



Alliance for Regulatory Coordination

Testimony for Information on Senate Bill 87

Before the Senate Committee on Insurance, Housing and Trade

May 13, 2015

Good Afternoon!

I am Bob DuPont, founder of the Alliance for Regulatory Coordination.

The ARC is a consortium of 17 business, professional, trade and advocacy organizations involved in building design, construction and regulatory services. The Alliance seeks regulatory services provided in the most efficient manner possible to effectively promote the health, safety and welfare of Wisconsin citizens and visitors.

The Alliance for Regulatory Coordination supports the overall goal of Senate Bill 87 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, regarding the triggers for such inspections.

We suggest that consideration be given to situations where 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 storm.

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

Thank you for this opportunity to testify on this Bill. I would be happy to answer any questions.

Please see reverse side for list of Alliance members.



Alliance for Regulatory Coordination

Classic Members

Associated Builders and Contractors of Wisconsin
International Association of Electrical Inspectors, Wisconsin Chapter
International Brotherhood of Electrical Workers, Wisconsin State Conference
National Electrical Contractors Association, Wisconsin Chapter
Plumbers Union Local 75
Plumbing-Heating-Cooling Contractors, Wisconsin Association
Water Quality Association of Wisconsin
Wisconsin Code Officials Alliance
Wisconsin Electrical Trades Council
Wisconsin Fire Protection Coalition
Wisconsin State Fire Chief's Association
Wisconsin State Fire Inspectors Association

Associate Members

Association of Licensed Architects - Wisconsin
Professional Fire Fighters of Wisconsin
Wisconsin Alliance for Fire Safety
Wisconsin Propane Gas Association

Supporting Members

International Code Council

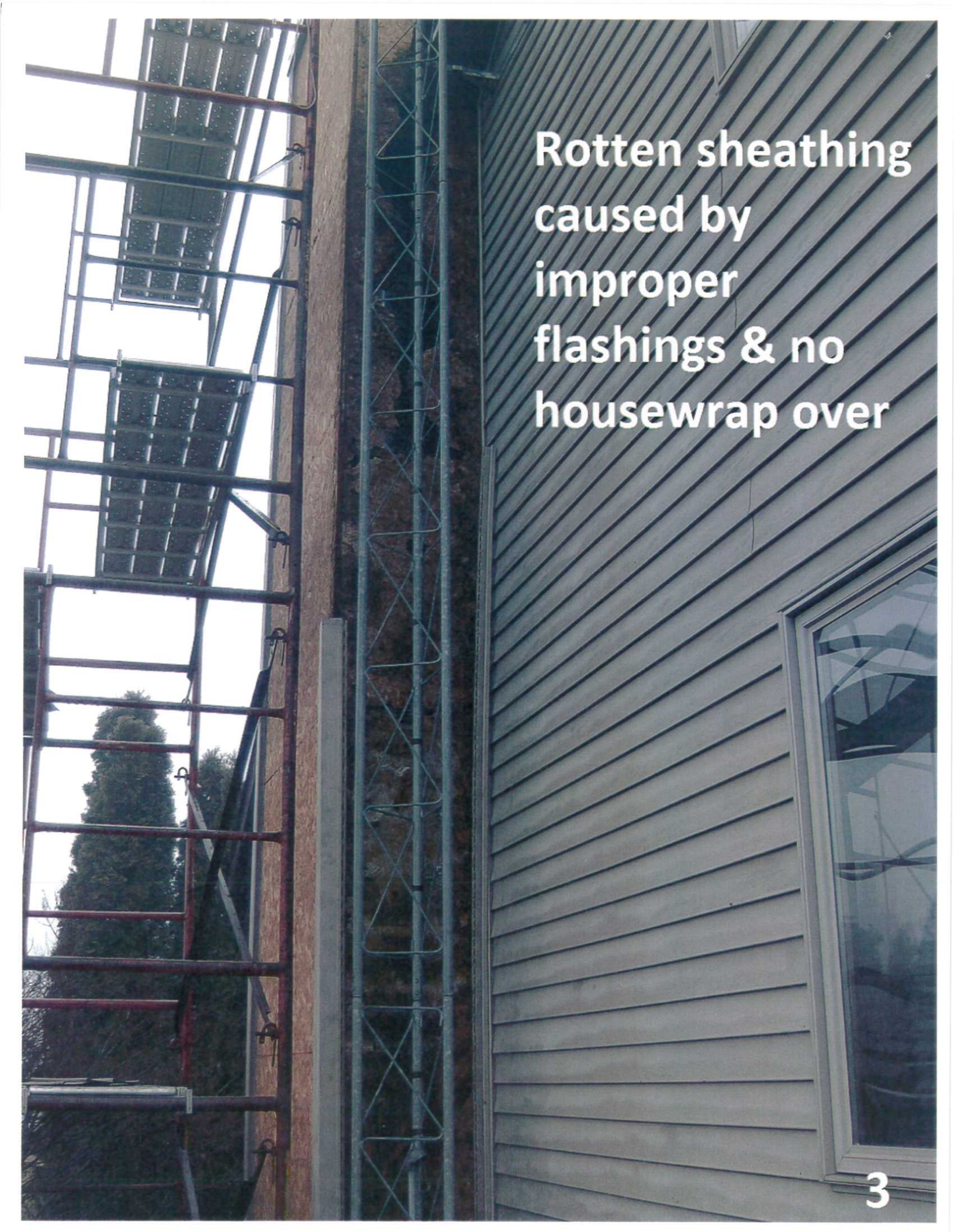
Floor joist
cut illegally
for toilet
plumbing
pipe

