



Lodging Inspection Guidance

Commercial Building Code vs. Uniform Dwelling Code

Date: January 9, 2015

Purpose:

Wisconsin's lodging industry is made up of many different types of buildings and facilities. The types of buildings range from large commercial complexes housing thousands of people, to small cabins designed to accommodate a single family. The different building types also have different codes of construction. Wisconsin Administrative Code ch. DHS 195 and ch.197 fail to specify the differences in multiple codes of construction. This leaves sanitarians in Wisconsin to interpret other state, national, and even international regulations.

This document is designed to provide sanitarians with a simple and easy-to-understand reference for the different types of lodging facilities they encounter on a day-to-day basis. The chart provided below will focus on facilities designed and built using three general codes of construction.

The Three Code Options for Lodging Structures:

1) *Commercial Building Code: Hotels and Motels*

For purposes of this document, structures built under commercial building codes are commonly referred to as hotels and motels. The facilities are multi-unit buildings intended to be rented to transients and tourists. Examples: Motel 6, Holiday Inn, Super 8, and row house motels.

2) *Uniform Dwelling Code: Single- and Two-Family Homes Built after June 1, 1980*

For purposes of this document, structures built under the Uniform Dwelling Code (UDC) are commonly referred to as tourist rooming houses (TRH). These facilities are homes, cabins, and cottages built after June 1, 1980, intended to be rented to transients and tourists.

3) *No Code or Pre-Uniform Dwelling Code: Single- and Two-Family Homes Built Prior to June 1, 1980*

For purposes of this document, these are structures built before the Uniform Dwelling Code was implemented. They are commonly referred to as tourist rooming houses (TRH). These facilities are homes, cabins, and cottages built prior to June 1, 1980, intended to be rented to transients and tourists.

Commercial Building Code vs. Uniform Dwelling Code

SUBJECT	Hotels and Motels - Commercial Building Code	TRH – Uniform Dwelling Code (Built After June 1, 1980)	TRH – Pre-Uniform Dwelling Code (Built Before June 1, 1980)	Bed and Breakfast Establishments
Smoke Detectors	<p>Required: Provided and functional in every guest room and living area and sleeping room within a guest suite</p> <p><i>*Refer to the Building Structure and Safety Policy for further details</i></p> <p><i>*Code reference: DHS 195.14 (1)</i></p>	<p>Required: At least one per cottage or cabin</p> <p><i>*Code Reference: DHS 195.14 (2) (c)</i></p> <p>Recommend: One on each level and in each sleeping room</p>	<p>Required: At least one per cottage or cabin</p> <p><i>*Code Reference: DHS 195.14 (2) (c)</i></p> <p>Recommend: One on each level and inside each sleeping room</p>	<p>Required: Inside each sleeping room and above each stairway</p> <p><i>*Code Reference: DHS 197.14 (2)</i></p>
Carbon Monoxide Detectors	<p>Required: Yes – See Code</p> <p><i>*Code Reference: DHS 195.145 (3) (a)</i></p>	<p>Required: At least one per cottage or cabin if a fuel-burning appliance is present or there is an attached garage</p> <p><i>*Code Reference: DHS 195.145 (3) (b)</i></p> <p>Recommend: One on every level if a fuel-burning appliance is present anywhere in the facility or there is an attached garage</p>	<p>Required: At least one per cottage or cabin if a fuel-burning appliance is present or there is an attached garage</p> <p><i>*Code Reference: DHS 195.145 (3) (b)</i></p> <p>Recommend: One on every level if a fuel-burning appliance is present anywhere in the facility or there is an attached garage</p>	<p>Required: Yes – See Code</p> <p><i>*Code Reference: DHS 197.145 (3) (a)</i></p>
Fire Extinguisher	<p>Required: In hotels and motels with more than one story</p> <p><i>*Refer to the Building Structure and Safety Policy for further details</i></p> <p><i>*Code reference: DHS 195.14 (1)</i></p>	<p>NOT Required</p> <p>Recommend: One per cabin or cottage</p>	<p>NOT Required</p> <p>Recommend: One per cabin or cottage</p>	<p>Required: One extinguisher near the sleeping rooms</p> <p><i>*Code Reference: DHS 197.14 (4)</i></p>
Directions for Escape	<p>Required: Yes, except when door leads directly to the exterior of the structure (e.g., row house motels)</p> <p><i>*Refer to the Building Structure and Safety Policy for further details</i></p> <p><i>*Code reference: DHS 195.14 (1)</i></p>	<p>NOT Required</p>	<p>NOT Required</p>	<p>NOT Required</p>
Exit Signs	<p>Required: Yes, but not in row house motels</p> <p><i>*Refer to the Building Structure and Safety Policy for further details</i></p> <p><i>*Code reference: DHS 195.14 (1)</i></p>	<p>NOT Required</p>	<p>NOT Required</p>	<p>NOT Required</p>

