



October 15, 2019

CUST ID No. 1322626

RYAN SCHULTZ
2042 BARBER DR
STOUGHTON WI 53589

REQUEST FOR ADDITIONAL INFORMATION

SITE:

Cannery Trail
1750 N Oxford Ave
City of Eau Claire, 54703
Eau Claire County

FOR:

Facility: 793635 CANNERY TRAIL RESIDENCES
1750 N OXFORD AVE
EAU CLAIRE 54703

Identification Numbers
Transaction ID No. 3264769
Site ID No. 858826
Please refer to both identification numbers, above, in all correspondence with the agency.

Object Type: Building ICC Regulated Object ID No.: 1830163 Code Applies Date: 05/30/19
Major Occupancy: Residential; Type VB Combustible Unprotected class of construction; New plan; 89,500 project sq
ft; Completely Sprinklered; Occupancy: S-2 Storage Low-Hazard; Sprinkler Design: NFPA-13 Sprinkler; HVAC ICC

Object Type: HVAC ICC System Regulated Object ID No.: 1831113 Code Applies Date: 06/06/19
89,500 sq ft Area Heated

The submittal described above has been placed on **HOLD** and the review and approval is pending subject to receipt of the ADDITIONAL INFORMATION and/or revised plans requested by this letter. Upon receipt of the additional information and/or revised plans, the plans will be reviewed for compliance to applicable Wisconsin Administrative Codes and Wisconsin Statutes.

The following must be corrected/revised and accompany the resubmittal:

KEY ITEM(S)

- Revised plans are required to be submitted. The fee for a plan re-submittal received prior to a denial action is \$75 + \$100 submittal fee = \$175. Include either 4 revised plans or one revised plan & 3 updated index sheets showing plan sheet revision dates, or update and/or include additional electronic files.
- SPS 361.31(2)** - Submit one (1) set of building envelope calculations in accordance with SPS 361.31(2)(e) on forms or computer printouts approved by the department. When the total building volume exceeds 50,000 cubic feet, the calculations shall be stamped, signed, and dated by the professional who prepared them.
 - REScheck Report – Please revise the assembly for Courtyard Ceiling to reflect Other. This assembly is not a wood framed cathedral ceiling. It is solid concrete. A U-factor will need to be calculated for this assembly. The calculations shall be included as part of the energy analysis report.
 - REScheck Report – Please indicate the correct area for the Courtyard Ceiling.

- REScheck Report – Please revise the insulating value of the R-25 insulation installed in the 7 1/4" wood framed wall cavity to be no greater than R-24. Standard 8" thick R-25 insulation will be compressed in this wall assembly.
- **SPS 361.31(2)(e)** - The plan submittal did not include the required structural calculations. When the total building volume exceeds 50,000 cubic feet, the calculations shall be stamped, signed, and dated by the professional who prepared them.
 - Please provide the seal and signature of an engineer registered in the State of Wisconsin on the calculations.