2" BRISTOLPIPE PVC 1120

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



Spectrum™
54 NOTE ELECTRIC KEYBOARD
Adaptor included

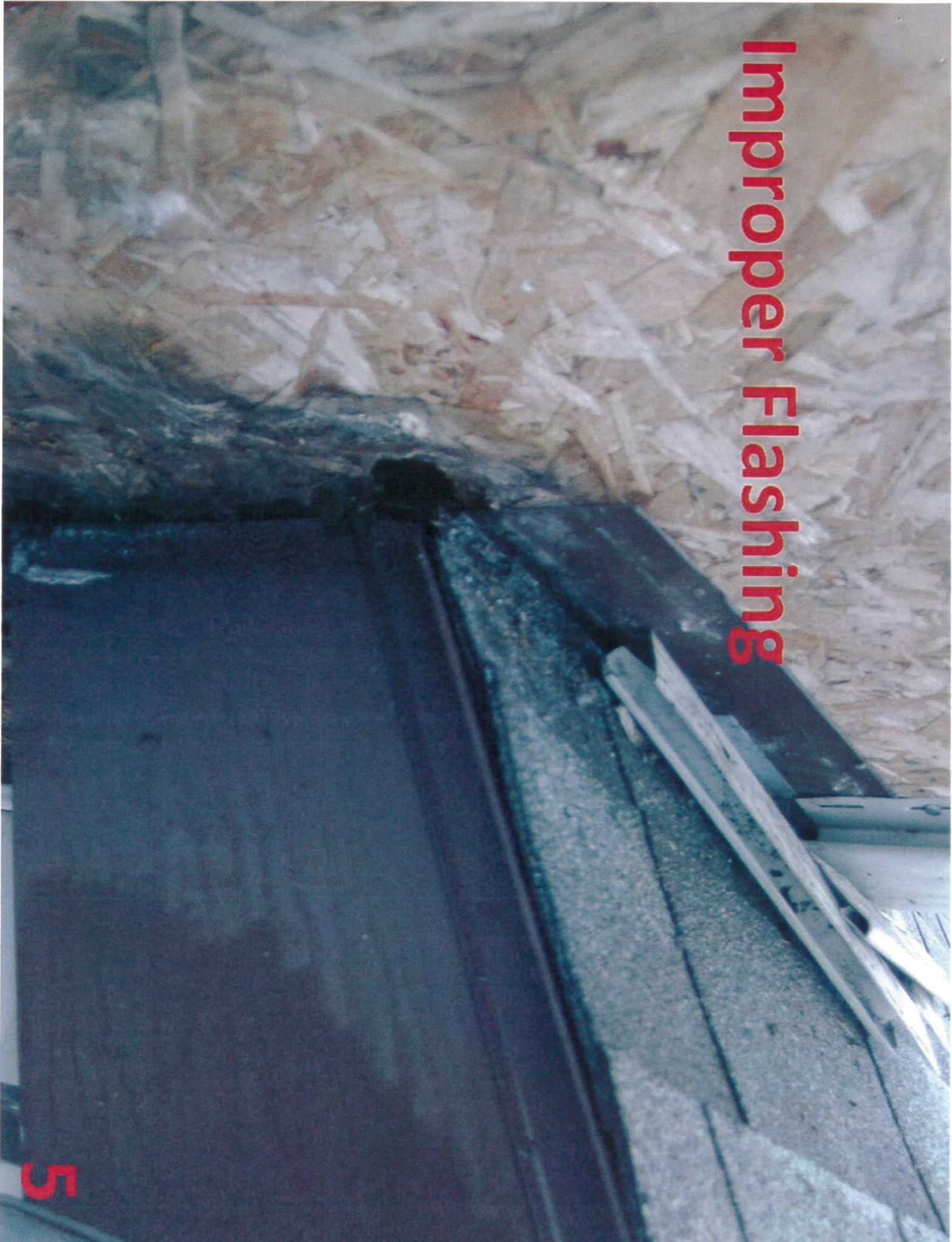


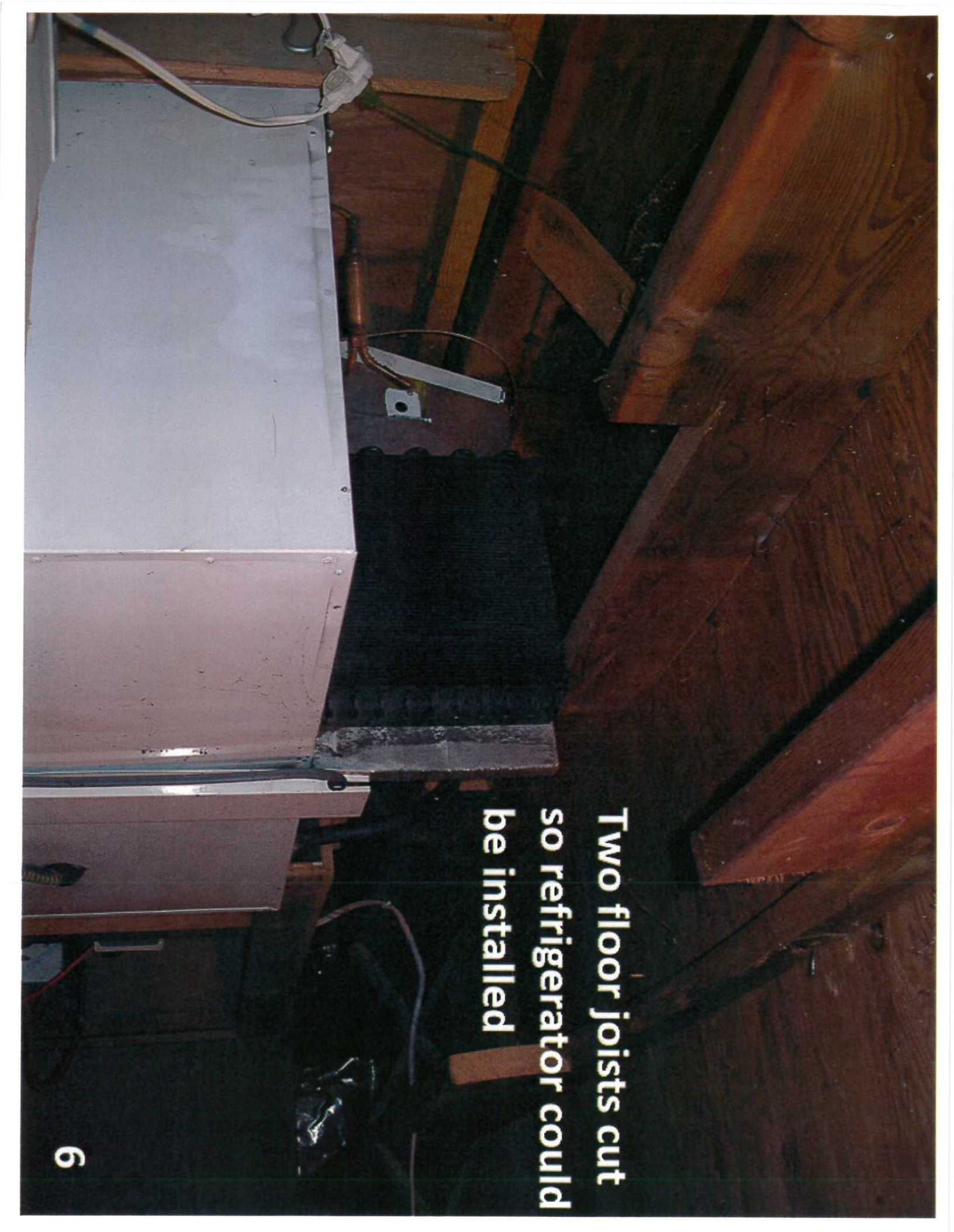
Rotten sheathing
caused by
improper
flashings & no
housewrap over

