



August 28, 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)(e)** - The plan submittal did not include the required plot or site plans. Submit plot or site plans showing all buildings on the site, property lines, setback lines and/or permanent easements, access and service drives, grades and/or slopes, storm water and erosion control design features, parking, walkways, streets, etc. The plot or site plans shall be dimensioned and drawn to scale.
- 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.

- **Energy Analysis Report** – Please provide a report using the REScheck program as this building qualifies as a residential building in the 2015 IECC. Refer to the definition for Residential Building in Chapter 2.
- **Energy Analysis Report** – Please provide a report for the 2015 IECC per SPS 363.0407(3).
- **Energy Analysis Report** – Please provide the signature and seal of an architect or engineer registered in the State of Wisconsin on the report as the building is greater than 50,000 cf in volume.
- **Energy Analysis Report** – CMU + Cladding Composite – Please revise this wall to be a Concrete Block wall of the appropriate thickness. Also, remove the insulation installed in the wood framed wall as there is unconditioned space between the wood framed wall and the CMU wall acting as the building envelope. Refer to Detail 5A on A400.
- **Energy Analysis Report** – 1st Floor Windows – Please revise the windows to be Vinyl/Fiberglass Framed. These windows do not have wood frames.
- **Energy Analysis Report** – Storefront Windows – Please revise the windows to be Metal Framed as they are storefront windows.
- **Energy Analysis Report** – Garage Door – Please indicate that the garage door is a non-swinging door. The U-Factor required for each type of door is based on whether it is swinging or non-swinging.
- **Energy Analysis Report** – Ext Wall C8A0F – (10" Concrete + 2" EPS Insul) – Where this wall occurs below grade, please indicate that this entry is for Basement Wall. Indicate the correct wall height, depth below grade and depth of the insulation. Refer to Details 2A and 6A on A400.
- **Energy Analysis Report** – Ext Wall M8A0F – (10" CMU + 2" EPS Insul) – Where this wall occurs below grade, please indicate that this entry is for Basement Wall. Indicate the correct wall height, depth below grade and depth of the insulation.
- **Energy Analysis Report** – 2nd Floor Windows – Please revise the windows to be Vinyl/Fiberglass Framed. These windows do not have wood frames.
- **Energy Analysis Report** – 3rd Floor Windows – Please revise the windows to be Vinyl/Fiberglass Framed. These windows do not have wood frames.
- **Energy Analysis Report** – 6" Slab on Grade – Please remove this entry as the building does not have a slab on grade condition. Slab on Grade may only be used where the building slab is in contact with subsurface soil is within 24" of adjoining grade. As the parking garage level is more than 24" below grade on all faces of the building, there is no slab on grade condition.
- **Energy Analysis Report** – Composite Ceiling over Exterior – Wood-Framed is not an applicable entry for a horizontal assembly. Please revise this entry to reflect All Wood Joist/Truss over Outside Air.
- **Energy Analysis Report** – 12" Concrete Slab – Please revise this assembly to reflect Ceiling – Other in the REScheck program. Provide a U-Factor calculation justifying the U-Factor entered into the report.
- The R-Value of the insulation is listed as R-45 on the report but only R-35 in Detail 3A on A400. Please revise these values to be equivalent. If the insulation is tapered, the R-Value to be used shall be based on the average thickness of the insulation.

- **Energy Analysis Report** – Wood-Framed Roof Above 3rd Floor – Please revise this assembly to reflect Flat Ceiling or Scissor Truss.
- **Energy Analysis Report** – Wood-Framed Roof Above Corridors – Please revise this assembly to reflect Flat Ceiling or Scissor Truss.

