

WISCONSIN STATE
LEGISLATURE
COMMITTEE HEARING
RECORDS

1997-98

(session year)

Assembly

(Assembly, Senate or joint)

Committee on
Housing
(AC-Ho)

File Naming Example:

Record of Comm. Proceedings ... RCP

- > 05hr_AC-Ed_RCP_pt01a
- > 05hr_AC-Ed_RCP_pt01b
- > 05hr_AC-Ed_RCP_pt02

Published Documents

> Committee Hearings ... CH (Public Hearing Announcements)

> **

> Committee Reports ... CR

> **

> Executive Sessions ... ES

> **

> Record of Comm. Proceedings ... RCP

> **

*Information Collected For Or
Against Proposal*

> Appointments ... Appt

> **

> Clearinghouse Rules ... CRule

**

> Hearing Records ... HR (bills and resolutions)

> **

> Miscellaneous ... Misc

> **97hr_AC-Ho_Misc_pt01**



ok
P. O. Box 7970
Madison, Wisconsin 53707
(608) 266-1018

Tommy G. Thompson, Governor
William J. McCoshen, Secretary

May 15, 1998

Wisconsin State Assembly
Assembly Chief Clerk
Room 401
1 East Main Street
Madison, WI 53702

Dear Chief Clerk:

As specified in 101.122, we are submitting last year's annual report for the Rental Weatherization Program. This program began on January 1, 1985. Additional copies of the report are available by contacting the program staff at:

Rental Weatherization Program
Commerce-Safety and Buildings Division
Telephone: (608) 266-0671

Sincerely,

A handwritten signature in dark ink, appearing to read 'W. McCoshen', written over a horizontal line.

William J. McCoshen
SECRETARY

1997
ANNUAL REPORT

RENTAL WEATHERIZATION PROGRAM

Prepared by
Safety and Buildings Division
Department of Commerce

May 1, 1998

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I. INTRODUCTION AND BACKGROUND

A. LEGISLATIVE AND PROGRAM BACKGROUND

The 1979 session of the legislature created section 101.122 of the statutes pertaining to weatherization requirements for rental units. This law established a requirement that all rental units be weatherized to save energy and required certification as proof at the time of property transfer.

The law directed the Department of Industry, Labor and Human Relations, now Department of Commerce, to develop and publish regulations prior to January 1, 1983 which would become effective on January 1, 1985. The regulations were to establish energy efficiency standards subject to a five year payback (i.e. savings achieved by conservation will pay for the cost of conservation improvement in five years). Under Commerce's code, Chapters COMM 67 and COMM 5, owners of rental property are required to meet energy standards through insulation, storm windows, and other energy-saving measures.

Commerce began administration of the Rental Weatherization Program on January 1, 1985. After that date, a Register of Deeds was not to record documents of transfer for rental residential units until the buildings had complied with DILHR's energy conservation rules.

B. PROGRAM RULES

The Department of Industry, Labor and Human Relations created an advisory committee to write the Rental Unit Energy Efficiency Standards in accordance with the statutes. Chapters ILHR 67 and 68 were adopted by the department in January 1983 and printed in February 1983. In the ensuing two years, the department refined the administrative procedures and energy conservation requirements of the new code and revised the rules. The revision process had the added benefit of allowing final public input to the rules before they were to become effective.

As specified in the statutes, the rules became effective on January 1, 1985. Prior to the effective date, the department promulgated an emergency rule pertaining to the insulation of basement walls and ceilings. This energy-efficient measure was suspended on December 20, 1984 after a study performed for the Wisconsin Realtors Association purported to show that the measure exceeded the five-year payback required in the statutes. The validity of that claim was debated throughout the 1985 calendar year.

In the fall of 1985, Governor Earl vetoed a bill calling for elimination of all basement insulation from the code. He cited the potential contribution of foundation insulation to energy conservation and urged a compromise among the parties regarding the controversy over the insulation issue. In January 1986, a compromise was reached on changes in foundation insulation requirements, and the changed rules were promulgated by an

Emergency Rule in February 1986. The compromise changes were then approved by the Legislature and were promulgated to become a part of the code in June 1986.

Several additional rule changes were made in this first year of the program which clarified requirements and improved procedures.