ALSO ADDRESS

- **SPS 361.31(2)(e)** - Provide additional calculations or information to substantiate that the submitted plans conform to this code.
 - Outdoor Air Calcs – Please revise the outdoor air calcs to provide outdoor air to all bedrooms that do not have operable windows communicating to the exterior. Bedrooms and other habitable rooms not directly communicating with the exterior environment do not have natural ventilation and shall be provided with mechanical ventilation per 2015 IMC Section 402. Mechanical ventilation shall be provided at all times the space is occupied. For residential spaces, this ventilation shall be provided 24 hours a day by a continuously operating fan. The first bedroom shall be provided with a minimum of 15 cfm outdoor air. Additional bedrooms shall be provided with a minimum of 7.5 cfm outdoor air.
 - A411.A & A411.B – Please relabel doors 09 and 10 to reflect the correct doors as listed in the Door Schedule on A700. Ensure all doors in plan are listed in the schedule and vice versa. **This item was not addressed in the most recent submittal. Revise the door tags on all exterior doors to reflect the door number shown in the Door Schedule.**
 - H-4 – Sequence of Operations – Please revise the sequence of operations to indicate that the MP-* units serving bedrooms without direct natural ventilation to the exterior will run 24 hours a day and will provide a minimum of 15 cfm outdoor air to each bedroom lacking natural ventilation. If the units specified do not have the ability to provide outdoor air, then an additional fan and duct supplying outdoor air to the unit will be required. Refer to 2015 IMC Section SPS 364.0401(2)(a).
- **IBC 602** - Provide fire-resistive ratings of exterior walls per Table IBC 602. Also see Section 705.
 - **A000** – Fire Resistance Rating of Exterior Walls – Please revise this section to provide the correct information from 2015 IBC Table 602 regarding Type VB buildings. Buildings located less than 10'-0" away from property lines require a minimum 1-hr fire-resistance rated exterior wall assembly. As this building is indicated as having exterior walls within 10'-0" of the lot line, revise all documentation as needed in order to provide the required exterior fire rated assemblies per Table 602 and opening protection per Table 705.8. **(4A on 402)**
This item was not addressed in the most recent submittal.
- **IBC 717.5.4.1** - Provide smoke dampers at each point a duct or air transfer opening penetrates a fire rated corridor enclosure required to have smoke and draft control doors in accordance with IBC 716.5.3 unless a listed exception is met.
 - H-1 thru H-3 – Please provide smoke dampers in all locations in which ducts and transfer openings penetrate fire rated corridor assemblies per 2015 IBC Section 717.5.4.1.
Please provide fire and smoke dampers between Corridor 102 and Lobby 101. The lobby is not constructed as a fire rated space.

- **ICC/ANSI A117.1 Sec. 502** - A minimum of one accessible van parking space shall be provided that is a minimum 8 foot wide with an adjacent 8 foot wide access aisle. Vertical clearance of 98 inches shall be provided at the van parking space, the vehicular entrance and exit routes serving it, and the access aisle. Neither the parking space nor the access aisle shall have a slope greater than 1:48.
 - **A100 thru A103** – Parking Count – Please revise the count to reflect only one van accessible unit. Clear space for van accessibility has only been provided for the left most stall. Refer to ANSI A117.1 (2009) Section 502.2.
- **ICC/ANSI A117.1 Sec. 1004.11.3** - Either all toilet and bathing rooms provided in Type B dwelling or sleeping units shall comply with Section 1004.11.3.1 (Option A) or one toilet and bathing room shall comply with Section 1004.11.3.2 (Option B).
 - **A101** – Unit Count – With the exception of Type A units, all dwelling units along an accessible route in an R-2 occupancy that contains four or more dwelling units shall be constructed as Type B units per 2015 IBC Section 1107.6.2.2.2. Indicate whether each Type B unit has restroom fixtures complying with Option A or Option B for each unit.
This item was not addressed in the most recent submittal. The Type B units have not been reviewed for compliance. They cannot be reviewed until each unit is indicated as conforming to Option A or Option B.
 - A411.A thru A413.B & A470 thru A479 – Please revise all dwelling units that are not designed as Type A accessible units to be designed as Type B accessible units per 2015 IBC Section 1107.6.2.2.2. Indicate whether the restroom facilities in each unit are designed per the requirements of Option A or Option B per ANSI A117.1 (2009) Sections 1004.11.3.1 and 1004.11.3.2.
This item was not addressed in the most recent submittal.
- **ICC/ANSI A117.1 Sec. 404.2.3** - Maneuvering clearances at doors shall be provided per the requirements of this code section and Table 404.2.3.2 and Table 404.2.3.3.
 - **A410.A** – Please provide an accessible approach to the door from the inside of Restroom B29 per ANSI A117.1 (2009) Figure 404.2.3.2.
- **ICC/ANSI A117.1 Sec. 608.2.1** - A transfer-type shower compartment shall be 36 inches by 36 inches inside finished dimensions and shall have a minimum 36 inch wide entry. The clear floor space in front of the shower compartment shall be a minimum of 48 inches in length measured from the control wall and 36 inches in width.
 - **A471** – Please indicate on which wall the shower controls and head will be located. Ensure the required clear floor space adjacent to the shower is provided per ANSI A117.1 (2009) Figure 608.2.1.
- **ICC/ANSI A117.1 Sec 1003** - A473 – Please revise unit 2BD ADA to conform to the requirements for Type A accessible units per ANSI A117.1 (2009) Section 1003. Ensure all requirements are addressed in full. A detailed list has been provided for the 1BD ADA unit.
This item was not adequately addressed in the most recent submittal.
 - Indicate that the cabinetry under the kitchen sink in Detail 6E shall be removable.
 - Please provide a minimum of 40" clear between all opposing counters and appliances in per ANSI A117.1 (2009) Section 1003.12.1.1. This include the distance between the refrigerator and dishwasher.