ALSO ADDRESS

- **SPS 361.31(2)** - Designer shall identify plan revisions by a readily discernible means such as shading, highlighting, hatching or clouding the changed areas prior to plan resubmittal. Failure to do so will delay review.
- **SPS 361.05** - Wisconsin has adopted, with amendments, the 2015 editions of the International Code Council (ICC) suite of building codes. You may view the ICC codes at <https://codes.iccsafe.org/I-Codes.html/#2015>. On the first screen at the website, scroll down and click on “Go to publicACCESS”. On the next screen, click on “I Codes” below the map of the US; then on the next screen there will be a heading of “I-Codes” across the top. Click on “2015” to view the I-codes for that year. Then click on the code that you wish to review. Information on the Wisconsin amendments as contained in SPS Chapters 361-366 is available at <https://dsps.wi.gov/Pages/RulesStatutes/TradesProgram.aspx>. Click on “Commercial Building Code”
 - **A000** – Applicable Codes – Please revise the reference to the 2008 NEC to reflect the 2017 NEC as adopted by the State of Wisconsin. Ensure all documentation conforms to the requirements of this code.
 - **A000** – Applicable Codes – Please revise the reference to the 2009 IFGC to reflect the 2015 IFGC as adopted by the State of Wisconsin. Ensure all documentation conforms to the requirements of this code.
- **SPS 361.31(2)(e)** - Provide additional calculations or information to substantiate that the submitted plans conform to this code.
 - **Structural Calcs pg. 14** – The roof trusses are indicated as being installed at 12” o.c in Zones A and B. Key Note 1 on S213 indicates that the trusses will be installed at 24” o.c. The trusses are shown as 24” o.c. in plan as well. Please clarify and revise as needed.
 - **A104** – Please revise the roof plan to accurately show how the roof will be sloped to the drainage points. The sloping as currently shown cannot be constructed as designed.
 - **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.
 - **A700** – Door Schedule – Please indicate the doors for all storage lockers shown on A410.B in the schedule.
 - **A800** – Details 7 & 8 – Please provide a tested and listed fire rated assembly for the corridor walls shown in these details. The U334 assembly listed is for a 2-hour fire rated assembly with two layers of GWB installed over resilient channels on each side of the wall. The assembly shown is not constructed in this manner and has not been tested as currently shown.
 - **H-0 thru H-4** – Please provide an index on H-0 listing all sheets covered by the designer’s stamp or stamp each individual sheet. The only sheet covered by the current stamp is H-0.
- **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.
- **A402** – Detail 4A – Please provide a tested and listed reference to 1-hr exterior wall. This wall is required to be constructed as a fire rated assembly per 2015 IBC Table 602.
- **IBC 716.5.3** - Provide fire door and shutter assemblies that have the minimum fire-protective rating required by Table 716.5, that have tested in accordance with NFPA 252 or UL 10C without the hose stream test. Also note the 4 exceptions.
 - **A102 & A103** – Please separate the elevator from the corridor using doors having smoke and draft control per 2015 IBC Section 716.5.3.1. Most elevator hoistway doors do not provide this protection. Therefore, additional doors need to be provided across the elevator hoistway or an elevator lobby shall be created to separate the elevator from the corridor. Refer to Commentary Figures 1020.6(4) thru (6).
- **IBC 717.5.4** - Ducts and air transfer openings that penetrate fire partitions shall be protected with listed fire dampers installed in accordance with their listing unless an exception is met.
 - **H-1 thru H-3** – Unless protected as through penetrations per 2105 IBC Section 714, provide fire dampers in all locations in which ducts and transfer openings penetrate fire rated corridor assemblies per Section 717.5.4.
- **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.
- **IBC 903.3.1.1/SPS 361.30(3)/SPS 361.31(1)(b)** - This structure is indicated as being fully protected by an automatic fire sprinkler system (see NFPA 13). This approval does not include a review of the system. The owner shall have and make available upon request by the department a copy of the reports documenting the acceptability of the completed system (see NFPA 13-2013) at the job site.
 - **Note** that this building is required to be constructed with an NPFA 13 sprinkler system throughout the entirety of the building in order to receive the building area increase allotment for sprinklered buildings as listed in 2015 IBC Table 506.2. The installation of an NFPA 13R sprinkler system is not an acceptable method of demonstrating compliance.
- **IBC 1006.2.1** - Provide spaces with a common path of travel that does not exceed the values specified in Table 1006.2.1 based on occupancy, maximum occupant load and automatic fire sprinkler system status.
 - **A020** – The common path of egress travel in the Parking Level is greater than the 100'-0" allowed per 2015 IBC Table 1006.2.1 for S occupancies. Please provide additional exits from the Parking Level so that the common path of egress travel from any point in the garage is 100'-0" or less from the point where an occupant has the choice of two directions of egress travel. The aisle serving as the egress path shall be not less than 44" in width per Section 1018.5 and Table 1020.2.

