

# Wisconsin Legislative Council

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**Anne Sappenfield**  
Director



## Joint Legislative Council Study Committee on the Commercial Building Permitting Process

Anna Henning and Ethan Lauer, Senior Staff Attorneys

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# Introduction

- ▶ Role of Legislative Council committee staff.
- ▶ Scope of the study committee's work.
- ▶ Description of distributed materials.

# The Commercial Building Code

- ▶ Uniform code throughout the state since 2013 session.
- ▶ Applies to “public buildings and places of employment,” with some narrow exemptions.
- ▶ Generally does not apply to existing buildings unless use changes.
- ▶ Incorporates 2015 versions of International Code Council codes, with Wisconsin-specific additions and omissions.
- ▶ Commercial Building Code Council advises on revisions.

# Review of Commercial Building Plans

- ▶ Required for certain types of commercial building systems and structures.
- ▶ Exemptions apply for certain small buildings and minor alterations.
- ▶ Conducted by DSPS or a local government with delegated authority.
- ▶ DSPS's internal reforms have reduced processing time.

# Other State and Local Requirements

- ▶ Other parts of the regulatory picture:
  - ▶ State environmental permitting requirements
  - ▶ Local zoning
- ▶ Vary based on project location and site characteristics.
- ▶ “Building permit rule” locks local zoning in place after submission of a valid building permit application.

# Legislative Proposal and Previous Waiver

- ▶ 2021 Assembly Bill 152 (vetoed) proposed exemption from plan review requirement for certain buildings containing less than 200,000 cubic feet.
- ▶ From 2000-2012, administrative rules waived plan review requirement for certain buildings with less than 25,000 or 50,000 cubic feet.

# Models From Other States

- ▶ Every state regulates commercial buildings approvals differently.
- ▶ Notable points of variation:
  - ▶ Timeline for completing plan review
  - ▶ Alternative arrangements for plan review
  - ▶ Fee structures
  - ▶ State versus local review
  - ▶ Whether an architect or engineer must prepare plans

# Thank you

- ▶ This was a basic overview; DSPS and industry experts will be presenting today and at future meetings.
- ▶ Please let us know how we can assist you as the committee proceeds with its task.
- ▶ We look forward to working with you!