



May 10, 2017

CUST ID No. 1322626

*ATTN: Buildings & Structures Inspector*

OPENING DESIGN  
RYAN SCHULTZ  
312 W LAKESIDE ST  
MADISON WI 53715

MUNICIPAL CLERK  
CITY OF LAKE GENEVA  
626 GENEVA ST  
LAKE GENEVA WI 53147

**FOOTING FOUNDATION APPROVAL  
PLAN APPROVAL EXPIRES: 04/12/2019**

**SITE:**

The Downtowner  
640 West Main Street  
City of Lake Geneva  
Walworth County

**FOR:**

Facility: 772579 THE DOWNTOWNER  
640 WEST MAIN STREET

Identification Numbers
<b>Transaction ID No. 2925958</b> <b>Site ID No. 836851</b>
Please refer to both identification numbers, above, in all correspondence with the agency.

Tenant Name or Addn/Alt Description: Footing & Foundation for addition & alteration on transient lodging  
Object Type: Building ICC Regulated Object ID No.: 1699836 Code Applies Date: 04/06/17  
Combined **Footing & Foundation Review only** & Permission to Start; Alteration Level: 3; Major Occupancy:  
Residential; Type VB Combustible Unprotected class of construction; Alteration plan; 4,100 project sq ft;  
Unsprinklered; Occupancy: R-1 Transient Residential

The submittal described above has been reviewed for conformance with applicable Wisconsin Administrative Codes and Wisconsin Statutes. The submittal has been **CONDITIONALLY APPROVED to allow construction of the Footings and Foundations only, for the subject project prior to review and approval of the full building plans by this department.** The owner, as defined in s. 101.01(10), Wisconsin Statutes, is responsible for compliance with all code requirements.

All permits required by the state or the local municipality shall be obtained prior to commencement of construction/installation/operation. You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. For more information, visit the Department of Natural Resources wetlands identification web page or contact a Department of Natural Resources service center. Nothing in this approval limits the power of municipalities to make or enforce additional or more stringent regulations, providing the regulations do not conflict with this code or any other rule of the department or any law. This plan has not been generally reviewed for compliance with fire code requirements, including those for fire lanes and fire protection water supply, so contact the local fire department for further information.

**DEPARTMENT CONDITIONS**

- If this project is in an unsewered area, a sanitary permit must be obtained prior to the issuance of a local building permit.
- This approval is only for footing and foundation work. Construction of the remainder of the building shall not take place prior to departmental review and conditional approval of the construction plans.

If this construction project will disturb one or more acres of land, a Water Resources Application for Project Permits (WRAPP) (previously known as the Notice of Intent) shall be filed with the Department of Natural Resources prior to any land-disturbing activities. More information regarding the DNR's permitting requirements for runoff management for construction sites can be found at the DNR's website,  
<http://dnr.wi.gov/topic/stormwater/construction/>

- **“Permission to Start”** does not include permission to install any underground plumbing, including sanitary/storm sewers, or water or mains. All projects needing submittal per SPS Tables 382.20-1&2 must have complete plumbing plans, application, & fees submitted and approved prior to commencement of any plumbing work.

### KEY ITEM(S)

- **SPS 361.31(2)(e)** - Provide additional calculations or information to substantiate that the submitted plans conform to this code. No footing sizing calculations were sent to verify three 28” diameter sonotube pier footings and new exterior 24” wide footing for 8” concrete foundation wall below the east edge of deck.
- **IBC 1605** - Designer shall correctly determine the loads on wall and column footings considering dead load, wind load, snow load, floor live loads, and seismic loads based upon the correct tributary area supported. From calculation pages FF-25 for grid 2E and FF-27 for grid 3E those two piers appear too small at 1750 PSF soil.

### ALSO ADDRESS

- **IBC 903.2.8/SPS 362.0903(5)/IEBC 912.2.1** – Design does not indicate sprinkler system or verify that the existing building was previously group R-1 commercial building use.
- **IBC 1009.4.3** – Design on sheet A360 shows interior winder stairs that are not permitted in public areas.
- **IBC 1027.3** - Provide exterior balconies, stairways, and ramps that are located at least 10 feet from adjacent lot lines and other buildings on the same lot unless the adjacent building exterior walls and openings are protected per Section 705 based on fire separation distance. Verify ownership of property to southeast or show a no-build easement for at least 10’ from property line at south exterior stairway from basement level exterior area shown.