- Provide a clear floor space for a forward approach at the interior side of the door to the accessible bathroom where it communicates with the entry corridor per Figure 404.2.3.(a).
- Provide a clear floor space for either a forward or latch side approach at the interior side of the bottom right bedroom where it communicates with the entry corridor per Figure 404.2.3(a) or (f).
- Indicate that both the countertop and cabinetry adjacent to the bathtub in the accessible restroom in Detail 6D shall be removable. All wall and floor finishes shall extend under and behind both the countertop and cabinetry. Refer to Section 1003.11.2.5.1.
- **ICC/ANSI A117.1 Sec 1003.12.1.2** - In kitchens with counters, appliances, or cabinets on three contiguous sides, clearance between all opposing base cabinets, countertops, appliances, or walls within kitchen work areas shall be 60 inches minimum.
 - **A471** – Please revise the layout of the kitchen in to conform to the requirements for U-shaped kitchens per ANSI A117.1 (2009) section 1003.12.1.2.
The clear space between kitchen elements shall include projecting appliances such as refrigerators and dishwashers. The current layout does not take into account the dishwasher.
- **ICC/ANSI A117.1 Sec. 1004.12.1.2** - Type B dwelling units intended to be used as a residence with kitchens having counters, appliances or cabinets on three contiguous sides, clearance between all opposing base cabinets, countertops, appliances, or walls within kitchen work areas shall be 60 inches minimum.
 - **A477** – Please provide a minimum of 60” clear between all opposing counters and appliances in the Unit 1BD D per ANSI A117.1 (2009) Section 1004.12.1.2.

Our agency offers a number of worksheets and checklists for the Commercial Building Code at http://dsps.wi.gov/Documents/Industry%20Services/Forms/Commercial%20Buildings/Combined%20Worksheets%20Instructions%20_2009%20ICC_.pdf that may assist you in preparing your submittal.

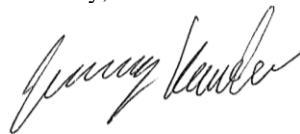
Send your re-submittal into the address listed above, unless otherwise noted, and the department will review the resubmittal within 5 working days of receipt date. Please include a copy of this letter with your resubmittal.

Designer shall identify plan revisions by a readily discernible means such as shading, highlighting, hatching or clouding the changed areas prior to plan re-submittal. Failure to do so may delay review.

If the above requested information and/or plans are not received within 30 business days of the date of this correspondence, this submittal will be returned denied. No fees will be refunded, and a new fee, application form, and submittal of plans/specifications will be required should you desire to continue with this project. The code in effect at the time of new submittal would apply.

If you have any questions, after reading the above comments and related code sections cited, please call me at the telephone number below.

Sincerely,



Jeremy E Kaukl
Building Plan Reviewer , Division of Industry Services
(608)287-3738 , 7:45 am - 4:30 pm
jeremy.kaukl@wi.gov

Fee Received \$ 0.00

WiSMART code: 7648

cc: City of Eau Claire - Building Inspection, 715/839-4947
Joe Merchak, Building Inspector, (715) 821-1928, Mon-fri, 7:00 A.M. - 3:30 P.M.