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## Is your rental property compliant?

Since January 1, 1985, the state of Wisconsin has required most residential rental properties meet minimum energy conservation standards at the time of ownership transfer. As a state certified inspector I will inspect your property to issue a Certificate of Compliance or inform you of repairs needed to be in compliance.

For a rental property transfer to occur, the Register of Deeds in your county will need the following:

- An inspector compliance certificate **OR**
- A Stipulation filed by the buyer to bring it up to Code within a year **OR**
- An exclusion (see below) **OR**
- A Waiver with the Department of Commerce stating that the building will be demolished within two years.

For specific details, download [Wisconsin Safety and Buildings Division rental weatherization program brochure \[PDF\]](#)

[Contact Truer Inspections](#) to schedule an inspection.

### **When Wisconsin Rental Property Owners Must Comply**

Transferred property which will be used as rental property must comply with the weatherization standards. "Transfer" means a transfer of ownership by deed, land contract or judgment. In the case of a land contract, transfer occurs when the contract is entered into, not when the deed is transferred.

Ownership conveyance also includes transfer of a controlling stock or controlling partnership interest or an interest in a lease in excess of one year, which was contracted after January 1, 1985.

The Code applies to rehabilitations even though buildings may be vacant during the period of renovation. It also applies to buildings purchased for resale. If buildings are not resold within one year, they must meet the standards of the Code.

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**TRUER LLC – 608-212-4395—[TruerLLC.com](http://TruerLLC.com)**

*Wisconsin Department of Safety & Professional Services License #2878-106  
Rental Weatherization Inspector Certification ID 1406374*

## Wisconsin Weatherization Standards

***The following weatherization standards are code requirements:***

- **WINDOWS** must be double-glazed or equipped with storm windows. Exempted are windows in doors and furnace rooms. Windows located in basements, which are not habitable rooms may be permanently sealed and insulated to R-5 in lieu of double-glazing or installing storm windows.
- **PATIO DOORS AND INWARD-SWINGING EXTERIOR DOORS** must be insulated and double-glazed; or be equipped with a storm door, unless they are provided with a vestibule. Storm doors must have self-closing devices.
- **WEATHERSTRIPPING** must be installed on exterior doors and windows where operable parts meet.
- **CAULKING** must be applied to exterior joints, including around doors and windows for the first three stories of the building, as well as around the sill plate and utility penetrations.
- The Department will accept blower door testing of the building, per Comm 67.05(4), in lieu of the prescriptive infiltration measures.
- **MOISTURE CONTROL** – Ventilation must be installed in attics and crawl spaces at a rate of 1 sq. ft. of free area of ventilation per 300 sq. ft. of floor area. A vapor barrier must cover the ground in crawl spaces.
- **INSULATION** must be installed in "accessible" areas to the levels shown in Tables 67.05-A through C of the Code (see the following condensed table). "Accessible" means the space can be reached without removal or alteration of any finish materials of the permanent structure. For example, enclosed wall cavities are considered inaccessible and do not require insulation. However, an unfinished attic with floorboards must be insulated under the boards, if not insulated on top.

Building Element	Amount of Insulation
<b>Attics:</b>	
If currently R-0 to R-10.9	then bring to R-38
If currently R-11 to R-18.9	then add R-19
If currently R-19 or more	then OK
<b>Box Sills:</b>	
If currently R-0 to R-2.5	then bring to R-19
If currently R-2.6 to R-10.9	then add R-11
If currently R-11 or more	then OK
<b>Heating supply ducts in vented spaces:</b>	R-5
<b>Steam heating pipes in vented space:</b>	R-4
<b>Hydronic heating pipes in vented space:</b>	R-2
<b>Water heating pipes in vented spaces:</b>	R-2
For first 5 feet on both lines from non-circulating heaters	
Total length of both lines from circulating heaters	
<b>Access openings to attics or other vented spaces:</b>	
Horizontal openings	R-19
Vertical opening	R-5

#### **Average "R" Values For One Inch Of Insulation**

Blown Fiberglass or Mineral Wool	R-2.9
Blankets or batts (Fiberglass or Mineral Wool)	R-3.1
Cellulose	R-3.4
Molded polystyrene ("Styrofoam")	R-3.6
Extruded polystyrene (Smooth surface)	R-5.0
Vermiculite	R-2.3
Polyisocyanurate	R-7.2