- **IBC 1011.11** - Stairways shall have handrails on each side. Handrails shall be adequate in strength and attachment in accordance with Sections 1012 & 1607.8. Where glass is used, handrails shall comply with Section 2407.
 - **A460, A461 & A462** – Handrails on each side of all flights per 2015 IBC Section 1011.11.
- **IBC 1106.1** - Refer to Table 1106.1 for the required number of accessible parking spaces, except as required by Sections 1106.2 through 1106.4. This section does not apply to parking spaces used exclusively for buses, trucks, other delivery vehicles, law enforcement vehicles, or vehicular impound and motor pools where lots accessible to the public are provided with an accessible passenger loading zone.
 - **A100, A410.A & A410.B** – Please provide a minimum of three accessible parking spaces as required per 2015 IBC Table 1106.1. At least one space shall be van accessible per Section 1106.5.
- **IBC 1107.6.2.2.1** - In Group R-2 facilities containing more than 20 dwelling units or sleeping units, at least 2 percent, but not less than one, of the units shall be a Type A dwelling unit. All of the units on the site, including multi-story units, shall be considered to determine the total number of units and the required number of Type A units. Type A units shall be dispersed among the various classes of units.
 - **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.
 - **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.
- **IBC 1503** - Provide roofs with drainage in compliance with this code and the Wisconsin Plumbing Code. Roofs shall be designed to prevent roof assembly deterioration due to water ponding, including ponding instability per Section 1611.2.
 - **A104** – Secondary overflow drainage per 2015 IBC Section 1503.4.1.
- **IBC 2406.4** - Provide safety glazing in hazardous locations as defined in this code section. Wired glass is prohibited where safety glazing is required unless it meets CPSC safety glazing testing.
 - **A450** – Elevation 8-a – Provide safety glazing for all doors, windows adjacent to doors, and windows having an area greater than 9 sf within 18” of the floor and extending above 36”.
 - **A451** – Elevation 5-a – Provide safety glazing for all doors, windows adjacent to doors, and windows having an area greater than 9 sf within 18” of the floor and extending above 36”.
 - **A454** – Elevation 13-c – Provide safety in lower panel of the double hung window adjacent to the polycarbonate panels.
 - **A700** – Door Schedule – Provide safety glazing for all glazing in doors per 2015 IBC Section 2406.4.
- **ICC/ANSI A117.1 Sec. 306** - Where space beneath an element is required, knee and toe clearance shall be provided per the requirements of this section. Knee clearance shall be provided to 27 inches above the floor

surface. Toe clearance is required between the floor and 9 inches above that surface. The minimum depths for each shall be provided as required.