In May of 1988, Governor Thompson signed a bill (1987 AB 850) which became 1987 Wisconsin Act 399. This Act created Section 101.122 (2)(a) 3, stats, which prohibits the department from adopting any requirement for interior or exterior foundation insulation or basement ceiling insulation. On June 8, 1988, all property owners under stipulation were notified that they did not have to comply with foundation insulation rules. The code was reviewed, and a public hearing was set for January 4, 1989 to delete any requirement related to foundation insulation rules.

Recently Legislative activity has had several statutory proposals regarding the program. To date there has been no changes to the program.

C. OVERVIEW OF PROGRAM

As of January 1, 1985, rental dwelling units must comply with Chapter ILHR 67 prior to ownership transfer. Buildings affected by the standards must be inspected and issued Certificates of Compliance. As an alternative to immediate compliance, an owner is allowed to receive a Stipulation or a Waiver. A Stipulation allows the buyer one year to bring the building up to code standards. A Waiver is granted if a building will be razed within two years. A Certificate, Stipulation, or Waiver must be submitted to the Register of Deeds at the time of recording unless the property is excluded from the code for one reason or another.

A Certificate of Compliance is issued after an inspection of the property proves that it meets the energy requirements of the code. Inspections are conducted by independent inspectors who are certified by Commerce. They charge a fee for the inspections, which is not to exceed maximums set in COMM Chapter 2. If an independent inspector is not available, Commerce may be requested to do an inspection and must complete same within 14 days; to date this service has not been needed.

Rental Units Excluded From the Regulations

The Energy Efficiency Standards do not apply to the following types of rental units:

- (a) Any dwelling unit not rented at any time from November 1 to March 31;
- (b) Any building with four units or less, provided the purchaser will live in one unit for at least one year immediately following the transfer;
- (c) Any building which is less than ten years old;
- (d) Mobile homes;

- (e) Hotels, motels and tourist rooming houses used primarily for transient residency which are licensed by the Department of Family Health and Social Services; and
- (f) Hospitals or nursing homes.

The Code Further Excludes Transfers That Are:

- (a) for security purposes;
- (b) between agent and principal or trustee and beneficiary without consideration;
- (c) part of divorce settlements;
- (d) for no or nominal consideration between husband and wife or parent and children;
- (e) part of the probate process;
- (f) involuntary, including foreclosures, bankruptcies, condemnations, court-ordered property transfers or delinquent taxes and assessments.

The Energy Conservation Requirements

Buildings subject to the Code must meet the following minimum requirements in order to receive a Certificate of Compliance:

- (1) All "accessible" areas must be insulated to the levels shown in Chapter 67.05 of the code.
- (2) Windows must be double-glazed or equipped with storm windows.
- (3) Exterior doors and windows must be weatherstripped where cracks exceed 1/10".
- (4) All exterior joints on the first three floors must be caulked.
- (5) All exterior, inwardly-swinging, uninsulated doors must be equipped with storm doors or air lock vestibules.
- (6) Moisture control ventilation must be installed in attics. Crawl space floors must have a vapor barrier installed.
- (7) Water heaters and heating equipment must have been inspected within the last 6 months. Water heaters in uninsulated basements must be retrofitted with an insulated jacket of R-5 or better. The first five feet from the water heater of both hot and cold domestic water pipes must be insulated to an R-2 in non-circulating system and total length supply and return in a circulating system must be insulated to an R-2. Shower heads must restrict flow to 3 gpm. Air conditioner covers must be installed for the heating season.
- (8) All steam heating pipes not located in habitable rooms must be insulated to R-4. All hydronic heating pipes not located in habitable rooms must be insulated to R-2. All heating supply and return ducts must be insulated to an R-5 in uninsulated basements with 12 inch or more of foundation exposure. In uninsulated basements of less than 12-inch foundation exposure, only the supply ducts need to be insulated to an R-5.
- (9) Floors over vented spaces or garages must be insulated in accordance with Table 67.05-B.

Exemptions

The energy conservation measures stated above were chosen because they showed sufficient energy savings within five years to offset the cost of the measure. If an owner can document that a specific conservation measure on his or her building will take more than five years to pay back, Commerce will issue an exemption from the rules for that measure.

