

Konopacki, Larry

From: Bellin, Charlie
Sent: Monday, April 27, 2015 9:57 AM
To: Schaefer, Christopher; Handrick, Diane; Koch, Eric; Kanter, Erik; Stewart, Greg; Best, Keith; Konopacki, Larry; Krueger, Nick; Snyder, Rachel; Rep.Allen; Rep.Rob.Brooks; Rep.Genrich; Rep.Katsma; Rep.Murphy; Rep.Murtha; Rep.Stuck; Rep.Young; Kennedy, Sean
Subject: Public hearing comments on AB 110 and AB 111

Committee on Housing and Real Estate members,

I'm forwarding this to you at the request of Robert DuPont.

*Charlie Bellin
Research Assistant
Rep. John Jagler
37th Assembly District
608-266-9650*

Mr. Bellin;

As Clerk of the Assembly Committee on Housing and Real Estate, please accept the following comments as public hearing testimony for the public hearing on AB 110 and AB 111, to be held on April 30, 2015, before the Assembly Committee on Housing and Real Estate.

Please inform all Committee Members of our comments and place them into the hearing record.

My name is Robert DuPont. I represent and lobby on behalf of the Alliance for Regulatory Coordination, a consortium of organizations involved in building design, construction and regulatory services in Wisconsin.

The Alliance for Regulatory Coordination supports Assembly Bill 110 because the proposed new council names are more distinguishing than the current names.

The Alliance for Regulatory Coordination offers information on Assembly Bill 111.

We support the overall goal of AB 111 to promote safety through inspection of renovations made to one- and two-family dwellings. However, we suggest that additional dialogue take place between interested parties; specifically between home builders and inspectors, relative to the triggers for such inspections. We suggest that consideration be given to additional triggers for inspection; such as when additional living space is created (sleeping areas in a basement for

example), or when significant structural reconstruction is needed following a catastrophic event such as fire or wind.

We have communicated our suggestion for dialogue to the Wisconsin Builders Association and they have indicated interest in such.

We thank Representative Jagler and Committee Members for this opportunity for input concerning AB 110 and AB 111.

I would be happy to answer any questions that may arise.

Robert G. DuPont
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Learn about the Alliance for Regulatory Coordination at www.4arc.org.


