



Thursday, March 17th

**Uniform Building Code
with
Tom Kasper
and
Jim Miller**

**1:00- 2:00 pm
Location: Little Bar**

COURSE SUMMARY

S'more stuff about building codes within campgrounds.

How Are Campgrounds In Wisconsin Affected By Programs Of The Safety And Buildings Division?

www.commerce.wi.gov/SB/SB-CampgroundsPrograms.html

The Safety and Buildings Division of the Wisconsin Department of Commerce has programs that affect the people using and working at campgrounds. The S&B does not license campgrounds - that is done by the state Department of Health Services. S&B programs touch the physical aspects of buildings, sewer and water systems, amusement rides, swimming pools, and many other possible facets of campgrounds. Choose a program name below to see how it relates to campgrounds.

Amusement Rides

The Safety and Buildings Division administers Comm 34, Amusement Rides Code, which covers both permanent and portable amusement rides that operate in Wisconsin.

Key items to remember about amusement rides operating at a campground:

1. If it is to be a permanently installed amusement ride or go-kart track, the plans must be reviewed. Comm 34.05
2. Amusement rides are required to be registered each year, with the registration ending on December 31.
3. Gasoline fueled vehicles must be refueled to minimize hazards to the public. Comm 34.36, 34.45(2)(g), 34.45(3)(g), 34.45(4)(b), 34.45(4)(e)
3. Electrically-powered rides must be in compliance with Comm 16, Electrical Code. Comm 34.32
4. Amusement Ride Operators must be at least 18 years old. Comm 34.31
5. Inflatable rides must be properly set up; this includes staking down all manufacturer-supplied tie-down points. If a ride is to be "sand-bagged" instead of staked down, it must be done in accordance with the manufacturer's directives. Consult the manufacturer's manual or contact the manufacturer to make sure sandbagging is permitted and, if allowed, how much weight is needed per tie-down. Comm 34.32 and Comm 34, Subchapter IV
6. If a traveling show operates at a campground, the business must comply with Comm 34. See Comm 34.43 - Responsibility of Sponsors. Typically, this involves making sure the company is registered with the Safety and Buildings Division, Comm 34.04, and has insurance, Comm 34.035. Note: Even if an inflatable is rented from a rental center or hardware store, it must be registered and insured.

The [amusement ride registration forms](#) may be found online.

Questions may be directed to S&B's [Amusement Ride Inspectors](#), or to David Vriezen, Section Chief, 608-261-2503 , david.vriezen@wi.gov.

Boilers and Pressure Vessels

If your campground includes boilers or pressure vessels, safety inspections may be required.

Larger assembly buildings with occupancy of over 100 people, and transient residential buildings, must be provided with automatic fire sprinkler systems. Most smaller buildings will not require these systems. Check with the local municipality since they may have additional requirements.

- Any special requirements for kitchens and cooking equipment?

In buildings with stoves or ovens, such as dining facilities, concession stands, and kitchens, exhaust hoods over the stoves and ovens are needed and must be properly designed, installed, vented, and possibly provided with fire suppression.

- May campground buildings have fireplaces?

Either site-built or manufactured fireplaces may be used in some locations. Where permitted, masonry fireplaces and chimneys must meet the requirements found in Chapter 21 of the International Building Code.

- Is smoke detection required in some campground buildings?

Yes, smoke detection systems are required to be provided in sleeping buildings such as bunkhouses, dormitories, or sleeping lodges.

- Are there regulations governing small residential buildings?

Group rental cabins, and individual homes for counselors, camp directors and others, are required to meet the Uniform Dwelling Code, Comm 20-25, instead of the Commercial Building Code. These dwelling units will require plan review and inspections either by the local municipality or by state inspectors, depending on who has code jurisdiction in the area where the campground is located.

Questions may be directed to S&B's Commercial Building Inspectors, or to Section Chief Brian Ferris, brian.ferris@wi.gov, 608-785-9335.

