



July 08, 2020

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
<b>Transaction ID No. 3311643</b>
<b>Site ID No. 858826</b>
Please refer to both identification numbers, above, in all correspondence with the agency.

Tenant Name or Addn/Alt Description: Resubmittal within 8 months of previously denied  
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; Fire  
Suppression, Precast Plank, Truss, Floor, Truss, Roof, HVAC ICC

Object Type: Truss, Roof Regulated Object ID No.: 1851157 Code Applies Date: 06/16/20

Object Type: Truss, Floor Regulated Object ID No.: 1851158 Code Applies Date: 06/16/20

Object Type: Precast Plank Regulated Object ID No.: 1851159 Code Applies Date: 06/16/20

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:

- **NOTICE: To better serve our customers in a more equitable manner, effective July 6th, the Department has changed the requirements to comply with an Additional Information (AI) Letter from 30 business days to 15 business days. The designer has until 15 business days from the date of the original AI letter to provide acceptable follow-up information to the Department. If no conditional approval actions occur by the end of the 15th day, the plans will be denied.**

### 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** – Provide the seal of an architect or engineer registered in the State of Wisconsin on the report.
  - **REScheck Report** – Revise the areas shown for the roof assemblies above the corridor and the dwelling units to reflect the changes in roof framing made over the stair enclosures.
  - **REScheck Report** – Wood Framed Walls – Revise all cavity insulation shown in the 2x6 wall assemblies to be not greater than R-18 due to compression. Refer to the insulation manufacturer's compression tables.
  - **REScheck Report** – Wood Framed Walls – Revise all continuous insulation to be not greater than R-4 as per the listing for 3/4" XPS insulation.

## 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 361.31(2)(e)** - Provide additional calculations or information to substantiate that the submitted plans conform to this code.
  - **Arch and Struct Drawings** – Revise all documentation to clearly present all information contained within each drawing or detail. Throughout the set text, dimensions, wall tags, etc. are obscured by other similar objects and section cuts. All information shall be clearly presented and unobscured.
  - **A000** – Sheets A100, A420, A480, A501, A502 are listed in the Sheet Index but are not included in the submittal. Provide all sheets to be included with the approved plans.
  - **A000 – Indicate Sheet S217 in the Index.**
  - **A400** – Details 3A, 5A & 6A – Indicate R-Value of the insulation to be installed at the patio. Note that the REScheck Report indicates that there shall be a minimum of 6 1/2" of insulation installed at the patio. The building section as currently drawn does not have space to install the required insulation. Revise all documentation as needed in order to provide the correct insulating materials as required for a code compliant building envelope.
  - **A402** – Detail 4A – Indicate the R-Value of the insulation to be installed at the patio. Revise all documentation as needed in order to provide the correct insulating materials as required for a code compliant building envelope.
  - **A403** – Detail 5A – This detail was not indicated as being revised. Cloud this detail. Indicate the furring to be installed on this wall, refer to the previously approved drawings. The CMU wall has plumbing installed adjacent to it. Ensure that the furring provided is adequate to contain all plumbing piping.
  - **A404** – Details 5A & 6A – Indicate the R-Value of the insulation to be installed at the patio. Revise all documentation as needed in order to provide the correct insulating materials as required for a code compliant building envelope.
  - **A410.A** – Label Door B05 in plan.

