurized elevator shaft is not required to be pressurized.

**(3) PLUMBING SYSTEMS.** Substitute the following wording for the requirements in IBC section 3006.6: Plumbing systems not used in connection with the operation of the elevator may not be located in elevator equipment rooms.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 01-111: renum. (1) and (2) to be (2) and (3) and cr. (1) Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.3100 Special construction.** These are department rules in addition to the requirements in IBC chapter 31:

**(1) ASSEMBLY SEATING FACILITIES.** Every bleacher, grandstand, or other assembly seating facility that is intended primarily to support persons for the purpose of spectator seating shall be inspected at least annually. Any loose connections and any defective or broken members shall be repaired before the facility is used. All repairs and maintenance shall conform with this code.

**(2) PUBLIC MAUSOLEUMS.** Public mausoleum structures shall be designed, constructed and maintained in accordance with this code. Mausoleums shall be classified as a Group S-1 storage occupancy and shall be constructed of reinforced concrete or other materials of similar durability.

**Note:** Section 157.12 (2) (d), Stats., reads as follows: "A mausoleum shall be constructed to last as long as possible, taking into consideration the technology and economics applicable to mausoleum construction at the time of construction."

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 01-139: am., cr. (2) Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.3102 Blower equipment.** Substitute the following wording for exception 2 in IBC section 3102.8.1.2: Blowers shall be provided with inlet screens, belt guards and other protective devices as required to provide protection from injury.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.3103 Temporary structures.** This is a department rule in addition to the requirements in IBC section 3103: Under IBC sections 3103.1.1 and 3103.2, the requirements for permits and construction documents for temporary structures are at the option of the local code official.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.3104 Pedestrian walkways and tunnels.**

**(1) SEPARATE STRUCTURES.** Substitute the following wording for the requirements and exception in IBC section 3104.2: Buildings that are connected in accordance with IBC section 3104 shall be considered to be separate structures.

**(2) CONTENTS.** The requirements in IBC section 3104.4 are not included as part of this code.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.3109 Swimming pool enclosures.** Substitute the following informational note for the requirements in IBC section 3109.

**Note:** See ch. Comm 90 for requirements for swimming pool enclosures.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.3200 Encroachments into the public right-of-way.** The requirements in IBC chapter 32 are not included as part of this code.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.3300 Safeguards during construction.** Except for the requirements in IBC sections 3302.1 and 3303.5, the requirements in IBC chapter 33 are not included as part of this code.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 01-139: renum. (1) to be Comm 62.3300 and renum. (2) to be Comm 62.3307 Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.3307 Protection of adjoining property.** This is a department informational note to be used under IBC chapter 33:

**Note:** Sections 101.111 (1) to (6), Stats., read as follows:

**(1) DEFINITION.** In this section "excavator" means any owner of an interest in land making or causing to be made an excavation.

**(2) CAVE-IN-PREVENTION.** Any excavator shall protect the excavation site in such a manner so as to prevent the soil of adjoining property from caving in or settling.

**(3) LIABILITY FOR UNDERPINNING AND FOUNDATION EXTENSIONS.** (a) If the excavation is made to a depth of 12 feet or less below grade, the excavator may not be held liable for the expense of any necessary underpinning or extension of the foundations of buildings on adjoining properties.

(b) If the excavation is made to a depth in excess of 12 feet below grade, the excavator shall be liable for the expense of any necessary underpinning or extension of the foundations of any adjoining buildings below the depth of 12 feet below grade. The owners of adjoining buildings shall be liable for the expense of any necessary underpinning or extension of the foundations of their buildings to the depth of 12 feet below grade.

**(4) NOTICE.** Unless waived by adjoining owners, at least 30 days prior to commencing the excavation the excavator shall notify, in writing, all owners of adjoining buildings of his or her intention to excavate. The notice shall state that adjoining buildings may require permanent protection. The owners of adjoining property shall have access to the excavation site for the purpose of protecting their buildings.

**(5) EMPLOYEES NOT LIABLE.** No worker who is an employee of an excavator may be held liable for his or her employer's failure to comply with this section.