Any request for an exemption of a specific energy conservation measure based on cost payback is made in writing on the application forms provided by the department. The application includes the 5-year payback calculation, drawings and pictures describing the specific energy conservation measure to be exempted, fuel bills or utility documentation of fuel cost, the cost estimate for the installed specific energy conservation measure, and a processing fee of \$25. The department will notify the applicant within 15 business days of its evaluation.

Inspector Certification, Training and Disciplinary Action

- Certification. Certification as a program inspector requires a passing grade (70 percent) on a 3-hour examination and payment of fees. The exams are given once every month in four locations statewide. Additionally, University of Wisconsin-Milwaukee sponsors about four seminars for initial certification and Commerce provides an exam after the seminar. Inspector's certificates expire on June 30 each year and are renewed on July 1 upon payment of fee. Attendance in continuing education course is also required for renewal of certificates every two years.

- Training. A continuing educational requirement for inspectors exists which involves attendance at a Commerce-approved seminar. Commerce staff provide half-day training sessions around the state in March and April of every year and additional sessions as needed. These sessions satisfy continuing education requirements.

-Disciplinary Actions. All complaints, received from the public and those initiated within the department, are investigated promptly by Commerce. Those found to lack substance are dismissed. When disciplinary action is indicated, the department will issue warnings or reprimands. More serious actions involve suspensions and revocation of certificate as well as denial of certificate renewal. Cases involving falsification of a certificate, which could involve monetary forfeiture, are normally prosecuted by district attorneys or the state attorney general.

Enforcement Procedures

All property owners holding stipulations and waivers receive reminder letters from the department (on the 6th month for stipulations and the 18th month for waivers). Those building owners who fail to obtain certification, demolition, or satisfaction by other means

of their buildings within the 1 or 2-year agreement periods receive orders from Commerce under provisions of the state statutes 101.122(2)(f).

Rental building owners who ignore the above orders and fail to obtain certification of their buildings are then referred to county district attorneys or the state attorney general for prosecution. The maximum forfeiture authorized by statute is \$500 per unit and an injunction to bring the property up to code. Additional penalties can also be assessed for not complying with the orders per state statutes 101.02 (12) and (13).

D. ANTICIPATED VOLUMES

For the first year of the program in 1985, we had estimated the volume of rental unit transfer to be about 15,000 properties annually. However, 5,692 transfer authorizations were issued apparently indicating extensive non-compliance. However, the basis for the original estimate may have been flawed. Census data showed about 180,000 rental buildings, which appears to be a reliable estimate, but the estimated average turnover time per building of 12 years seems less trustworthy. Another situation that was not taken into account was the high number of transfers that are excluded. Even though no new study is made, we feel the volume of transfers is around 10,000 to 12,000 annually. Since 1986, transfer authorizations have leveled off to approximately 8,000 annually.

E. PAST PROGRAM ACTIVITIES

	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>
No. of Stipulations Validated	5,774	5,593	6,011	5,903	6,181	5,630	5,542
No. of Certificates of Compliance (on non-stipulated properties)	1,158	1,193	1,498	1,928	2,025	1,418	1,623
No. of Waivers Validated	<u>130</u>	<u>97</u>	<u>141</u>	<u>165</u>	<u>155</u>	<u>198</u>	<u>202</u>
Total Transfer Authorizations	7,062	6,883	7,650	7,996	8,361	7,246	7,367
Certificates Satisfying Stipulations (not included in totals above)	3,691	3,716	4,172	4,272	4,347	4,592	4,562
District Attorney Referral	2,660	2,649	2,269	2,430	2,464	2,238	2,391
Attorney General Referrals	14	56	96	58	23	84	0
Total DA and AG Referrals Satisfied	939	1,786	2,031	2,425	1,800	1,506	1,587
No. of Certified Inspectors	659	644	702	708	757	700	649
Phone Calls	8,846	8,458	8,559	9,152	9,429	9,023	8,837
Walk-Ins	971	799	748	1,404	1,369	523	-
Exemptions Submitted to Commerce	253	351	300	187	155	127	209
Extensions Approved by Commerce	506	442	225	383	295	212	158
Reminder Letters Sent	5,572	5,222	5,311	5,355	5,391	2,985	5,080
60-Day Orders Issued	3,889	3,602	3,174	3,082	3,111	2,529	3,599
Inspections Conducted by Commerce	18	25	15	17	46	25	0

