

level to the ceiling. The exterior exposure shall not be made by the construction of an areaway.

(3) **AREAWAYS.** Areaways used as specified in this section shall:

(a) Be 1½ times the depth of the bottom of the opening with a minimum width of 3 feet measured perpendicular to the building wall; and

Note: See s. ILHR 64.07 for additional requirements.

(b) Have stairway exits complying with ss. ILHR 51.16 and 52.21, when used as a required exit.

(4) **MOISTURE PROTECTION.** All buildings having living units below grade shall be designed and constructed to prevent undue collection of moisture in all stories below grade.

Note 1: Surface and subsoil drainage systems for areaways and foundation walls are regulated under the requirements of ch. ILHR 82.

Note 2: See s. ILHR 50.07 (2) Note 3 for reference to flood plain requirements.

(a) All foundation walls shall be thoroughly damp proofed prior to backfilling of soil.

(b) Provisions shall be made to prevent the accumulation of moisture due to condensation of high humidity so as to prevent slippery floors and to prevent conditions susceptible to mildew or other undesirable fungi or bacteria. The inside design conditions for cooling or dehumidification shall be on the basis of a dry bulb temperature of 75° F. and a relative humidity not greater than 50%.

History: Cr. Register, December, 1981, No. 312, eff. 1-1-82; r. and recr. (1) (c), r. (1) (d) and (e), renun. (1) (f) to be (1) (d), Register, December, 1983, No. 336, eff. 1-1-84.

ILHR 57.12 Sanitary facilities. (1) **TOILET ROOMS.** Every building included under the scope of this chapter shall be provided with separate toilet rooms for each sex, except that a single toilet room to accommodate both sexes may be provided in individual living or sleeping units.

(2) **SANITARY FIXTURES.** (a) *Residents.* The number of sanitary fixtures required for each sex shall be determined in accordance with the numbers and ratios established in Table 57.12.

**TABLE 57.12
NUMBER OF SANITARY FIXTURES REQUIRED FOR
RESIDENTIAL OCCUPANCIES^{1,2}**

Type of Occupancy	Type of Fixture					
	Water Closets (WC)		Urinals (U)	Drinking Facilities (DF)	Lavatories (L)	Bathtubs & Showers (S)
	Males (M)	Females (F)				
With individual unit toilet rooms	One for each living unit		0	0	One for each living unit	One for each living unit
With communal use sanitary facilities	One for each 10 (M), or fraction; one for each 10 (F), or fraction		Urinals may be substituted for up to 2/3 required (WC) for (M)	One for each 100 persons	One for each 10 persons	One for each 20 persons

¹ For structures with additions or alterations, the required number of sanitary fixtures shall be the sum of the fixtures required for the existing portion at the time it was constructed plus the fixtures required by this table for the new addition or altered area. At such time as the summation of the addition/alteration area is equal to or greater than 51% of the building area calculated as specified in s. ILHR 50.03 (4) (d), fixtures shall be provided in conformance to this table utilizing the capacity of the entire building.

² Where a single toilet room designated as UNISEX is provided, it shall be considered as accommodating no more than 10 employees and 25 occupants.

(b) *Employees.* Sanitary facilities for employees who do not sleep in the building shall be provided as specified in Table 54.12-A, unless the employees have access to the sanitary facilities provided for the residents during all shifts.

(c) *General public.* Sanitary facilities for the general public shall be provided as specified in Table 54.12-A or Table 54.12-B, unless the general public has access to the facilities provided for the residents.

(3) **FOOD PREPARATION.** One kitchen sink, equipped with hot and cold running water, shall be provided in living units equipped for food preparation.

History: Cr. Register, December, 1981, No. 312, eff. 1-1-82; r. and rec., Register, August, 1993, No. 452, eff. 3-1-94.

ILHR 57.13 Windows. (1) LIGHT. (a) Every habitable room shall be provided with natural light by means of glazed openings.

1. Glazed openings shall consist of windows or skylights or a combination of the two.

2. The amount of glazed openings shall equal at least 8% of the floor area of the room served.

3. Glazed openings serving habitable rooms shall view onto the outside, except the glazed openings may obtain borrowed light from naturally lighted pool or recreational areas to serve:

a. Habitable rooms in motels and hotels, or

b. Other similar sleeping rooms accommodating transients.

Register, August, 1993, No. 452

(2) VENTILATION. (a) Except as provided in par. (b), every habitable room shall be provided with natural ventilation by means of openable doors or windows. The openable amount of such doors and windows shall be at least 4% of the floor area of the room.

(b) Habitable rooms in motels and hotels and similar sleeping rooms in buildings accommodating transients shall not be required to be provided with openable doors and windows for ventilation purposes if the rooms are provided with mechanical ventilation supplying tempered outside air as specified in s. ILHR 64.06.

History: Cr. Register, December, 1981, No. 312, eff. 1-1-82; am. (1)(a), Register, October, 1982, No. 322, eff. 11-1-82; am. (1) (a), Register, August, 1985, No. 356, eff. 1-1-86; r. and recr., Register, March, 1991, No. 423, eff. 4-1-91.

FP ILHR 57.14 Isolation of hazards. (1) GENERAL. (a) *Buildings 3 or more stories.* Except as provided in par. (c), all boilers and furnaces, fuel rooms and breeching, storage vaults for paints, oils and similar combustibles and other similar hazards in buildings 3 or more stories in height shall be isolated from the rest of the building by at least a 2-hour fire-resistive rated enclosure as specified in s. ILHR 51.043.

(b) *Buildings less than 3 stories.* Except as provided in par. (c), the hazards specified in par. (a) in buildings less than 3 stories in height shall be isolated from the rest of the building by at least a one-hour fire-resistive rated enclosure as specified in s. ILHR 51.043.

(c) *Exceptions.* 1. The hourly rating of hazard enclosures in mixed use buildings shall comply with the most stringent requirement for the occupancies located in the building.

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