Floor joist
cut illegally
for toilet
plumbing
pipe

2" BRISTOLPIPE PVC 1120

**Floor joist cut illegally
for shower drain.
Same joist as previous
picture.**

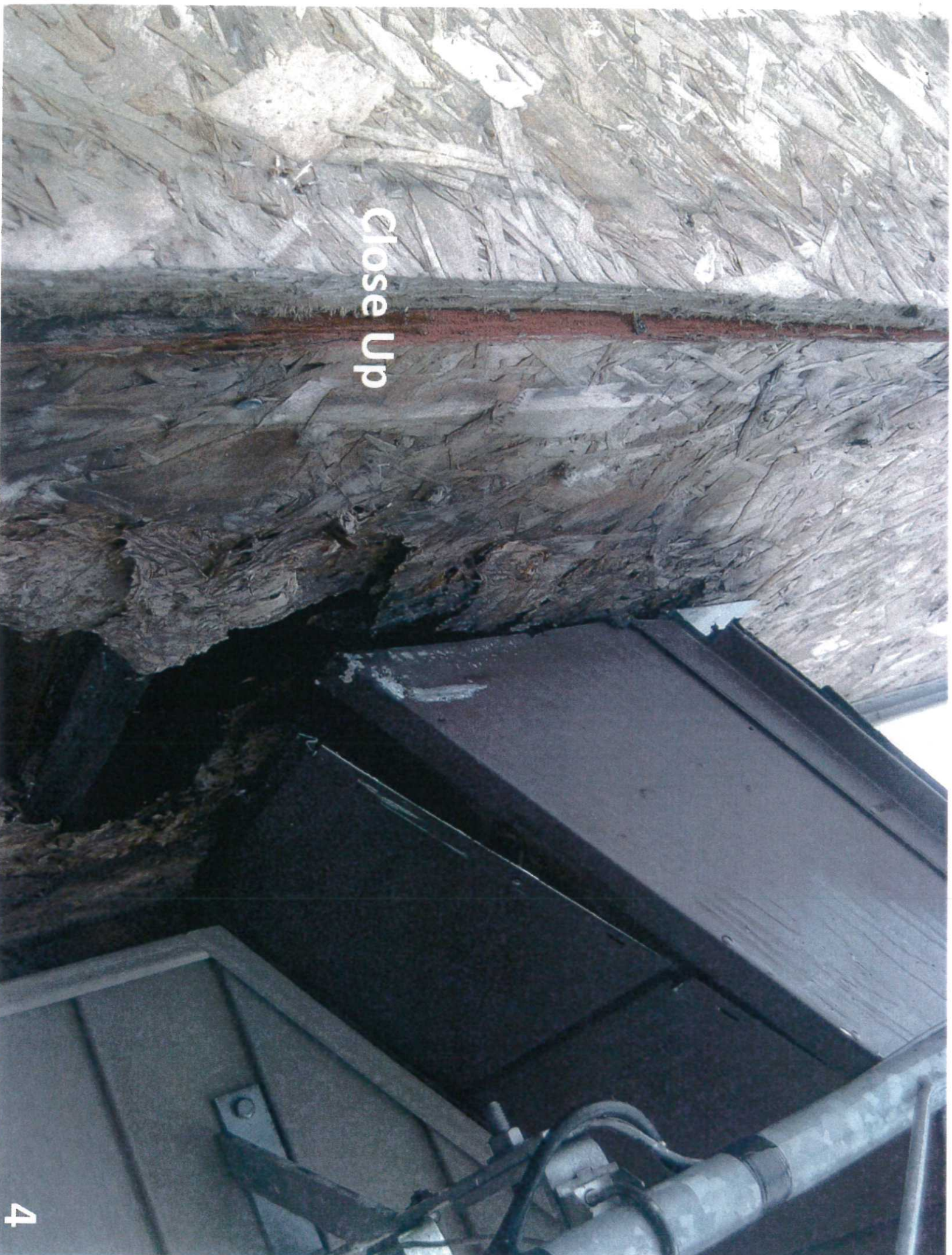