F. PROGRAM STAFFING

The program started with three positions and additional LTE positions were added for its proper performance. In the early stages of the program (85-86) staff instability became an impediment to the programs proper operation. In December of 1985 a request to convert six LTE positions to project permanent status was approved. This provided some relief but did not eliminate the issue. The department then requested DOA approval to make all Weatherization staff positions permanent because of the turnover problem that had plagued the program. DOA denied this request and recommended that the position be made permanent by placing them in the budget. The biennial budget for the 87-89 period included nine positions of the Weatherization program. The budget was passed and the program started operating with nine permanent staff members in July of 1987.

Due to reorganization plans, the short fall of income versus expense and plans to reduce the budget by 5 percent statewide, in late 1987, 3.5 positions were eliminated from the Rental Weatherization Program. The 3.5 positions included one professional position (mechanical engineer-1), one paraprofessional position (engineer technician-II), one clerical position (clerical assistant II), and 1/2 time of a program assistant. Subsequently in early 1988 a program position (receptionist) became vacant in the ensuing shuffle the program lost another 1/2 position. In 1995 the department reorganized and the program was split among three different bureaus. The program now has one professional position, two paraprofessional positions, and percentages of clerical program assistants across the division.

G. PROGRAM MONITORING

The state-certified inspectors in this program are monitored randomly or on a complaint basis. Complaints may be received from citizens or gathered from documents inspectors submit to the department. Inspectors are required to respond to all allegations. Department staff are often used to audit buildings involved in complaints and conflicts. Disciplinary action against an inspector may result in written reprimand, suspension, revocation or denial of certification. The prosecution of inspectors for false certification is normally handled by the state attorney general under s.s. 101.122 (7)(a). When a case against an inspector is prosecuted successfully, the results are shared with other state agencies the inspector may have licenses with (such as Regulation and Licensing).

The department monitors the Energy block on Wisconsin Real Estate Transfer Returns to detect code evasion under s.s. 101.122 (7)(b). In 1986, the department informed the legislature it will try to randomly monitor between 12 to 24 percent of these forms for improper exclusion claims. It is not uncommon for new owners of rental property to list improper code exclusions on the Transfer Return to avoid costs of hiring inspectors plus labor and materials to bring units up to code. Serious cases of code evasion were referred to the State Attorney General for prosecution. In other cases, the department either issued 60-day compliance orders or gave the offender an opportunity to take out a stipulation. Due to the position cutbacks, this activity has been severely curtailed.

Each month the department refers cases to county district attorneys and corporation counsels for failure to comply with stipulation and waiver agreements and department orders. Some counties strongly support the Rental Weatherization Program and vigorously pursue program offenders. Others are less aggressive or only prosecute major violators. Department staff tries to maintain close, daily contact with district attorneys and corporation counsels to ensure a better coordinated enforcement activity. A chart showing District Attorney caseload progress is attached to the end of this report.

H. PROGRAM EDUCATION

The department publishes a brochure entitled "Important Information for Buyers and Sellers of Residential Rental Properties". Single copies are distributed statewide through Commerce mailings, agents and Registers of Deeds. They are sold in quantity to inspectors and real estate brokers for issuance to their clients. Since the brochure lists minimum requirements for code compliance plus other information of value to the public, it has resulted in considerable reduction of phone inquiries.

When the program started up in 1985, the department began publishing semi-annual Rental Weatherization Program bulletins. In August of 1987, this periodical was replaced with a newsletter plus a code commentary that is updated each year. Newsletters provide faster and more frequent distribution of news items, interpretations and guidance for inspectors, Commerce agents and Register of Deeds. Due to staffing problems, we no longer publish the newsletter.

The code commentary consolidates under one cover all pertinent information previously published in bulletins, and newsletters. The format is easy to follow as it is the same order as the one used in the Rental Unit Energy Efficiency Code.

The department staff visits Register of Deeds and agents periodically to answer their questions about the program. Usually staff will supply agent or Register of Deeds with forms and supplies. New agents and Register of Deeds are usually trained on Rental Weatherization procedures by program staff.