### SUBMIT – The following systems require submittal for review and approval prior to construction.

- **SPS 361.30(3)** - Submit, prior to installation, four (4) sets of fire sprinkler plans, calculations substantiating the design, and a completed SBD-118 application form including this transaction number as a previous transaction and appropriate fees to the Industry Services office located in Green Bay, Madison or Waukesha. As the building plans were reviewed in the Holmen Industry Services offices, the designer may choose the Green Bay, Madison or Waukesha offices. A review appointment and simplified application completion may be made in advance by using the online plan review request retrieval feature and the next available appointment feature from our web page at: <http://165.189.64.111/Default.aspx?Page=fe17ff79-0c6c-42c7-9c1f-0da69cfa7e16> Note that per SPS 361.30(4), the submission and approval of fire sprinkler system plans is not required for a project involving 20 or fewer sprinkler heads to an existing fire sprinkler system.
- **SPS 361.30(3)** - This approval does not include heating, ventilating or air conditioning. The owner should be reminded that HVAC plans, calculations, and appropriate fees are required to be submitted for review and approval prior to installation. Building Designer should coordinate with HVAC design to avoid problems with clearance to combustibles, dampers etc. The submitted HVAC plans and calculations shall match the approved building plans. Building Designer is requested to provide a complete set of plans, Energy Calculations and the Building plan review Transaction I.D. number to the HVAC Designer to help coordinate review. **Note as per SPS 302.10 installation of HVAC without approved plans could result in double plan review fees.**
- **SPS 361.30(3)** - It has been determined that this building will include 16 or more plumbing fixtures, thus plumbing plans must be submitted and approved prior to installation. Review Tables SPS 382.20-1 & 2 for specifics on plumbing plan submittal. You may contact any general plumbing plan reviewer at: 608-266-9647.

### REMINDERS

- **SPS 361.31** - These plans were conditionally approved electronically. The designer is responsible to download the plans, print out complete sets and permanently bind each set of the conditionally approved electronic plans, along with a complete bound set of specifications, as submitted to the Dept., for reference in the field. Plans for field reference shall be the same size and scale as originally submitted to the Dept. per SPS 361.31(2)(a), and per SPS 361.31(2)(d) shall be clear and legible. A complete bound conditionally approved set of plans and set of specifications shall be made available to a Dept. representative on-site upon request. There shall be an electronic stamp and signature on the index page of the conditionally approved plans by the Dept. representative that conditionally approved the plans, as well as the professional of the project if the building is over 50,000

cubic ft. Additionally, a copy of the conditional approval letter issued by the Dept. shall be permanently attached to each of the conditionally approved plan sets.

- **SPS 361.36(1)(a) & (b)** - The building shell shall be closed within two years of the initial approval date of this project. Also, this approval will expire three years after the date of initial approval of this project if the work covered by this approval is not completed and the building ready for occupancy within those three years.
- Smoke detection is required in R-1 occupancies. Carbon monoxide detectors are required per SPS 362.1200 if there are any combustion appliances. Also, contact the Department of Health Services at tel. (608) 266-1120 regarding their additional licensure requirements if this is a hotel or motel. When automatic smoke detection is required throughout all interior corridors serving sleeping units and/or a manual fire alarm system is required; fire alarm plans shall be submitted for review. Submittal is not required where only single- and multiple-station smoke alarms are required.

Our agency offers a number of worksheets and checklists for the Commercial Building Code at <http://dsps.wi.gov/Plan-Review> that may assist you in preparing future submittals.

A copy of the approved plans, specifications and this letter shall be on-site during construction and open to inspection by authorized representatives of the Department, which may include local inspectors. All permits required by the state or the local municipality shall be obtained prior to commencement of construction/installation/operation.

In granting this approval the Division of Safety & Buildings reserves the right to require changes or additions should conditions arise making them necessary for code compliance. As per s. 101.12(2), Wisconsin Statutes, nothing in this review shall relieve the designer of the responsibility for designing a safe building, structure, or component.

Inquiries concerning this correspondence may be made to me at the telephone number listed below, or at the address on this letterhead. Please refer to **Transaction ID No. referred to in the regarding line** when making an inquiry or submitting additional information.

Sincerely,

Jack A Miller  
Building Plan Reviewer, Division of Industry Services  
(608) 785-9348, Fax: (608) 785-9330, Mon - Fri 8:30 am - 5:00 pm  
[jack.miller@wisconsin.gov](mailto:jack.miller@wisconsin.gov)

Fee Required \$ 425.00

This Amount Will Be Invoiced.  
When You Receive That Invoice,  
Please Include a Copy With Your  
Payment Submittal.  
**WiSMART code: 7648**

cc: Steve Gothard, State Building Inspector, (608) 235-0568, Monday 7:45 A.M. - 4:30 P.M.  
Letitia Erdman, FYF LLC