

Chapter ILHR 21

CONSTRUCTION STANDARDS

Subchapter I—Scope	ILHR 21.16 Frost penetration (p. 45)
ILHR 21.01 Scope (p. 27)	ILHR 21.17 Drain tiles (p. 45)
Subchapter II—Design Criteria	Subchapter V—Foundations
ILHR 21.02 Loads and materials (p. 27)	ILHR 21.18 Foundations (p. 47)
ILHR 21.03 Exits, doors and hallways (p. 31)	Subchapter VI—Floors
ILHR 21.04 Stairs and elevated areas (p. 33)	ILHR 21.19 Floor design (p. 50)
ILHR 21.042 Ladders (p. 35)	ILHR 21.20 Concrete floors (p. 51)
ILHR 21.045 Ramps (p. 36)	ILHR 21.205 Wood floors in contact with ground (p. 51)
ILHR 21.05 Light and ventilation (p. 37)	ILHR 21.21 Precast concrete floors (p. 51)
ILHR 21.06 Ceiling height (p. 38)	ILHR 21.22 Wood frame floors (p. 51)
ILHR 21.07 Attic and crawl space access (p. 38)	ILHR 21.225 Decks (p. 59)
ILHR 21.08 Firestopping and fire separation (p. 38)	Subchapter VII—Walls
ILHR 21.09 Smoke detectors (p. 41)	ILHR 21.23 Wall design (p. 59)
ILHR 21.10 Protection against decay and termites (p. 41)	ILHR 21.24 Exterior covering (p. 59)
ILHR 21.11 Foam plastic insulation (p. 42)	ILHR 21.25 Wood frame walls (p. 59)
Subchapter III—Excavations	ILHR 21.26 Masonry walls (p. 62)
ILHR 21.12 Grade (p. 43)	Subchapter VIII—Roof and Ceilings
ILHR 21.125 Erosion control procedures (p. 43)	ILHR 21.27 Roof design (p. 65)
ILHR 21.13 Excavations adjacent to adjoining property (p. 44)	ILHR 21.28 Roof and ceiling wood framing (p. 69)
ILHR 21.14 Excavations for footings and foundations (p. 44-1)	Subchapter IX—Fireplace Requirements
Subchapter IV—Footings	ILHR 21.29 Masonry fireplaces (p. 71)
ILHR 21.15 Footings (p. 44-1)	ILHR 21.30 Masonry chimneys (p. 73)
	ILHR 21.32 Factory-built fireplaces (p. 74)

Note: Chapter Ind 21 was renumbered to be chapter ILHR 21, Register, February, 1985, No. 350, eff. 3-1-85.

Subchapter I — Scope

ILHR 21.01 Scope. The provisions of this chapter shall apply to the design and construction of all one- and 2-family dwellings.

History: Cr. Register, November, 1979, No. 287, eff. 6-1-80.

Subchapter II — Design Criteria

ILHR 21.02 Loads and materials. Every dwelling shall be designed and constructed in accordance with the requirements of this section.

(1) DESIGN LOAD. Every dwelling shall be designed and constructed to support the actual dead load, live loads and wind loads acting upon it without exceeding the allowable stresses of the material.

(a) *Dead loads.* Every dwelling shall be designed and constructed to support the actual weight of all components and materials. Earth-sheltered dwellings shall be designed and constructed to support the actual weight of all soil loads.

(b) *Live loads.* 1. Floors and ceilings. Floors and ceilings shall be designed and constructed to support the minimum live loads listed in Table

Register, September, 1992, No. 441

21.02. The design load shall be applied uniformly over the component area.

TABLE 21.02

Component	Live Load (pounds per sq. ft.)
Floors	40
Garage floors	50
Exterior balconies, decks, porches	40
Ceilings (with storage)	20
Ceilings (without storage)	5

2. Snow loads. Roofs shall be designed and constructed to support the minimum snow loads listed on the zone map. The loads shall be assumed to act vertically over the roof area projected upon a horizontal plane.

(c) *Wind loads.* Every dwelling shall be designed and constructed to withstand a horizontal and uplift pressure of 20 pounds per square foot acting over the surface area.

(d) *Fasteners.* All building components shall be fastened to withstand the dead load, live load and wind load. Where the effect of the dead load exceeds the wind load effect, the dwelling need not be anchored to the foundation.