I. REVENUES AND EXPENDITURES

User fees were increased in 1992 for the first time since the program became operational in 1985. The desired intent to eliminate an operating deficit has been achieved.

In the first two years of the program, revenues were expected to fall short of expenditures because of high start up costs of the program and training and certification of inspectors. By the third year, the program was expected to be self sufficient, but it fell short. Two things accounted for this; less than anticipated volumes of properties transferring and the reduction of Stipulation fees from \$50.00 to \$20.00. Originally fees for Stipulation were set at \$50.00. This was subsequently reduced since the department decided not to make

stipulation follow-up inspections. However the cost for the enforcement of a stipulation agreement exceeded the \$20.00 fee. Further the department loses revenues as a result of the transfers which evade the code. Therefore, the fees were adjusted as of July 1, 1992 to reflect actual program costs. This included raising the stipulation fees back to \$50, certificate stamps to \$20 and adjustments in the exemption and deferral fees. Details of annual revenues and expenditures are provided in Appendix A.

II. PROGRAM ACTIVITIES FOR 1997

A. ACTIVITY VOLUMES FOR 1997

In 1997, the department recorded 11,975 transfer authorizations, up from 1996. Of these transfer authorizations, 2,374 were Certificates of Compliance issued on stipulated properties, 5,621 Stipulations allowing purchasers one year to meet the energy efficiency standards and 96 were Waivers, allowing purchasers two years to raze the building in lieu of compliance. In addition to these figures, the department received 3,884 Certificates of Compliance that satisfied Stipulations issued previously.

At the end of 1988, the department realized that a sizeable number of properties were satisfied in other ways or released from Stipulation, and began to keep track of these totals. By computer selection, it was found that a total of 2,630 properties had been satisfied by other means from January of 1985 through December of 1988. In 1997, there were 1,207 satisfied by other than by certification. The reasons for satisfaction of Stipulation or Waiver are as follows: demolition of building, building burned down, bankruptcy by owner, foreclosure or deed in lieu of foreclosure to mortgage holder, owner occupancy in 4-unit or less building, agreement never to rent building during heating season, Stipulation issued in error, financing fell through and transfer never went through.

The department received 150 applications for exemption in 1997. This workload is still high and implies that code changes should be made.

The statutes require that properties under a Stipulation be in compliance within one year. The department does defer legal action if there is good faith effort shown by the property owner to bring property into compliance. In 1997, the department deferred legal action on 123 properties. This action does involve a lot of staff time and a nominal \$30.00 administrative fee is charged.

In 1997, the department initiated investigation of 3 inspectors in response to consumer complaints and monitoring efforts. The department settles these cases with following disciplinary action: inspectors surrender their license, or inspectors are reprimanded.

In 1997, the department held examination sessions testing rental inspectors. At the end of 1997, the program had 621 certified inspectors.

In 1997, program staff received approximately 11,000 phone calls. This shows an increase in phone calls from higher activity confirming that the public is becoming more aware and educated about the program as well as receiving legislative activity supporting the program.

The department maintained 71 Commerce agents in 1997, an increase of 3 offices over 1996. These are government or quasi-government agencies authorized by Commerce to validate Stipulations and Waivers for property owners. Staff conducted 36 monitoring and training visits to Commerce agents this year.

B. ENFORCEMENT

The department changed the format and procedures of its reminder letters and orders during 1988. The new preprinted notices are all automated and computer generated enabling much less manual effort. The department also created a new form for recording satisfaction of Stipulation or Waivers.

Reminder letters are sent to property owners having a Stipulation or Waiver, which advises them that there are only six months remaining on their agreements. One month after the expiration date of the Stipulation or Waiver, and if the property is not satisfied by a Certificate of Compliance or other means, an order is issued to bring the building into compliance. In 1997, the department issued 3,519 orders, up from 3,599 the prior year.

If the property owner fails to comply with the order within the given 60 day period, the case is then referred to the county District Attorney or Corporation Counsel for prosecution. In 1997, the department referred 2,444 cases to these agencies, up from 2,391 the prior year. At the end of 1997, a total of 6,426 cases remains with these enforcement agencies and is still unsatisfied. The department started a comprehensive status check on referred cases and communicates with all enforcement agencies in an ongoing basis. This is being continued with moderate success. Attached is a chart showing progress over the years. The department refers the more involved and complicated enforcement cases to the Attorney General's Office for prosecution.