Electrical

1. All electrical installations and equipment shall be cleaned and inspected at intervals as experience has shown to be necessary. Any equipment or electrical installations known to be defective so as to endanger life or property shall be promptly repaired, permanently disconnected, or isolated until repairs can be made. Construction, additions and changes to electrical equipment and conductors shall be made by qualified persons only. If it does not look in good working order, a professional should check it out. NEC 110.7, 110.11 and Wis. Comm. 16.010

2. All new 125 volt, single-phase 15- and 20-ampere outdoor receptacles shall have listed GFCI protection, (Ground-fault circuit-interrupter protection). This requirement also applies to any replacement receptacles installed. This important GFCI protection can be provided by a GFCI circuit breaker or GFCI receptacle. Over the years, this has saved lives by internally measuring ground fault current. Should that level be over 6ma (milli-ampere), the GFCI will disconnect power to the unit.

3. Where proper grounding systems do not exist, grounding electrodes specified in NEC

Regulated conveyances must be approved products. To determine whether a product is approved, contact the product dealer or a member of the S&B Elevator Safety Program staff. Products not previously approved may be submitted for review according to these instructions.

Regulated conveyances must be installed by licensed contractors and licensed individuals. Permission to install must be applied for by a licensed contractor. Work may not commence until plans specific to the project are approved. See Comm 18.1013.

Regulated conveyances are subject to initial inspections, annual inspections and permit-to-operate fees. See Comm 2.15, Fee Code, for fees regarding regulation of these devices.

Devices Not Regulated

Vertical platform lifts, inclined platform lifts and stairway chair lifts serving only a single one- or two-family dwelling covered by the uniform dwelling code are currently not governed by the elevator safety program.

Direct questions regarding conveyances in Wisconsin to Brian Rausch, 262-521-5444, brian.rausch@wi.gov.

Fire Protection

The following should be considered when planning a new campground facility:

- If it is a Group R-1 occupancy (occupants staying 30 days or less), an automatic fire sprinkler system will be required.
- A fire alarm system may be required if the building is a Group R-1 occupancy.
- Single- and multiple-station smoke detectors will be required in each sleeping area and in every room in the path of the means of egress from the sleeping area. See smoke detector brochure, [PDF file](#).
- If the building has a fuel-burning appliance, including gas ranges, (not a sealed-combustion unit) carbon monoxide detectors are required. See carbon monoxide detector brochure, [PDF file](#).
- Portable fire extinguishers are required.
- Fire lanes are needed to accommodate fire department equipment.

Send email questions to fireprotech@commerce.state.wi.us. Contact the S&B Fire Prevention Coordinators, [PDF file](#).

Liquid Petroleum Gas

There are new regulations for licensing suppliers who fill propane gas cylinders, including bulk gas suppliers, cooperatives, hardware stores, and campgrounds.

- What is a mobile home?

The statutory definition of a mobile home means a vehicle manufactured or assembled before June 15, 1976, designed to be towed as a single unit or in sections upon a highway by a motor vehicle and equipped and used, or intended to be used, primarily for human habitation, with walls of rigid uncollapsible construction, which has an overall length in excess of 45 feet. "Mobile home" includes the mobile home structure, its plumbing, heating, air conditioning and electrical systems, and all appliances and all other equipment carrying a manufacturer's warranty.

- Does it make any difference if the manufactured homes are used seasonally or year round?

No. The statutory definition of a "manufactured home community" means any plot or plots of ground upon which are located three or more manufactured homes that are occupied for dwelling or sleeping purposes. "Manufactured home community" does not include a farm where the occupants of the manufactured homes are the father, mother, son, daughter, brother, or sister of the farm owner or operator or where the occupants of the manufactured homes work on the farm. There is nothing in that definition that distinguishes between manufactured/mobile homes used in the summer only, for example.

- What is an RV?

An RV is not constructed under manufactured (HUD) home standards or Uniform Dwelling Code standards. DOT statutes, s. 340.01 (48r), defines a "Recreational Vehicle" as a vehicle that is designed to be towed upon a highway by a motor vehicle, that is equipped and used, or intended to be used, primarily for temporary or recreational human habitation, that has walls of rigid construction, and that does not exceed 45 feet in length. As it is designed to be towed by a vehicle it will have axles, wheels, a frame and a hitch.

- What is a Park Model?

