

Adaptive Reuse of Old Barns

Introduction:

- Roger Strege; State of WI Dept of Safety & Professional Services
 - 25 years experience in building inspections
 - 15 year in zoning
 - 3 years commercial building for State of WI

SPS 361.01: Purpose of Code is to protect the health, safety and welfare of the public and employees.

Stats 101.01 (12) Public building means any structure used in whole or in part as a place of resort, assemblage, lodging, trade, traffic, occupancy or used by the public or by 3 or more tenants.

SPS 361.03 (5) Local Ordinances: a city, town, village or local board of health may enact and enforce additional or more restrictive standards to public buildings and places of employment.

SPS 361.03 (11) Change of Occupancy or Use: no change may be made in occupancy or use unless the building, structure or space complies with code requirements.

IEBC Chapter 9 Change of Occupancy – Commercial building to commercial building

SPS 361.04 (15) This code means chs. SPS 361 to 366, which is the WI commercial building code.

SPS 361.20 Owners Responsibilities: Obtaining state and local permits and plan approvals. Provide accurate information to the designer regarding the intended use of the building and any changes in use. Correcting code non-compliances. Meeting requirements of other agencies. Maintaining the building per applicable codes. Keeping proof of approval at the building.

SPS 361.295 a municipality may not issue a building permit until plans have been approved by the dept. or it's agent.

SPS 361.30 Plan Review and Approvals: the construction of, the alteration of or the addition to a public building or a place of employment may not commence unless plans for the project have been submitted to and approved by the department or its authorized representative.

SPS 366.0101 (2) Change of Occupancy to a Public Building Occupancy.

Where a building or portion of a building that has not been previously occupied or used as a public building or place of employment is to be changed to an occupancy

or use that constitutes a public building or place of employment, the building or portion of a building shall comply with the IBC for new construction.

2009 Edition of the International Building Code

IBC 301 Use and Occupancy Classification: lists the types of occupancies and classifications.

IBC 601 Types of Construction: wood, steel, concrete, ect.

IBC 701 Fire and Smoke Protection Features: systems and assemblies to safeguard against the spread of fire and smoke.

IBC 901 Fire Protection systems: automatic sprinkler systems, emergency alarm systems, heat detectors, standpipe [automatic wet or automatic dry, ect.

IBC 1001 Means of Egress: Exit access, the exit and the exit discharge.

IBC 1101 Accessibility: The construction of facilities for accessibility to physically disabled persons.

IBC 1301 Energy Efficiency

IBC 1701 Structural Tests and special inspections

IBC 2701 Electrical systems

IBC 2801 Mechanicals: HVAC Commercial Kitchen Hoods

IBC 2901 Plumbing system

3001 Elevators and Conveying systems

3301 Safe guards during construction

SPS 362.0903 Automatic Fire Sprinkler Systems

SPS 362.2701 Electric Code

SPS 362. 2901 Plumbing Code

SPS 362.3001 Elevators

SPS 364.0502 HVAC Systems

SPS 364.0506 Kitchen Hood and Grease Ducts

Recommendations:

- Contact a professional architect or engineer for an evaluation and/or Assessment of your project
- Contact your zoning department and local building inspector
 - Is the change allowed?
 - What are the local ordinances and building requirements?
- Do not start the project until you receive plan approvals.



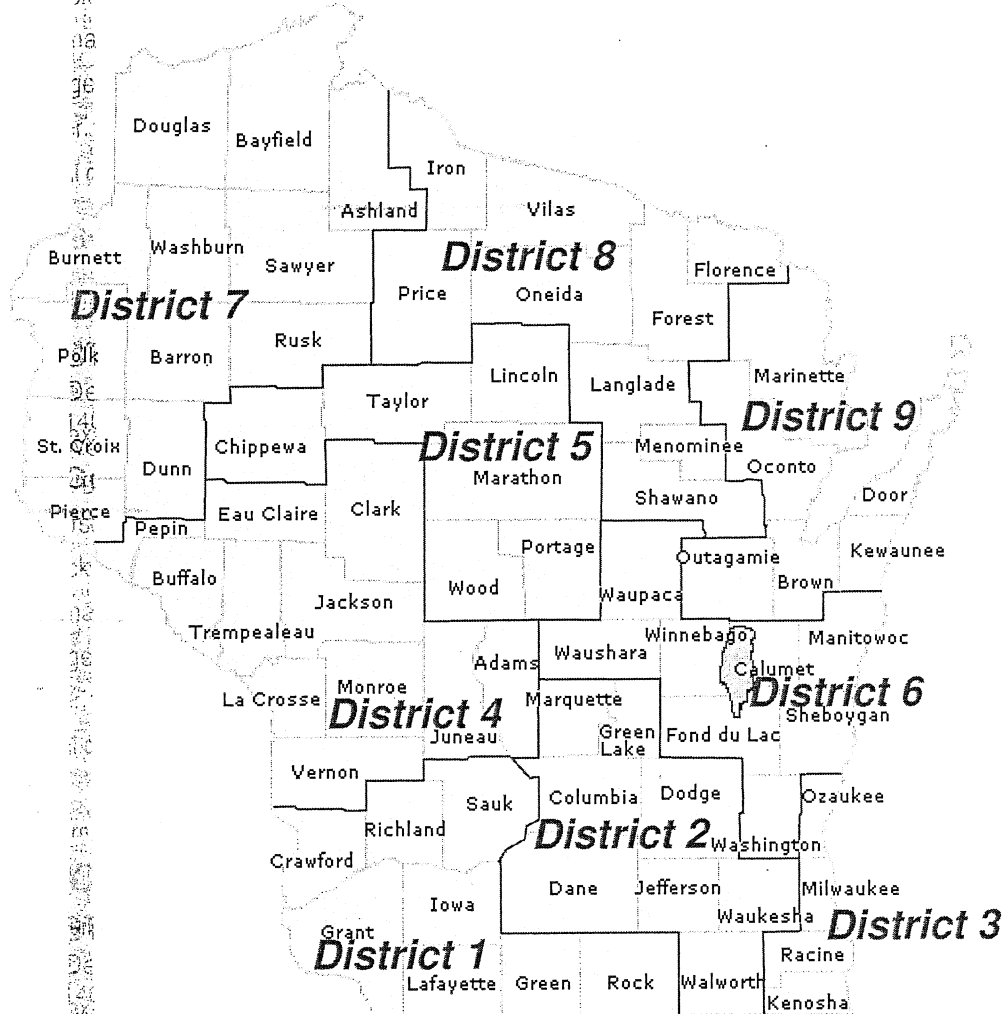
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Commercial Buildings

Web: Commercial Buildings

Governor Scott Walker Secretary Dave Ross



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