C. MONITORING AND TRAINING

The department has the responsibility to monitor inspector's work making sure that the inspector is properly certifying buildings. Inspectors in the field are monitored when a complaint is received. The department also has the authority to monitor the Real Estate Transfer Returns for code compliance. Commerce monitored a very small portion of these forms in 1997 and detected properties that were transferred and had used improper code exclusions. Monitoring activities are curtailed due to staffing cutbacks.

Training and education of Register of Deeds and Commerce Agents is very important to the Rental Weatherization Program. In the first years of the program, much emphasis was placed on continued contact and training. In 1997, visits were made to Register of Deeds

or Commerce Agents, while weekly contact was maintained with the Milwaukee Register of Deeds. Contact with Register of Deeds and Commerce Agents had been maintained through telephone calls and site visits.

In 1997 the department continued mailing lists of unsatisfied stipulations by property address to local register of deeds. Therefore, register of deeds may review subsequent transfer documents to determine if any outstanding weatherization responsibilities remain unfulfilled. This is helpful in the department's enforcement efforts to prevent stipulation holders from reselling noncompliant properties to unsuspecting buyers. It also alerts title insurance companies to the pre-existing weatherization responsibility.

Inspectors certified by the Rental Weatherization Program must attend a continuing education seminar at least once every two years to maintain their certification. In 1996, the department suspended continuing education due to pending legislation and picked it up in 1997 requiring inspectors to attend training for updates on legislative activity. Inspectors need continuing-education programs to keep current with technical, code and administrative issues needed to properly certify properties.

III. EXPECTATIONS AND PLANS FOR 1998

A. EXPECTATIONS

-Energy savings will increase as more buildings are brought into compliance. The quality of life will improve for tenants of rental units. The flow of dollars that leaves the state for purchase of fuel will be reduced and will be used more effectively within Wisconsin to promote weatherization workforce and products.

-Modest improvement in the rate of compliance is expected to continue in 1998.

-Monitoring of properties certified by inspectors would enhance program oversight.

-Increased monitoring of real estate transfer returns is necessary to reduce the number of property owners who elect not to comply with the code at the time of purchase. Time allocated to this monitoring function can be supported by fees for stipulations paid by those individuals.

-Improve program efficiency by taking steps to ensure that real estate purchasers are adequately informed of their responsibilities under the law. If the department can achieve this goal all of the above mentioned expectations can be realized.

-Revenues will continue to exceed expenditures, slowly wiping out the program deficit.

B. PLAN FOR 1998

-Staffing - Automation and streamlining of procedures will continue into 1998.

-Program Improvement - The department recommends the legislature consider modifying s. 101.122 Wisconsin Statutes to: (1) eliminate the requirement that rental units, once certified, be recertified within five years of future transfers; and (2) authorize citation authority for the department. These changes would allow the department to focus program activities on uncertified properties, improve enforcement compliance and reduce program workload on the District Attorneys.

-Legal Services - The caseload this program generates for district attorneys in the coming year will be high. We will need to be aware of, and deal with, situations where this may result in lack of enforcement. Senate Bill 31 which changed the status of District Attorneys had a positive result on enforcement efforts. The department is now paying some district attorney's filing fees for court cases. The department is also trying to reduce the burden of this program on District Attorney's by providing them with computer assistance. Computer disks are provided to several District Attorney's which generate warning letters. We see further improvements that can be made using this technology.

Additional improvement could be achieved if the department was granted citation authority for use in weatherization cases. The department estimates it would have to refer much fewer and only the more serious cases to the district attorneys, thus reducing the DA workload caused by weatherization violations. Finally, providing Register of Deeds offices with a list of outstanding stipulations will continue to be an effective tool in reducing transfer of non-complaint properties to avoid prosecution.

-Code Revisions - The code needs updating to improve efficient management of the program and make interpretations by inspectors more uniform. A current and updated code will satisfy the users need better. Specific attention should be placed on ensuring that purchasers of real estate subject to weatherization requirements are adequately informed of their responsibility under the law.

