



State of Wisconsin  
2021 - 2022 LEGISLATURE

LRB-6535/P1  
KP:skw

**PRELIMINARY DRAFT - NOT READY FOR INTRODUCTION**

1     **AN ACT** *to amend* 101.12 (2); and *to create* 101.12 (7) of the statutes; **relating**  
2           **to:** permission to start construction of a commercial building before plan  
3           approval.

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***Analysis by the Legislative Reference Bureau***

This is a preliminary draft. An analysis will be provided in a subsequent version of this draft.

Because this bill may increase or decrease, directly or indirectly, the cost of the development, construction, financing, purchasing, sale, ownership, or availability of housing in this state, the Department of Administration, as required by law, will prepare a report to be printed as an appendix to this bill.

For further information see the state and local fiscal estimate, which will be printed as an appendix to this bill.

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***The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:***

4           **SECTION 1.** 101.12 (2) of the statutes is amended to read:  
5           101.12 (2) Plans of said buildings, structures and components shall be  
6           examined for compliance with the rules of the department and a statement of the

1 examination returned to the designer and owner before construction is started.  
2 Nothing in this section shall relieve the designer of the responsibility for designing  
3 a safe building, structure, or component, and permission granted under sub. (7) (a)  
4 to start construction of a building, structure, or component does not relieve the  
5 designer who prepared plans of the building, structure, or component of  
6 responsibility regarding the plans.

7 **SECTION 2.** 101.12 (7) of the statutes is created to read:

8 101.12 (7) (a) An owner who submits essential drawings, calculations, and  
9 specifications under this section may request, and the department or a city, village,  
10 town, or county authorized to perform examinations under this section may grant,  
11 permission to start construction for the footings, foundations, underground  
12 plumbing, and building shell.

13 (b) An owner who has been granted permission to start construction under par.  
14 (a) may proceed at the owner's own risk without assurance that a conditional  
15 approval for the building will be granted.

16 (END)