Note: See the Appendix for a schedule of fasteners that will be acceptable to the department for compliance with this subsection. Other fastening methods may be allowed if engineered under s. ILHR 21.02 (3).

(c) *Roofs.* Roof coverings may be applied over foam plastic insulation where the interior of the dwelling is separated from the foam plastic insulation by plywood sheathing, oriented strand board, particle board or waferboard at least 15/32-inch in thickness, or other approved 15-minute thermal barrier materials.

(d) *Doors.* Foam plastic insulation having a flame-spread rating of 75 or less may be used in doors when the door facing is of metal having a minimum thickness of 0.032-inch aluminum or No. 26 gauge sheet metal.

(2) **SPECIFIC APPROVAL.** Foam plastic insulation not meeting the requirements of this section may be approved by the department based upon diversified tests which evaluate materials or assemblies representative of actual end use applications.

Note: Approved diversified tests may include, but are not limited to: ASTM E-84 (tunnel test), ASTM E-19 fire test, full-scale corner test, enclosed room corner test and ignition temperature test.

History: Cr. Register, November, 1979, No. 287, eff. 6-1-80; am. (1) (b), Register, January, 1989, No. 397, eff. 2-1-89; r. and recr. (1) (intro.), am. (1) (a), renum. (1) (b) and (c) to be (1) (c) and (d) and am. (1) (c), cr. (1) (b), Register, March, 1992, No. 435, eff. 4-1-92.

Subchapter III — Excavations

ILHR 21.12 Grade. The grade shall slope away from the dwelling to provide drainage away from the dwelling.

History: Cr. Register, November, 1979, No. 287, eff. 6-1-80.

ILHR 21.125 Erosion control procedures. (1) PERFORMANCE STANDARDS.
(a) *General.* Erosion control procedures shall be placed along downslope areas and along sideslope areas as required to prevent or reduce erosion where erosion during construction will result in a loss of soil to waters of the state, public sewer inlets or off-site. The best management practices as defined in s. ILHR 20.07 (8m) or alternative measures that provide equivalent protection to these standards may be utilized to satisfy the requirements of this section. When the disturbed area is stabilized, the erosion control procedures may be removed. Sites within subdivisions with approved subdivision erosion control plans are exempt from erosion control procedures specified in this section when the subdivision erosion control plan includes adequate best management practices specified in sub. (2) for erosion control on individual construction sites.

(b) *Tracking.* Sediment tracked by construction equipment from a site onto a public or private paved roadway or sidewalk shall be minimized by providing a gravel access roadway where possible.

(c) *Sediment cleanup.* Off-site sediment deposition occurring as a result of a storm event shall be cleaned up by the end of the next work day following the occurrence. All other off-site sediment deposition occurring as a result of construction activities shall be cleaned up at the end of the work day.

(d) *Public sewer inlet protection.* Downslope, on-site public sewer inlets shall be protected with erosion control procedures.

(e) *Building material waste disposal.* All building material waste shall be properly managed and disposed of to prevent pollutants and debris from being carried off the site by runoff.

Register, September, 1992, No. 441

Note: For proper disposal of flammable, combustible and hazardous liquids, contact the local fire department.

(2) **BEST MANAGEMENT PRACTICES.** (a) *General.* Appropriate best management practices, as defined in s. ILHR 20.07 (8m) or specified in chapter 3, Wisconsin Construction Site Best Management Practices Handbook, published by the department of natural resources, may be selected, installed, maintained and remain in place until the site is stabilized to meet the performance standards specified in sub. (1).

Note: The best management practices for slopes is covered under section B. 1, chapter 3, Wisconsin Construction Site Best Management Practices Handbook. For a reprint, see Table E-1 in Appendix E.

(b) *Exceptions and clarification.* All references to a model ordinance and planning considerations within chapter 3, Wisconsin Construction Site Best Management Practices Handbook, are not adopted by the department.

(3) **MAINTENANCE OF EROSION CONTROL PROCEDURES.** (a) *General.* During the period of construction at a site, all erosion control procedures necessary to meet the performance standards of this section shall be properly implemented, installed and maintained by the building permit applicant or subsequent landowner. If erosion occurs after building construction activities have ceased, some or all of the erosion control procedures shall be maintained until the site has been stabilized.

(b) *Exceptions and clarification.* The maintenance procedures and inspection sequences within chapter 3, Wisconsin Construction Site Best Management Practices Handbook, are not adopted as a part of this code.

