



SUPERIOR

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POLICY REGARDING REPAIR WORK TO EXISTING BUILDING STRUCTURES

INCLUDING REPAIR WORK AS RESULT OF FIRE, FLOOD, OR WATER DAMAGE RELATED TO
BROKEN OR FROZEN PIPES OR OTHER SIMILAR CIRCUMSTANCES OR CONDITIONS.

This policy is intended to provide guidance in application of various applicable requirements of the City of Superior Construction Code as administered by the Building Inspection Department with regard to existing building, electrical, plumbing and HVAC systems or components within areas to be repaired in existing one- or two-family dwellings. Items observed in the areas to be repaired upon initial inspection / observation by the Owner or contractor or otherwise exposed or discovered during demolition work necessary to enable repair of affected portion(s) of existing one- or two-family dwellings shall be repaired or reconstructed in accord with the guidelines of this document. This policy document is not intended to apply to renovation work, additions, or alterations to existing construction or to be all inclusive but, to rather serve as a guide to evaluate these and other similar components, conditions or circumstances.

Building:

1. If the structural framework of any wall, floor, ceiling, roof, foundation or any other structural member or assembly is missing, defective, incorrectly installed, damaged or deteriorated beyond practical means to repair to the degree that it compromises the structural integrity of the building and/or that portion of the building under consideration, it shall be replaced, altered, or otherwise modified so as to comply with current coded requirements. Items replaced, altered, or otherwise modified shall be so identified and added to the scope of work on the building permit for repair work as new, replacement, or alteration work. Materials and methods utilized for repair work shall be preapproved by the building inspector and inspected and approved before covering.
2. Open interconnected spaces (floor to floor / wall to floor, etc.) of balloon framing exposed or otherwise discovered during work shall be fire blocked before covering. For example, fire blocking shall effectively separate a first floor wall section from a second floor wall section, or a section of any floor or interconnected soffit or drop ceiling framing from an adjoining or interconnected vertical wall chase. Fire blocking shall serve to separate attic spaces, floor/ceiling joist spaces, interior soffit spaces and dropped ceiling spaces where these features are exposed.

3. Empty uninsulated exterior wall cavities exposed during work shall be insulated to the full depth of the cavity before covering with interior finish. Vapor retarder shall be installed on the interior side of exterior walls where insulation is installed.
4. Fire resistance rated construction materials or components exposed or otherwise uncovered shall be repaired or replaced; where such construction is not present at an exposed area between a garage and an attached dwelling unit or between dwelling units of a two-family dwelling structure, the construction shall be provided in the area of construction.
5. "Insulation only" permit applications for existing dwellings constructed before 1940 shall be accompanied by a City of Superior **Affidavit of Certification** from a licensed Wisconsin Master Electrician after examining the dwelling for the presence of knob-and-tube wiring.

Electrical:

1. All electrical panels, conductors, equipment, devices and other electrical components covered with flood water or leaking water spray shall be replaced unless listed or labeled for wet location use. This condition or circumstance voids the product standard non-wet location listing or labeling and is not approved for reuse after it is dry.
2. Hidden junction boxes, hazardous noncompliant open splices, overfilled electrical boxes, deficient conductor sizes and other violations previously covered over and exposed or uncovered during demolition in the area of repair work shall be replaced with wiring methods and electrical components compliant with current Code.
3. Knob-and-tube wiring exposed or uncovered during demolition that was previously covered or encapsulated with insulation or other materials shall be replaced.
4. Clearance and protection requirements shall be maintained for existing knob-and-tube wiring when installing new or altering existing piping, framing, duct systems or other components. If required clearance requirements are not maintained, the knob-and-tube wiring shall be replaced in the area affected by repair work.
5. In any portion of the dwelling damaged by fire where there is evidence of heat damage to any component of the area or room, the wiring shall be replaced in that room or area or tested by an approved testing method. All wiring failing the testing method shall be replaced.

