



VILLAGE OF TWIN LAKES

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VILLAGE OF TWIN LAKES MOST COMMON MISTAKES

FOUNDATION

- Not providing sufficient frost protection for footings and/or piers (deck piers). Minimum soil cover of 48".
- Not enough stone cover over foundation drain tiles. Minimum of 12" of 3/4" washed stone.
- Improperly installed under slab vapor barrier.
- Sump pump crock set at or below surface of basement floor (needs to have rim 1" above floor).

FRAMING

- Not securing sill plate to foundation.
- Improper fastening of plywood decking and sheathing.
- Improper window and door header support.
- Undersized interior cased doorways and interior bedroom and full bathroom doors. Minimum 2'8" x 6'8".
- Undersized second floor bedroom exit windows. Minimum size 20" wide by 24" high, clear opening.
- Improper installation of king beams steel columns (columns shall be installed so that threaded screw is down).
- Improper notification of changes to building plans.
- Improper nailing of wood beams, girders and headers.
- Use of undersized second exit door. Minimum size 2'8" x 6'4".
- Lack of fire stops. Fire stops are required at the connection of all concealed vertical and horizontal connections; i.e., back of soffits, tray ceilings, balloon frame, tops of furred walls such as in basement.
- Improper lateral support of roof trusses.
- Improper separation of top plates. Minimum split shall be 48".
- Improper lapping of top plates at corners and interior walls.
- Excessive notching and boring of floor and wall framing members. (See attached.)
- Improper construction of wood frame stairs:

Minimum Tread 9" nose to nose.

Maximum Rise 8" tread to tread.

Minimum Width 3'.

Minimum Head Room 6'4".

- Undersized windows for natural light. All habitable rooms shall be provided with at least 8% natural light.

INSULATION

- Improper sealing of holes in bottom and top plates.
- Lack of insulation behind exterior wall outlet and switch boxes.
- Improper separation of insulation from recessed can lights.
- Seal all holes in exterior wall receptacle, switch and light boxes.

HEATING VENTING AND AIR CONDITIONING (HVAC)

- The improper venting of bathroom and kitchen exhaust fans (exhausts shall terminate outside of dwellings, not just laid into roof soffits).
- Lack of code required make up air. 40% of CFM's vented out of dwelling. Example:

Master Bath Fan	120 CFM	360 CFM x 40% = 144 CFM's brought into dwelling as make up air.
Hall Bath	70 CFM	
Kitchen Range Hood	170 CFM	Total 360 CFM

CONSTRUCTION SITE

- Improper installation and maintenance of silt fence.
- Failure to keep construction site clean.
- Burning on construction site without written permit.

OCCUPANCY

- Lack of house number.
- Unlabeled circuits in electric panel.
- Improper installation of handrails.
- Lack of bonding from electric panel to metal water line.
- Improper exit landing and/or stair at second exit.
- Lack of code required GFCI Protected Outlets.
- Lack of mechanical hammer arresters at automatic washer connections.
- Damage of Village pavement.