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SUBJECT	Hotels and Motels - Commercial Building Code	TRH – Uniform Dwelling Code (Built After June 1, 1980)	TRH – Pre-Uniform Dwelling Code (Built Before June 1, 1980)	Bed and Breakfast Establishments
Fire Alarm Systems	<p>Required: Yes, but not in row house motels of three stories or less</p> <p><i>*Refer to the Building Structure and Safety Policy for further details</i></p> <p><i>*Code reference: DHS 195.14 (1)</i></p>	NOT Required	NOT Required	NOT Required
Isolation of Fire Hazards (Rooms with dryers, furnaces, water heaters, boilers, etc.)	<p>Required: Yes</p> <p><i>*Refer to the Building Structure and Safety Policy for further details</i></p> <p><i>*Code reference: DHS 195.14 (1)</i></p>	NOT Required	NOT Required	NOT Required
Handrails on Staircases	<p>Required: A securely fastened handrail on staircases with more than three risers</p> <p><i>*Code reference: DHS 195.15 (1)</i></p>	<p>Required: A securely fastened handrail on staircases with more than three risers</p> <p><i>*Code reference: DHS 195.15 (1)</i></p>	<p>Required: For new establishments and at change of operator, a securely fastened handrail on staircases with more than three risers</p> <p><i>*Code reference: DHS 195.15 (1)</i></p> <p>Recommend: In existing facilities</p>	<p>Required: Depends on whether building was constructed before or after June 1, 1980</p> <p><i>*Refer to TRH – UDC and THR – Pre-UDC columns for answer</i></p> <p><i>*Code reference: DHS 197.15 (1)</i></p>
Guardrails on Elevated Surfaces (Decks, patios and balconies greater than 24 inches from ground surface)	<p>Required: At least 36 inches in height and gaps no more than 4 inches wide</p> <p><i>*Code reference: DHS 195.15 (1)</i></p>	<p>Required: At least 36 inches in height and gaps no more than 4 inches wide for new establishments, and at change of operator in existing establishments with no guardrails</p> <p><i>*Code reference: DHS 195.15 (1)</i></p> <p>Recommend: For existing facilities with guardrails that do not meet the 36-inch height and 4-inch gap requirements</p>	<p>Required: At least 36 inches in height and gaps no more than 4 inches wide for new establishments and at change of operator</p> <p><i>*Code reference: DHS 195.15 (1)</i></p> <p>Recommend: For existing facilities with guardrails that do not meet the 36-inch height and 4-inch gap requirements</p>	<p>Required: Depends on whether building was constructed before or after June 1, 1980</p> <p><i>*Refer to TRH – UDC and THR – Pre-UDC columns for answer</i></p> <p><i>*Code reference: DHS 197.15 (1)</i></p>
Slip-Resistant Flooring in Showers and Bathtubs	<p>Required: For new establishments and at change of operator</p> <p>Bottom of shower/tub shall be slip-resistant or provide a mat that is slip-resistant.</p> <p><i>*Code reference: DHS 195.15 (1)</i></p> <p>Recommend: In existing facilities</p>	<p>Required: For new establishments and at change of operator</p> <p>Bottom of shower/tub shall be slip-resistant or provide a mat that is slip-resistant.</p> <p><i>*Code reference: DHS 195.15 (1)</i></p> <p>Recommend: In existing facilities</p>	<p>Required: For new establishments and at change of operator</p> <p>Bottom of shower/tub shall be slip-resistant or provide a mat that is slip-resistant.</p> <p><i>*Code reference: DHS 195.15 (1)</i></p> <p>Recommend: In existing facilities</p>	<p>Required: For new establishments and at change of operator</p> <p>Bottom of shower/tub shall be slip-resistant or provide a mat that is slip-resistant.</p> <p><i>*Code reference: DHS 197.15 (1)</i></p> <p>Recommend: In existing facilities</p>