In 1997, a Rental Code Committee was convened with representation from landlords, realtors, and others concerned with weatherization. The committee has worked through and reached consensus on code changes to better address energy issues. These draft changes are in conjunction with proposed legislative activity not yet acted on.

UNSATISFIED DISTRICT ATTORNEY REFERRALS
AS OF JANUARY 1996

	County	Population	# As Of 1/1/91	# As Of 1/1/92	# As Of 1/1/93	# As Of 1/1/94	# As Of 1/1/95	# As Of 1/1/96	# As Of 1/1/97	# As Of 1/1/98
01	Adams	15,682	2	2	5	7	8	8	8	8
02	Ashland	15,307	10	7	8	7	6	9	9	7
03	Barron	40,750	10	8	7	8	13	16	20	15
04	Bayfield	14,008	1	0	1	1	4	5	6	7
05	Brown	194,594	146	168	215	200	232	239	275	294
06	Buffalo	13,584	0	1	5	3	5	3	3	1
07	Burnett	13,084	1	0	0	0	0	0	1	1
08	Calumet	34,291	5	5	7	6	8	14	11	13
09	Chippewa	52,360	2	2	1	3	6	10	15	9
10	Clark	31,647	6	5	6	4	5	7	7	6
11	Columbia	45,088	22	22	25	29	29	30	31	36
12	Crawford	15,940	7	9	8	15	16	18	22	21
13	Dane	367,085	82	80	56	49	46	86	90	92
14	Dodge	76,559	17	14	11	23	28	52	39	35
15	Door	25,690	2	2	1	1	1	0	1	0
16	Douglas	41,758	98	118	137	108	110	132	142	140
17	Dunn	35,909	23	24	21	21	22	21	31	38
18	Eau Claire	85,183	37	35	45	36	32	34	20	36
19	Florence	4,590	0	0	0	0	0	1	1	1
20	Fond du Lac	90,083	68	63	66	70	74	82	84	75
21	Forest	8,776	1	2	1	1	1	0	1	1
22	Grant	49,264	26	38	38	40	52	70	81	61
23	Green	30,339	16	13	7	9	9	16	13	13
24	Green Lake	18,651	12	15	15	18	19	26	27	23
25	Iowa	20,150	5	6	5	5	7	5	6	8
26	Iron	6,153	11	12	13	12	13	14	15	14
27	Jackson	16,588	10	10	11	11	15	20	24	28
28	Jefferson	67,783	17	19	11	12	17	13	13	12
29	Juneau	21,650	23	23	21	21	31	40	44	47
30	Kenosha	128,181	168	293	303	230	213	166	184	184
31	Kewaunee	18,878	4	5	4	2	2	4	5	5
32	La Crosse	97,904	146	165	136	113	137	142	154	152
33	Lafayette	16,076	9	11	16	11	11	13	16	14
34	Langlade	19,505	6	8	16	15	12	11	13	20
35	Lincoln	26,993	10	5	5	10	12	20	24	30
36	Manitowoc	80,421	81	89	92	76	71	81	82	78
37	Marathon	115,400	66	99	148	142	132	171	186	208
38	Marinette	40,548	36	43	44	43	37	41	38	38
39	Marquette	12,321	3	3	3	4	2	3	3	2
40	Milwaukee	959,275	3001	3409	3426	3342	3188	3185	3435	3218
41	Monroe	36,633	18	28	35	38	21	25	28	29
42	Oconto	30,226	8	10	14	18	17	14	16	17
43	Oneida	31,679	13	17	18	11	15	19	19	16
44	Outagamie	140,510	12	5	3	3	11	22	41	14
45	Ozaukee	72,831	5	11	10	10	16	22	28	26
46	Pepin	7,107	1	0	1	1	0	0	0	0
47	Pierce	32,765	25	32	37	35	19	18	26	30
48	Polk	34,773	12	14	21	20	13	15	22	30
49	Portage	61,405	60	64	69	43	37	31	38	33
50	Price	15,600	3	7	8	9	10	8	11	12
51	Racine	175,034	363	426	324	307	322	334	318	308
52	Richland	17,521	8	10	11	12	15	11	16	14
53	Rock	139,510	296	347	329	207	171	172	172	179
54	Rusk	15,079	3	4	4	3	4	10	17	20
55	St. Croix	50,251	22	23	28	25	29	30	22	27
56	Sauk	46,975	31	34	42	50	45	37	38	41
57	Sawyer	14,181	2	0	0	1	0	0	0	0
58	Shawano	37,157	6	5	0	1	5	1	3	7
59	Sheboygan	103,877	138	176	202	116	107	140	154	130
60	Taylor	18,901	3	6	12	13	13	17	19	22
61	Trempealeau	25,263	13	19	28	26	20	18	20	20
62	Vernon	25,617	9	13	13	16	6	9	13	5
63	Vilas	17,707	7	7	8	9	8	10	12	12
64	Walworth	75,000	98	125	157	162	131	149	153	162
65	Washburn	13,772	2	3	3	3	5	9	11	11
66	Washington	95,328	20	25	35	22	19	26	31	27
67	Waukesha	304,715	63	60	61	74	75	87	96	87
68	Waupaca	46,104	24	38	56	51	41	45	47	54
69	Waushara	19,385	4	6	8	7	4	3	3	2
70	Winnebago	140,320	85	102	98	66	73	78	28	31
71	Wood	73,605	26	32	35	43	49	67	73	70
72	Menomonee	3,890	1	0	0	0	0	0	0	0
Total			5571	6482	6610	6110	5927	6235	6655	6426