Close Up



Improper Flashing





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

Rotten sheathing and framing material

Causes:

- No housewrap 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**

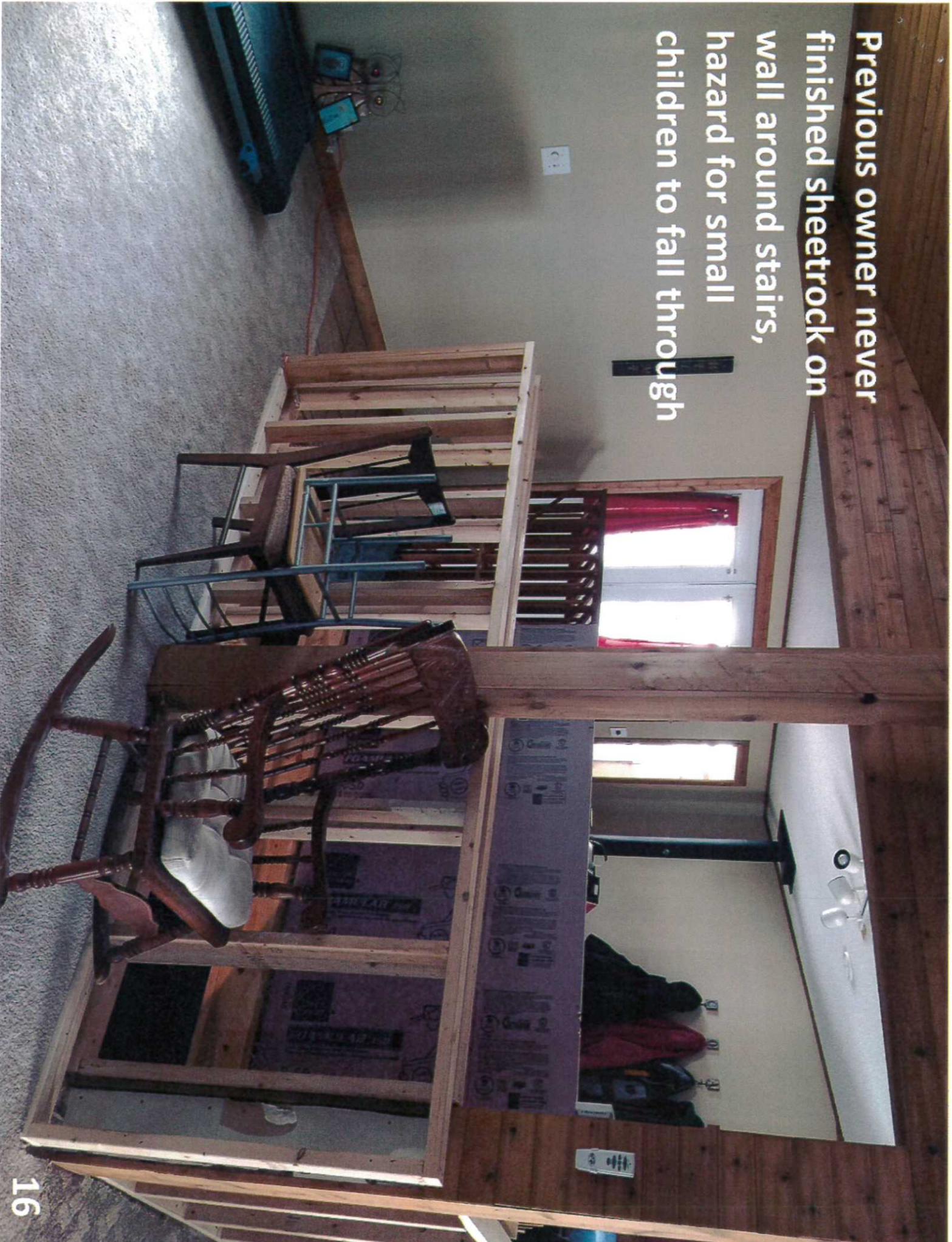
**Rotten sheathing caused
by no housewrap**



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**

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