- **A411.A thru A413.F & A800** – Provide wall assemblies for all exterior wall types including walls EXT 1, EXT 1A, EXT 2, EXT 2A.
- **A421.A thru A423.B** – Indicate the finished ceiling height for all dwelling units on each story. The clerestory openings provided in the studio units shall provide the required amount of opening between the bedroom and living spaces. The finished ceiling height of the unit shall be considered when calculating the opening area.
- **A450** – Details 6A & 6B – The floor assembly shown in Lobby 101 is not constructed as required per UL L501. Revise all documentation to reflect the correct information.
- **A451** – Detail 5B – The floor assembly shown in Lobby 101 is not constructed as required per UL L501. Revise all documentation to reflect the correct information.
- **A800** – Partition Tag Nomenclature – Indicate the spacing of all stud framing members listed in the table. The spacing is not shown on the structural drawings.
- **A800** – Detail 2 – Layer types S and P are not the same. Layer type P does not provide the wall construction required by UL U301. Please revise all wall types to accurately reflect the fire rated assembly to be used.
- **A800** – Detail 4 – Provide a reference to a fire rated assembly for the W-C.5D wall.
- **A800** – Detail 5 – Provide a reference to a fire rated assembly for the W6P-D wall.
- **A800** – Provide a reference to a fire rated assembly for a W-P.5D wall.
- **A800** – Provide a reference to a fire rated assembly for a W-Q2D wall.
- **A800** – Provide a reference to a fire rated assembly for a W-Q.5D wall.
- **A801** – M-B1D – Provide a reference to a 1-hour fire rated assembly to be used at the elevator lobby as shown on A410.A.
- **S100** – Provide a wall type label for all concrete and masonry wall assemblies in plan.
- **S201** – Provide the slab on grade joint layout previously shown on this sheet or indicate to where the information has been relocated.
- **IBC 35/SPS 362.3500** -This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the section or sections of this document that reference the standard. The application of the referenced standards shall be as specified in s. SPS 361.03(1)(b) and (3)(a).
  - **S000** – Revise the reference to the 2012 NDS to reflect the 2015 NDS. Ensure all calculation are completed using the proper reference standards.
- **IBC 1203.5.1** - Where natural ventilation is provided, the minimum openable area to the outdoors shall be 4% of the floor area being ventilated.
  - **A470 & A475** – Ensure that the clerestory openings shown for the studio units provide the required open area based on the finished ceiling height on each building story.

- **ICC/ANSI A117.1 Sec. 404** - Doors, doorways, gates and turnstiles shall comply with the requirements of this code section as to width, maneuvering clearance, hardware, opening force, closing speed, floor surface, thresholds, etc.
  - **A700** – Provide a door with a minimum clear opening width of 32” for Door 114 per ANSI A117.1 (2009) Section 404.2.2. A 2’-10” wide door will have a clear opening of less than 32” when factoring in a standard 1 3/4” deep door and a 1/2” jamb.
- **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.
  - **A471 – 6A** – Provide an accessible clear floor space at the unit side of the entrance door per ANSI A117.1 (2009) Figure 404.2.3.2(f).
- **ICC/ANSI A117.1 Sec. 1004.10** - Laundry equipment used by Type B dwelling or sleeping units shall be provided with clear floor space complying with Section 305.3. A parallel approach shall be provided for a top loading machine. A forward or parallel approach shall be provided for a front loading machine.
  - Consider providing a parallel approach the top loading stacked washer and dryer that is centered on the appliances. A clear floor space centered on the unit will allow for greater access to the appliances. Refer to the Commentary for this Section: “Though not specifically referenced, the requirements of Section 611.2 regarding the location of the clear floor space should be followed for guidance. This would center the clear floor space on a top-loading appliance...The ICC A117.1 did not state this requirement because clearances at laundry equipment are not required by the Fair Housing Act...”
  - **A471 – 4A** – Consider providing an accessible parallel approach to the stacked washer and dryer per 1004.10.1
  - **A472 – 6A** – Consider providing an accessible parallel approach to the stacked washer and dryer per 1004.10.1
  - **A473 – 3A** – Consider providing an accessible parallel approach to the stacked washer and dryer per 1004.10.1
  - **A476 – 3A** – Consider providing an accessible parallel approach to the stacked washer and dryer per 1004.10.1
  - **A476 – 4A** – Consider providing an accessible parallel approach to the stacked washer and dryer per 1004.10.1
  - **A476 – 6A** – Consider providing an accessible parallel approach to the stacked washer and dryer per 1004.10.1
  - **A476 – 3A** – Consider providing an accessible parallel approach to the stacked washer and dryer per 1004.10.1
  - **A478 – 6A** – Consider providing an accessible parallel approach to the stacked washer and dryer per 1004.10.1

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](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 15 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