**(6) FAILURE TO COMPLY; INJUNCTION.** If any excavator fails to comply with this section, any aggrieved person may commence an action to obtain an order under ch. 813 directing such excavator to comply with this section and restraining the excavator from further violation thereof. If the aggrieved person prevails in the action, he or she shall be reimbursed for all his or her costs and disbursements together with such actual attorney fees as may be approved by the court."

**History:** CR 01-139: renum. from Comm 62.3300 (2) Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.3400 Existing structures. (1) EXCLUSIONS.** The requirements in IBC sections 3401 to 3405, 3407 and 3409 are not included as part of this code.

**(2) COMMUNITY-BASED RESIDENTIAL FACILITIES SERVING 20 OR FEWER UNRELATED RESIDENTS.** This is a department rule in addition to the requirements in IBC chapter 34: Where an existing building or portion thereof is converted to a community-based residential facility serving 20 or fewer residents who are not related to the operator or administrator, the building or portion thereof shall be classified as Group R-4. The building or portion thereof shall comply with the provisions of this code that are applicable to a Group R-4 occupancy.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02.

**Comm 62.3406 Historic buildings.** Substitute the following wording for the requirements in IBC section 3406.1: The construction, repair, alteration, addition, restoration, movement, and change of occupancy of historic buildings shall comply with ch. Comm 70.

**History:** CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 01-139: am. Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.3408 Accessibility for existing buildings.**

**(1) SCOPE.** Substitute the following wording for the requirements and exception in IBC section 3408.1:

(a) *General.* Except as specified in par. (b), the requirements in IBC sections 3408.2 to 3408.7.14 apply to maintenance, change of occupancy, additions and alterations to existing buildings, including those identified as historic buildings.

(b) *Exception.* When dwelling units are remodeled in housing with 3 or more dwelling units, the dwelling units shall comply with sub. (2). The term "remodeled" has the meaning given in s. 101.132 (1) (h), Stats., and the term "housing" has the meaning given in s. 106.50 (1m) (L), Stats.

**Note:** Under section 101.132 (1) (h), Stats., "remodel" means to substantially improve, alter, extend or otherwise change the structure of a building or change the location of exits, but does not include maintenance, redecoration, reroofing or alteration of mechanical or electrical systems.

**Note:** Under section 106.50 (1) (L), Stats., "housing" means any improved property, or any portion thereof, including a mobile home as defined in s. 66.0435 (1) (d) or condominium, that is used or occupied, or is intended, arranged or designed to be used or occupied, as a home or residence. "Housing" includes any vacant land that is offered for sale or rent for the construction or location thereon of any building,

structure or portion thereof that is used or occupied, or is intended, arranged or designed to be used or occupied, as a home or residence.

**(2) CHANGE OF OCCUPANCY.** Substitute the following wording for the requirements in IBC section 3408.3:

(a) *General.* Except as specified in par. (b), existing buildings, or portions thereof, that undergo a change of group or occupancy shall have all of the following accessible features:

1. At least one accessible building entrance.
2. At least one accessible route from an accessible building entrance to primary function areas.
3. Signage complying with s. Comm 62.1110.
4. Accessible parking, where parking is provided.
5. At least one accessible passenger loading zone, when load-zones are provided.
6. At least one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.

(b) *Exception.* Where it is technically infeasible to comply with the new construction standards for any of these requirements for a change of group or occupancy, the items specified in par. (a) shall conform to the requirements to the maximum extent technically feasible. Change of group or occupancy that incorporates any alterations or additions shall comply with par. (a), subs. (3) and (4), and IBC sections 3408.4, 3408.5, 3408.6 and 3408.7.

**(3) ALTERATIONS.** Substitute the following wording for the requirements in IBC section 3408.5: (a) *General.* A building, facility or element that is altered shall comply with the applicable provisions in ss. Comm 62.1100 to 62.1110 and ICC/ANSI A117.1, unless technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent technically feasible.

(b) *Exceptions.* 1. The altered element or space is not required to be on an accessible route, unless required by IBC section 3408.6.