Spectrums
54 NOTE ELECTRIC KEYBOARD
Adaptor included

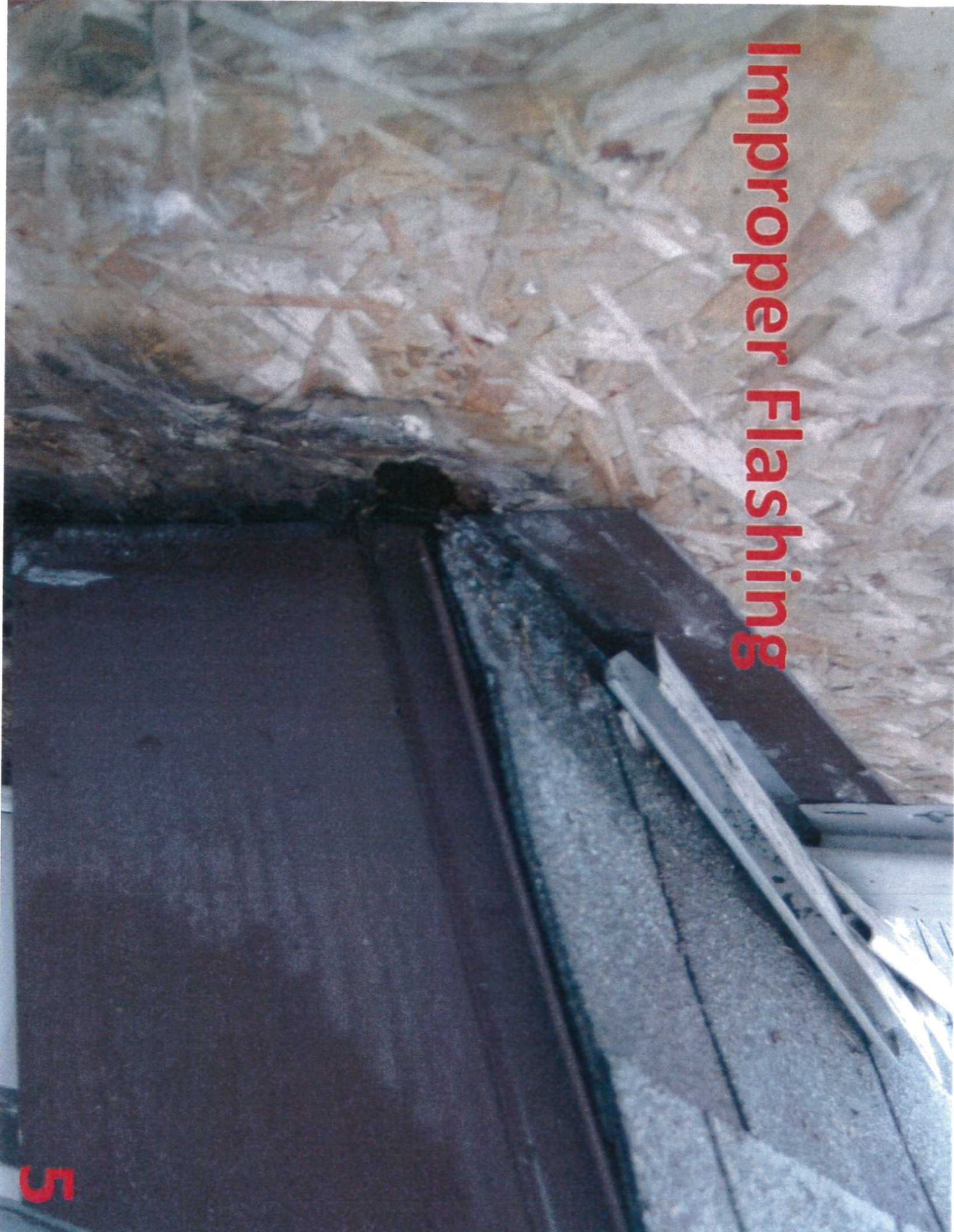


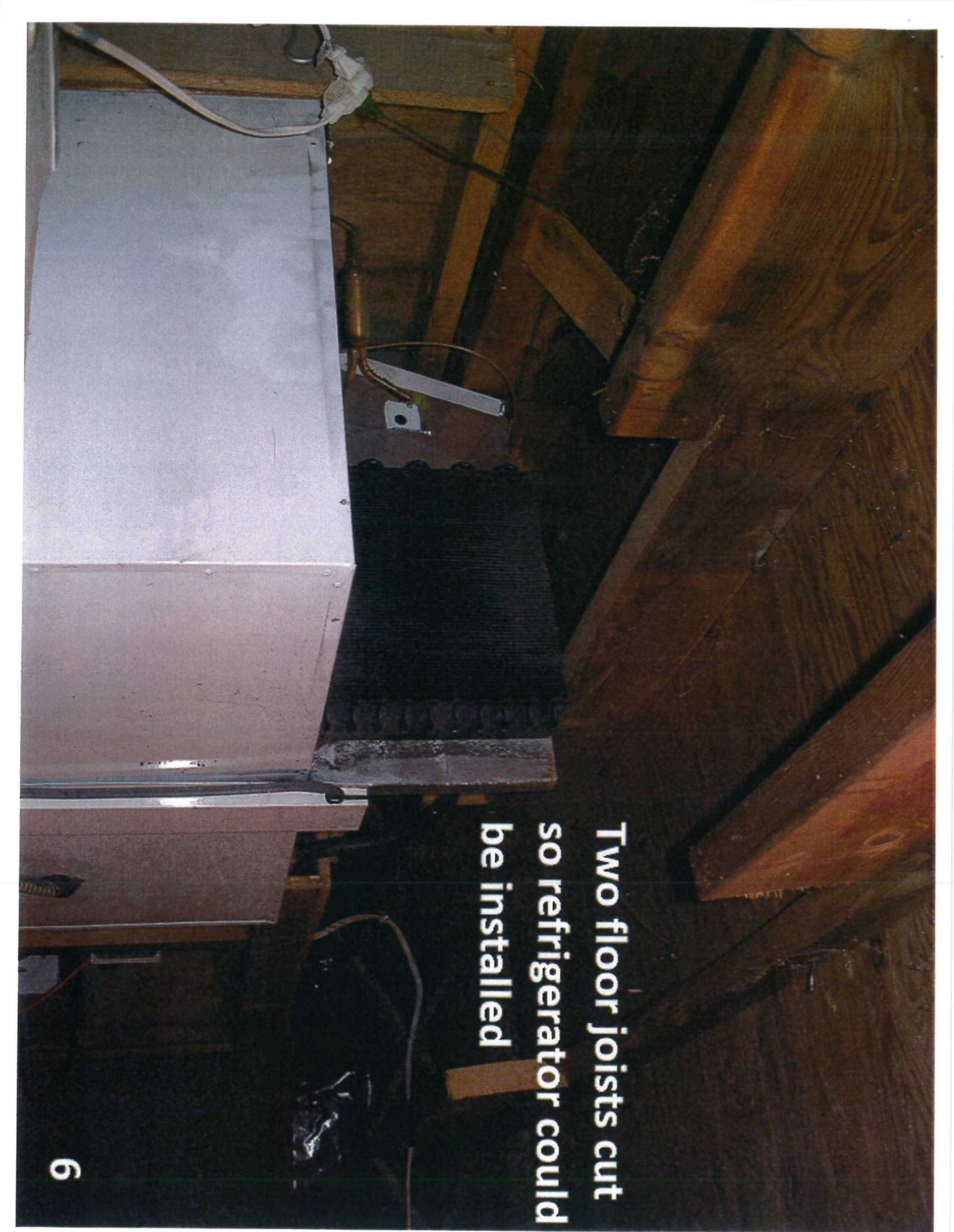
**Rotten sheathing
caused by
improper
flashings & no
housewrap over**

