



August 03, 2020

CUST ID No. 1322626

ATTN: Buildings & Structures Building Inspector

RYAN SCHULTZ
2042 BARBER DR
STOUGHTON WI 53589

BUILDING INSPECTION
CITY OF EAU CLAIRE
203 S FARWELL ST, BOX 5148
EAU CLAIRE WI 54702

CONDITIONAL APPROVAL

(Please forward a copy of this letter to the fire department conducting inspections of this project.)

PLAN APPROVAL EXPIRES: 11/04/2022

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. 3311643
Site ID No. 858826
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

SITE REQUIREMENTS

- Contact both the State Inspector and the local municipality PRIOR to the start of construction.
- A full size 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. If plan index sheets were submitted in lieu of additional full plan sets, a copy of this approval letter and index sheet shall be attached to plans that correspond with the copy on file with the Department. If these plans were submitted in an electronic form, the designer is responsible to download, print, and bind the full size set of plans along with our approval letter. A department electronic stamp and signature shall be on the plans which are used at the job site for construction.

The following conditions shall be met during construction or installation and prior to occupancy or use:

KEY ITEM(S)

- **This is a Revision to the previously approved plan set dated 11/04/2019. All conditions of the original approval shall continue to apply to this project unless specifically superseded in this letter. Refer to the previously issued Conditional Approval Letter.**

- **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.

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

- **SPS 361.30(3)** - Unless the sprinkler system is part of a multi-purpose piping system, or an exception listed under SPS 361.30(4)(b) [i.e. alteration or addition of 20 or fewer sprinkler heads to an existing fire sprinkler system] is met, submit prior to installation, properly signed and sealed fire suppression plans to the Industry Services office that reviewed the building plans except for the Holmen office. 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 <https://dsps.wi.gov/Pages/SelfService/PlanReview/Availability.aspx>. If this is a multi-purpose piping system, then submit plans per the Plumbing program requirements explained at <https://dsps.wi.gov/Pages/SelfService/PlanReview/PlumbingScheduler.aspx>

REMINDERS

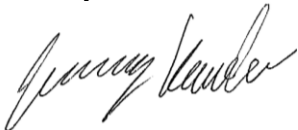
- **SPS 361.36(1)(a) & (b)** - The building shell shall be closed within two years of the initial approval date of this project. Also, this approval will expire three years after the date of initial approval of this project if the work covered by this approval is not completed and the building ready for occupancy within those three years.
- **SPS 361.33** - Where plan approval is required by this code, one set of plans, inclusive of a copy of all specifications, bearing the stamp of conditional approval and a copy of the specifications shall be kept at the building site. The plans and specifications shall be open to inspection by the department or its authorized representative.
- **SPS 361.31(2)** - Lighting plans, including both Emergency Egress (IBC) & Energy Conservation (IECC), are no longer required to be submitted to the department for review and approval. However, the requirements in both codes must still be met. One (1) set of plans, calculations and/or fixture cut-sheets with all items stamped and signed by a WI registered professional as required by SPS 361.20 & 361.31(1) shall be on-site and made available to inspection by the Department or its authorized representative.
- **IBC 714.3** - Penetrations into or through fire walls, fire-barrier walls, smoke-barrier walls, and fire partitions shall comply with Sections 714.3.1 through 714.3.3. Penetrations in smoke barrier walls shall also comply with Section 714.4.4.
- **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** – Door 114 providing access to Restroom 114 as shown on A411.A shall have a clear opening width of 32". The door panel shall have a thickness of not more than 1 1/2" and the hinges shall not offset the door as to reduce the clearance between the door and the opposing frame to less than 32". If these conditions are not met, then the door shall be removed and a door having a clear opening width of 32" shall be installed. The designer has specified the thinner door as the door opening has already been framed. Inspector to verify.
- **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.
 - **A411.A & A471** – The entry door for unit 1BD E shall swing outward into the corridor as shown on A471. The door has not been provided with the proper clearance at the unit side of the door in order for the door to swing inward. As the framing is already in place, the designer has chosen to swing the door outward. Inspector to verify.

- **A411.A & A472** – The entry door for unit 1BD D shall be relocated east by approximately 11'-0" to grid line 1.5 and shall swing outward into the corridor as shown on A411.A. The door has not been provided with the proper clearance at the unit side of the door in order for the door to swing inward. Inspector to verify.
- **A411.E, A412.A, A412.E, A413.A, A413.E, A474 & A478** – The closet adjacent to the entry door for unit 2BD C shall be reduced in size as shown on A411.E, A412.A, A412.E, A413.A, and A413.E in order to provide the required accessible clear floor space at the interior side of the door. Inspector to verify.
- **ICC/ANSI A117.1 Sec. 1004.11.3.1.2** - In Type B dwelling or sleeping units intended to be used as a residence, when either Option A or Option B is used, clearance around the water closets shall comply with this Section and Section 1004.11.3.1.2.2.
- **A403** – Detail 5A – The furring to be used against the surface of the elevator shaft shall be 2x members laid flat. If these members do not allow for the required clearance for the shower plumbing shown in Studio C and shown on A412.A and A413.A, then the owner shall be responsible for submitting revised drawings detailing the alterations to be made in order to incorporate the plumbing piping while maintaining the required clearances for a Type B Option A bathroom as shown on A470. Inspector to verify.
- The submittal described above has been reviewed for conformance with applicable Wisconsin Administrative Codes and Wisconsin Statutes. The submittal has been **CONDITIONALLY APPROVED**. The owner, as defined in chapter 101.01(10), Wisconsin Statutes, is responsible for compliance with all code requirements. Only those object types listed above have been approved; other submittals such as plumbing and those listed above under **REQUIRED SUBMITTAL(S)**, may also be required.
- 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.
- This plan has not been 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.
- In granting this approval, the Division of Industry Services reserves the right to require changes or additions, should conditions arise making them necessary for code compliance. As per state stats 101.12(2), nothing in this review shall relieve the designer of the responsibility for designing a safe building, structure, or component. The Division does not take responsibility for the design or construction of the reviewed items.
- Per s. SPS 361.40(4), projects for buildings of over 50,000 cubic feet total volume shall have supervising professionals who file compliance statements with this agency and the local code officials prior to occupancy of the project. The compliance statement is available on our website. <http://verification.dsps.wi.gov/IndustryServices/Commercial-Buildings-Compliance/DSPSMainForm.aspx>

Inquiries concerning this correspondence may be made to me at the telephone number listed below, or at the address on this letterhead.

Sincerely,

Fee Required \$ 525.00



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

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

cc: Joe Merchak, Building Inspector, (715) 821-1928, Mon-fri, 7:00 A.M. - 3:30 P.M.
Ryan Schultz , Openingdesign
Tyler Warner, Cannery Trail Residences LLC

*****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.

Additionally, we will require a submitter's checklist to be filled out, signed, and submitted with all plan submissions. Links for the new submitter's checklist for Commercial Building/HVAC, Fire Protection/Fire Alarm, Plumbing*****