2. Accessible means of egress required by IBC chapter 10 are not required to be provided in existing buildings or facilities.

**(4) ACCESSIBILITY REQUIREMENTS FOR REMODELED HOUSING.** These are department rules in addition to the requirements in IBC section 3408.5:

(a) *Remodeled housing.* When housing with 3 or more dwelling units is remodeled, the remodeling percentages specified in s. 101.132 (2) (b), Stats., shall be applied, and the remodeling shall comply with the applicable portions of ch. Comm 62.

**Note:** Section 101.132 (2) (b), Stats., reads as follows: "1. If more than 50% of the interior square footage of any housing with 3 or more dwelling units is to be remodeled, the entire housing shall conform to the standards in par. (a), regardless of when the housing was first intended for occupancy.

2. If 25% to 50% of the interior square footage of any housing with 3 or more dwelling units is to be remodeled, that part of the housing that is to be remodeled shall conform to the standards in par. (a), regardless of when the housing was first intended for occupancy.

3. If less than 25% of the interior square footage of any housing with 3 or more dwelling units is to be remodeled, the remodeling is not subject to the standards in par. (a) unless the alteration involves work on doors, entrances, exits or toilet rooms, in which case the doors, entrances, exits or toilet rooms shall conform to the standards in par. (a) regardless of when the housing was first intended for occupancy."

(b) *Remodeled buildings with multiple occupancies.* 1. Except as specified in subd. 2., if a building that has multiple occupancies including housing with 3 or more dwelling units is remodeled, an accessible route shall be provided to the remodeled dwelling units.

2. An accessible route to the remodeled area is not required, if the cost to provide the accessible route exceeds 20% of the cost of the alteration, as specified in IBC section 3408.6.

**(5) PLATFORM LIFTS.** Platform lifts complying with ICC/ANSI A117.1 and ch. Comm 18 shall be permitted as a component of an accessible route.

**(6) TOILET AND BATHING FACILITIES.** Substitute the following wording for the requirements in IBC section 3408.8.4: Where toilet rooms are provided at least one accessible toilet room complying with s. Comm 62.1109 (2) (c) shall be provided.

**(7) TECHNICALLY INFEASIBLE.** This is a department definition in addition to the requirements in IBC section 3408: "Technically infeasible" means an alteration of a building or a facility that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a loadbearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features that are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

**History:** CR 00-179; cr. Register December 2001 No. 552, eff. 7-1-02; correction in (1) (b) made under s. 13.93 (2m) (b) 7., Stats.; CR 01-109; renum. (2) and (3) to be (4) and (5), cr. (2), (3), (6) and (7), am. (4) (a) and (5), Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.3500 Referenced standards.** (1) Substitute the following NFPA standards for the corresponding standards listed in IBC chapter 35: NFPA 13-1999, 13R-1999, 30-2000, 33-2000, 34-2000, and 72-1999.

(2) This is a department rule in addition to the requirements in IBC chapter 35: The following NFPA standards are hereby incorporated by reference into this code: NFPA 30A-2000, Code for Motor Fuel Dispensing Facilities and Repair Garages, and 750-1996, Standard on Water Mist Fire Protection Systems.

**Note:** NFPA standards may be purchased from the National Fire Protection Association, One Batterymarch Park, P.O. Box 9101, Quincy, MA 02269-9101.

Copies of the standards adopted under this section are on file in the offices of the department, the secretary of state and the revisor of statutes.

**History:** CR 00-179; cr. Register December 2001 No. 552, eff. 7-1-02; CR 01-139; am. Register June 2002 No. 558, eff. 7-1-02.

**Comm 62.3600 Appendices.** (1) **EXCLUSIONS.** The provisions in IBC Appendices A, B, and D to J are not included as part of this code.

(2) **APPENDIX C.** The provisions in IBC Appendix C apply to Group U agricultural buildings, as described in IBC section C101.1, that are not exempt from this code as outlined in ss. Comm 61.01 and 61.02 (2) and (3).

**History:** CR 00-179; cr. Register December 2001 No. 552, eff. 7-1-02.