Note: **SPS 316.010 Inspection and maintenance.** *All electrical installations and equipment shall be cleaned and inspected at intervals as experience has shown to be necessary. Any equipment or electrical installation 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, repairs, additions, and changes to electrical equipment and conductors shall be made by qualified persons only.*

Note: *The Building Inspection Department has determined that in the area of construction, a proper time for cleaning and inspection of electrical wiring is at the time of general construction, repair or alteration of the area.*

Note: **SPS 316.003 Application. (1) TYPES OF INSTALLATIONS.** *The provisions of this chapter apply to all new installations, reconstructions, alterations and extensions.*

(3) EXISTING INSTALLATIONS. *Existing electrical installations shall conform to the electrical code that applied when the installations were installed. An existing electrical installation may be required to be brought into compliance with the current code's requirements by the department and within the time period determined by the department when a hazard to life, health or property exists or is created by the installation.*

(4) REPAIRS. *Repairs to electrical installations shall conform to the electrical code that applied when the installations were installed. A repair may be required to be brought into compliance with the current code's requirements by the department and within the time period determined by the department when a hazard to life, health or property exists or is created by the repair.*

Note: Existing hazardous electrical installations are not grandfathered. It cannot be assumed that every existing installation was installed by a qualified person.

Plumbing:

The following is copied directly from the state plumbing code:

SPS 382.22 Maintenance and repairs. (1) GENERAL.

(a) All plumbing systems, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition.

(b) All devices or safeguards that are required by this chapter shall be maintained in good working order.

(c) The owner shall maintain plumbing systems.

(2) EXISTING SYSTEMS. (a) Except as specified in par. (b), any existing plumbing system may remain and maintenance continue if the maintenance is in accordance with the original system design and any of the following:

1. The plumbing system was installed in accordance with the code in effect at the time of installation.

2. The plumbing system conforms to the present code.

(b) When a hazard to life, health or property exists or is created by an existing system, that system shall be repaired or replaced.

Note: A cross connection is considered a health hazard by the department.

(c) Existing sewers and water services may only be connected to new buildings when determined by examination and test to conform to the requirements of this chapter.

(3) FIXTURES REPLACED. (a) When a fixture, appliance or section of pipe is replaced, the replacement fixture, appliance or pipe shall conform to the provisions of this chapter.

(b) Where the existing drain or vent piping does not conform to the current provisions of this chapter, the department may require the new fixtures to be provided with deep seal traps.

(4) PLUMBING REUSED. (a) 1. Except as provided in par. (b) plumbing materials, fixtures or devices removed and found to be in good condition may be reused if such reuse is approved by the department or a local plumbing inspector.

2. The owner of the building or facility in which the reused materials are to be installed shall provide written consent.

(b) Water supply piping materials may only be reused when the intended use involves an equal or higher degree of hazard than the previous use as specified in Table 382.70-1.

(5) REPAIRS. All repairs to fixtures, devices or piping shall be completed in conformance with the provisions of this chapter, except repair clamps or bands may be used for emergency situations.

(6) DEMOLITION OF STRUCTURES. When a structure is demolished or removed, all sanitary sewer, storm sewer and water supply connections shall be sealed and plugged in a safe manner.

(7) DEAD ENDS. If a dead end is created in the removal of any part of a drain system, all openings in the drain system shall be properly sealed.

New water piping installed in the area of repair, shall be correctly sized per the present plumbing code even if the piping upstream is undersized.

HVAC:

1. All new HVAC equipment and / or distribution systems shall meet current code requirements.
2. Existing HVAC systems or components intended to be repaired but observed to be deficient or defective upon initial inspection by the Owner or contractor, or exposed or otherwise found to be deficient or defective during partial demolition prior to repair, of existing one- or two-family dwellings or sections thereof, shall be repaired or replaced to the present code as much as is physically possible. Wall mounted room heaters or similar equipment without a whole house distribution system shall be installed and used per the manufacturer's instructions and product listing. Where such equipment installed without a distribution system is found to be serving a dwelling unit, and the area of repair is without adequate heat utilizing present equipment, the existing equipment shall not be replaced; a new system with adequate and properly sized distribution shall be installed.