Even though a Park Model may look like a cabin, in most cases a park model is built to RV standards. A park model will have axles, wheels, a frame and hitch for towing upon the highway. A manufactured/mobile home has all of those features as well for towing on the highway. How does someone know the difference? Contact the manufacturer or look for a label or data plate in the structure. In a manufactured home it will be located under the kitchen sink, next to the electrical panel, or in a bedroom closet. This data plate will tell you if the home was manufactured to the manufactured home (HUD) standards 24 CFR 3280. If the structure was built after 1976, and the data plate does not confirm this, it is not a manufactured home. A rule of thumb that can also be used to decide whether this is an RV or manufactured home is the square footage of the structure. If the structure has a habitable space of 400 square feet or less, not including outside open air decks, chances are it is an RV. Note that RV's are regulated by the state Dept. of Transportation and they are required to be titled with the DOT.

- I already pay a license fee to the local municipality. Do I still need the S&B Manufactured Home Community license?

Yes. The local municipality has the statutory authority, s. 66.0435, to require owners of

installed, the dwelling shall comply with energy requirements of Comm 22.

- What happens when someone builds a new home or installs a new manufactured home on campground land?

A Wisconsin uniform building permit shall be obtained before any on-site construction, including excavation for a structure, may begin from the municipality enforcing the code or, if the municipality elects not to enforce the code, from a state-contracted UDC inspection agency, where the department has jurisdiction.

- Is there an exemption for compliance with UDC if a structure is temporary in nature?

If the structure is assembled and disassembled within a weekend or two, such as a tent, then it would not have to comply with the UDC. If the structure stays in place year-round, such as a yurt, or is moved from site to site based on needs, such as a cabin, it has to meet the requirements set forth in the UDC. Before any onsite construction for the structure may begin, the owner need to contact the local authorities and obtain appropriate permits.

- If someone purchases cabin and places it on a campground to rent out, does the cabin have to meet the UDC?

Yes. When the required permit is taken out, the UDC building inspector will be inspecting the cabin for compliance with the UDC.

- When does an addition to an RV have to meet the UDC?

Even though the RV itself is not regulated by the UDC, structures built adjacent to the RV may fall within the scope of the UDC. Structures built adjacent to an RV and enclosed with a roof, walls and weather resistant windows, or window coverings, are within the scope of the UDC and must be built in conformance with the UDC. This does not include open decks, decks covered with only a roof or screen enclosures. If a deck serves as an exit from the enclosure it shall also meet the UDC. Since these enclosures are within the scope of the UDC, in accordance with Comm 20.08(1), the appropriate Uniform Building Permits must be obtained from the authority enforcing the UDC before any onsite construction, including excavation for the structure, may begin.

Contact an S&B UDC Consultant.

Plumbing

In campgrounds, water is often distributed via piping throughout the site. Many campgrounds have a dump station for removal of the sanitary waste and in some cases have sanitary lines extended to the sites themselves.

You can talk over any possible campground health or safety question related to plumbing with an S&B plumbing consultant.

- Plan submittal is required for any exterior plumbing work done within the campground that serves the campground sites. Interior plumbing plan submittal before construction of public buildings is required if there are 16 or more fixtures within them. See description

whether to require a local permit or not.

* Counties can choose to ban or limit the use of any or all non-plumbing sanitation devices.

* Anyone contemplating purchasing and/or installing a non-plumbing sanitation device should definitely contact their local zoning or health department to determine what local regulations, permits, or inspections may apply.

Swimming Pools (Public)

- Construct new public swimming pools in compliance with Comm 90, Design and Construction of Public Swimming Pools and Water Attractions code. Modifications to a pool require Comm 90 plan review by S&B.

- Review existing pools with the regional state Department of Health Services agent. DHS is responsible for Comm 90 issues at an existing pool.

- All public swimming pools in Wisconsin must be compliant with the federal Virginia Graeme Baker Act concerning drains and suction outlets.

- Showers and bathrooms shall be within 300 feet of a pool via paved or hard surface walkways.

- Slides must conform to requirements of Table Comm 90.31-1.

- Pool fill methods, plumbing cross-connection prevention, and all pool discharge methods shall also meet Comm 82, Plumbing Code, requirements.

- Pool decks must drain effectively to prevent slippery spots and falls.

- The pool enclosure and gate (self-closing and latching) must prevent unsupervised entry by children.

- The pool equipment room should be inspected for obvious safety issues pertaining to plumbing, electrical, ventilation, etc.

- Slides in non-pool bodies of water (e.g. swim pond) require structural review if six feet or greater in height.

Contact Swimming Pool Plan Reviewer Glen Jones, glen.jones@wi.gov, 608-267-5265.