- **A471** – Please revise all clear floor spaces required for forward accessible approaches to be oriented for a forward approach and to include the required knee and toe clearances per ANSI A117.1 (2009) Sections 305 and 306.
- **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.
- **ICC/ANSI A117.1 Sec. 1003.5** - The primary entrance and all other doors and doorways intended for user passage inside Type A dwelling units shall comply with Section 404 and shall be 32 inches clear and provide maneuvering clearance. This includes doorways to decks, patios and balconies. When the opening is more than 24 inches deep the door opening shall be at least 36 inches clear.
 - **A471** – Please provide an accessible approach from the bathroom side of the door connecting the kitchen and bathroom spaces per ANSI A117.1 (2009) Section 1003.5.
- **ICC/ANSI A117.1 Sec. 1003.11.1** - All water closets, bathtubs and showers in Type A dwelling units shall either have grab bars installed or reinforcement for grab bars installed compliant with Sections 604.5, 607.4 and 608.3, 608.2.1.3, 608.2.2.3 and 608.2.3.2 at shower compartments.
 - **A470 thru A479** – Please provide details and notation regarding the required blocking for grab bars for water closets, showers, and bathtubs in both Type A and Type B accessible units per ANSI A117.1 (2009) Sections 1003.11.1 and 1004.11.1.
- **ICC/ANSI A117.1 Sec. 1003.11.2.5.1** - All bathtubs in Type A dwelling units shall comply with Section 607.
 - **A471** – Please revise the layout of the bathroom in unit 1BD ADA so that the lavatory is not in the required clear floor space for the bathtub. In a Type A dwelling unit, the lavatory may not be located in the clear floor space for the bathtub. Refer to ANSI A117.1 (2009) Figure 1003.11.2.5.1(a).
- **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.
- **ICC/ANSI A117.1 Sec 1003.12.3** - In kitchens of Type A dwelling units at least one 30 inch wide work surface with knee clearance per Section 306 for a front approach and no higher than 34 inches above the floor shall be provided.
 - **A471** – Please provide a work surface with a forward approach in the kitchen per ANSI A117.1 (2009) Section 1003.12.3.
- **ICC/ANSI A117.1 Sec 1003.12.4** - A kitchen sink in Type A dwelling units shall be provided with a 30 inch wide area centered for a forward approach. The sink may not be more than 34 inches above the floor and knee clearance complying with Section 306 shall be provided. The sink bowl shall not be more than 6 ½ inches deep with faucets complying with Section 309.

- **A471** – Please revise the mounting height of the sink to be no greater than 34” AFF per ANSI A117.1 (2009) Section 1003.12.4.
- **ICC/ANSI A117.1 Sec. 1004.11.1** - Provide reinforcement for future installation of grab bars and shower seats at water closets, bathtubs, and shower compartments in the adaptable bathrooms of Type B dwelling or sleeping units intended to be used as a residence. The reinforcement shall comply with Sections 604.5 at water closets, 607.4 at bathtubs, and for grab bars and shower seats complying with 608.3, 608.2.1.3, 608.2.2.3 and 608.2.3.2.
- **IMC 402.1/SPS Table 364.0402/IBC 1204/SPS Table 362.1204** - Provide outside windows or doors, which open and provide an area equal to or exceeding 4 percent of the floor area being ventilated, unless mechanical ventilation is proposed.
 - **A470 thru A479** – Please provide an analysis for each individual dwelling unit listing the percentage of openable area provided for each occupiable room. Where less than 4% of the room area is provided as openable area, mechanical ventilation shall be provided.
 - **A700** – Window Schedule – Please provide additional information for the Window Schedule detailing which windows are operable, the size of the operable panels, and which windows will receive safety glazing. The amount of openable area required for natural ventilation in each dwelling unit cannot currently be determined.
- **IMC 601.5(7) & 602.2** – H1 thru H-3 – Please provide a section detail depicting the supply and return air ducting to the Magic Pak Units. All supply and return ducting shall be continuous to the unit and shall not use the HVAC closet as a plenum unless the installed equipment is rated for use in a plenum. Refer to 2015 IMC Sections 601.5(7) and 602.2.

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%202009%20ICC_.pdf that may assist you in preparing your submittal.

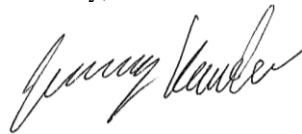
Send your re-submittal into the address listed above, unless otherwise noted, and the department will review the resubmittal within 5 working days of receipt date. Please include a copy of this letter with your resubmittal.

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