Close Up



Improper Flashing



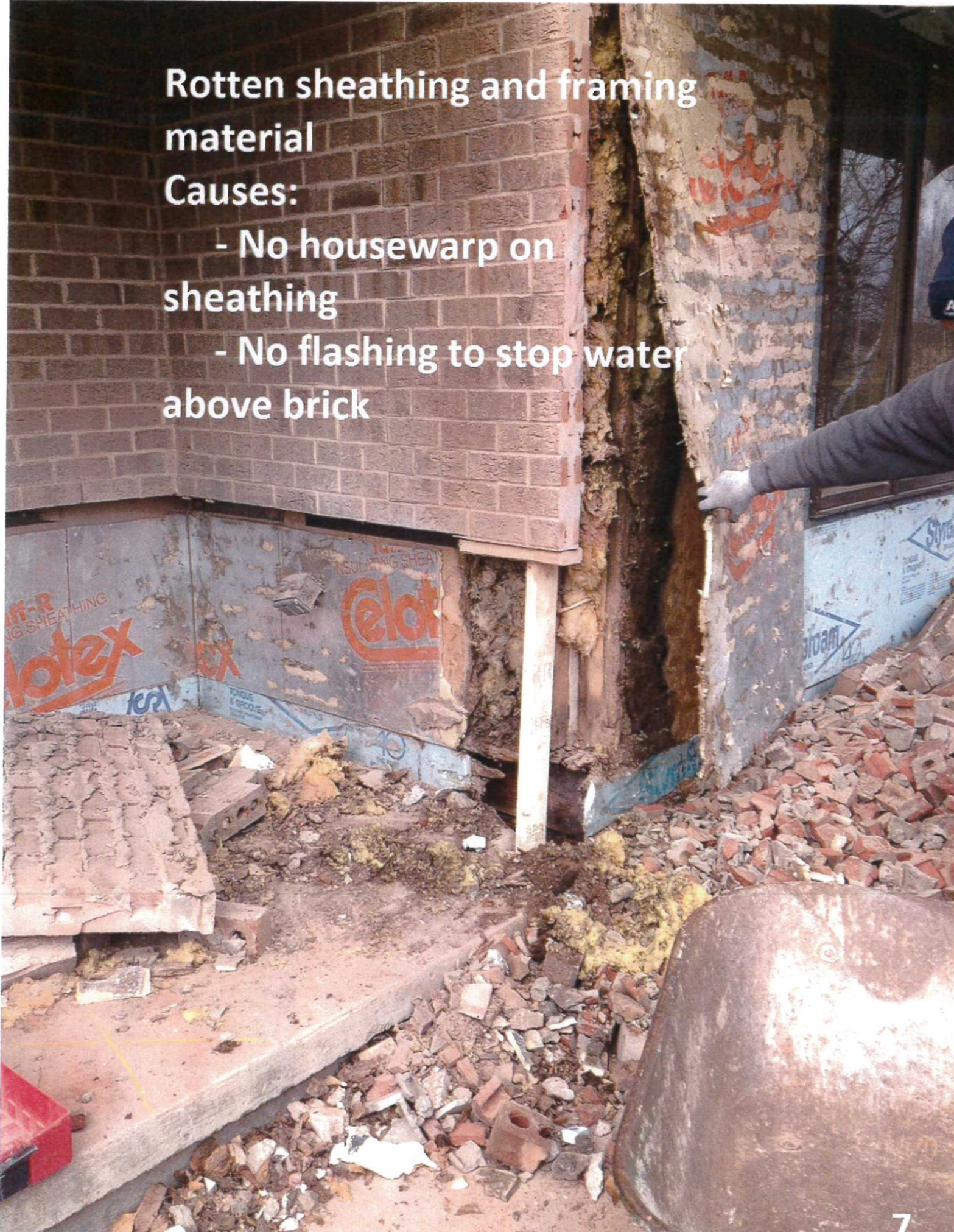


**Two floor joists cut
so refrigerator could
be installed**

Rotten sheathing and framing material

Causes:

- No housewarp on sheathing
- No flashing to stop water above brick





No Flashing





Home did not have
housewrap installed on
it

- Note damage

Also deck above was not
properly flashed which
allowed water
infiltration



**Interior view showing
how water rotted
sheathing**





**No housewrap
or window
taping**

**Rotten sheathing caused
by no housewrap**



This was a side by side modular home. It was originally built w/ a center beam at the interior peak. Previous owner removed that beam & added these two beams & posts in its place. The newel post had no direct bearing below. The roof had sagged almost 2" and the floor deflected below.



Previous owner never finished sheetrock on wall around stairs, hazard for small children to fall through



**Wine rack on left - this
was intalled by new
owner because there
was no stair protection**

at ALL

Code requires
"saddle"



Damage by
chimney leak



Hole too close to
bottom, must be in
the middle 1/3 of
joist

Roof trusses drilled illegally - Trusses can't be drilled



Wisconsin Builders Association