APPENDIX A

WEATHERIZATION UNIT ANNUAL REPORT 1997

YEAR	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997
Phone calls	14,945	12,390	11,512	10,542	8,846	8,458	8,559	9,152	9,429	9,023	8,837	11,000
Consultations/walk ins		782	802	1,036	971	799	748	1,404	1,369	523	310	200
Exemptions received	191	821	779	289	253	351	300	187	155	127	209	150
Orders issued	1,550	3,153	3,752	3,815	3,889	3,602	3,174	3,082	3,111	2,529	3,599	3,519
Special orders issued	**	190	24	127	107	66	15	72	46	0	0	0
D. A. referrals	1,078	1,647	2,245	2,326	2,660	2,649	2,269	2,430	2,464	2,238	2,391	2,444
D. A. satisfactions	138	550	1,348	1,055	939	1,534	1,910	2,425	1,800	1,506	1,587	1,165
A.G. referrals	0	3	35	56	56	56	96	58	58	84	0	0
Extensions Issued	**	785	685	453	506	442	225	383	295	212	127	123
Training/speaking events												
Number of occasions	114	10	12	10	13	8	12	13	12	13	3	10
Hours or presentation	**	40	70	58	60	60	60	80	70	88	28	48
Audience	**	685	524	402	563	410	499	506	508	547	43	761
RVP inspectors and agents												
Exams given (#)	**	101	130	91	123	143	196	173	139	121	82	**
Certified inspectors	798	784	726	634	659	644	702	708	757	757	649	621
Inspector investigations	20	39	22	10	10	13	19	17	20	10	16	3
DILHR agents	36	38	42	46	49	49	51	57	73	66	68	71
Transfer authorizations												
By Commerce												
Satisfactions	**	**	2,360	1,199	774	1,086	1,444	1,870	532	1,170	951	1,207
By all												
Certifications	1,955	1,096	987	1,235	1,158	1,193	1,498	1,928	2,025	1,418	1,623	2,374
Stipulations	5,691	5,640	6,104	5,901	5,774	5,593	6,011	5,903	6,181	5,630	5,542	5,621
Waivers	124	115	132	119	130	97	141	165	155	198	202	96
TOTAL	9,165	10,543	10,953	11,038	10,753	10,598	11,822	12,268	12,544	10,880	11,839	11,975
Cert. satisfying stip (included in total above)	1,395	3,692	3,710	3,783	3,691	3,716	4,172	4,272	4,347	4,592	4,562	3,884
Total revenues	179,861	198,484	208,761	198,382	195,319	200,580	307,110	446,364	444,243	413,298	412,260	451,420
total expenditures	308,885	352,060	270,849	285,828	308,874	333,795	342,143	406,422	421,095	368,086	381,036	263,888

** Numbers not tracked