Note: The handbook is available from Document Sales, 202 South Thorton Avenue, P.O. Box 7840, Madison, Wisconsin 53707-3480; phone (608) 266-3358.

History: Cr. Register, September, 1992, No. 441, eff. 12-1-92.

ILHR 21.13 Excavations adjacent to adjoining property. (1) **NOTICE.** Any person making or causing an excavation which may affect the lateral soil support of adjoining property or buildings shall provide at least 30 days written notice to all owners of adjoining buildings of the intention to excavate. The notice shall state that adjoining buildings may require permanent protection.

(a) *Exception.* The 30-day time limit for written notification may be waived if such waiver is signed by the owner(s) of the adjoining properties.

(2) **RESPONSIBILITY FOR UNDERPINNING AND FOUNDATION EXTENSIONS.** (a) *Excavations less than 12 feet in depth.* If the excavation is made to a depth of 12 feet or less below grade, the person making or causing the excavation shall not be responsible for any necessary underpinning or extension of the foundations of any adjoining buildings.

(b) *Excavations greater than 12 feet in depth.* If the excavation is made to a depth in excess of 12 feet below grade, the owner(s) of adjoining buildings shall be responsible for any necessary underpinning or extension of the foundations of their buildings to a depth of 12 feet below grade. The person making or causing the excavation shall be responsible for any underpinning or extension of foundations below the depth of 12 feet below grade.

History: Cr. Register, November, 1979, No. 287, eff. 6-1-80.
Register, September, 1992, No. 441

ILHR 21.14 Excavations for footings and foundations. (1) **EXCAVATIONS BELOW FOOTINGS AND FOUNDATIONS.** No excavation shall be made below the footing and foundation unless provisions are taken to prevent the collapse of the footing or foundation.

(2) **EXCAVATIONS FOR FOOTINGS.** All footings shall be located on undisturbed or compacted soil, free of organic material, unless the footings are reinforced to bridge poor soil conditions.

History: Cr. Register, November, 1979, No. 287, eff. 6-1-80.

Subchapter IV — Footings

ILHR 21.15 Footings. The dwelling shall be supported on a structural system designed to transmit and safely distribute the loads to the soil. The loads for determining the footing size shall include the weight of the live load, roof, walls, floors, pier or column, plus the weight of the structural system and the soil over the footing. Footings shall be sized to not exceed the allowable material stresses. The bearing area shall be at least equal to the area required to transfer the loads to the supporting soil without exceeding the bearing values of the soil.

(1) **SIZE.** Unless designed by structural analysis, unreinforced concrete footings shall comply with the following requirements:

(a) *Continuous footings.* The minimum width of the footing on each side of the foundation wall shall measure at least 4 inches wider than the wall. The footing depth shall be at least 8 inches nominal. Footing placed in unstable soil shall be formed. Lintels may be used in place of continuous footings when there is a change in footing elevation.

Note: Unstable soil includes soils which are unable to support themselves.

(b) *Column or pier footing.* The minimum width and length of column or pier footings shall measure at least 2 feet by 2 feet. The depth shall measure at least 12 inches nominal. The column shall be so placed as to provide equal projections on each side of the column.

(c) *Trench footings.* Footings poured integrally with the wall may be used when soil conditions permit. The minimum width shall be at least 8 inches nominal.

(d) *Chimney and fireplace footings.* Footing for chimneys or fireplaces shall extend at least 4 inches on each side of the chimney or fireplace. The minimum depth shall measure at least 12 inches nominal.

(e) *Floating slabs.* Any dwelling supported on a floating slab on grade shall be designed through structural analysis.

(f) *Deck footings.* Decks attached to dwellings and detached decks which serve an exit shall be supported on a structural system designed to transmit and safely distribute the loads to the soil. Footings shall be sized to not exceed the allowable material stresses. The bearing area shall be at least equal to the area required to transfer the loads to the supporting soil without exceeding the bearing values of the soil.

(2) **SOIL-BEARING CAPACITY.** No footing or foundation shall be placed on soil with a bearing capacity of less than 2,000 pounds per square foot unless the footing or foundation has been designed through structural

Register, September, 1992, No. 441

analysis. The soil-bearing values of common soils may be determined through soil identification.

Note: The department will accept the soil-bearing values for the types of soil listed in the following table:

Next page is numbered 45