



November 04, 2019

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. 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

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:

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>
- **SPS 361.30(3)** - Submit, prior to installation, four (4) sets of fire alarm plans, calculations substantiating the design, and a completed SB-118 application form including this transaction number as a previous transaction and appropriate fees to the Industry Services office that reviewed the building plans if reviewed in the Green Bay, Madison or Waukesha offices. If the building plans were reviewed in the Onalaska or Hayward Industry Service 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: <https://dsps.wi.gov/Pages/SelfService/Default.aspx> Note that per SPS 361.30(4), the submission and approval of fire alarm system plans is not required for a project involving 20 or fewer alarm devices located in an existing fire alarm system.

- **SPS 361.30(3)** - Submit, prior to installation, one (1) set of properly signed and sealed precast plans, calculations substantiating the design, and a completed SB-118 application form including this transaction number and signed by the building designer to the office of original review. **Note as per SPS 302.31(1)(d)4. the fee for a structural component submitted after project completion shall be an additional \$250.**
- **SPS 361.30(3)** - Submit, prior to installation, one (1) set of properly signed and sealed truss plans, calculations substantiating the design, and a completed SBD-118 application form including this transaction number and signed by the building designer to the office of original review. **Note as per SPS 302.31(1)(d)4. the fee for a structural component submitted after project completion shall be an additional \$250.**
- **SPS 361.30(3)** - This review does not include approval for elevator/escalator/lift indicated on your plans. Licensed elevator or lift contractor must submit plans for approval through the Division of Industry Services or cities of Milwaukee or Madison if within those jurisdictions. Building designers are reminded that buildings 4 or more stories above or below grade plane or more, as well as R-2 occupancies, CBRFs, outpatient clinics, nursing homes, jails, I-4 daycare facilities, and hospitals are required to have an elevator capable of accommodating an ambulance-type stretcher by IBC 3002.4. See IBC Ch. 30 for additional requirements including requirement for a drain or sump for any elevator pit. Note that s. SPS 318.1702 of the Elevator Code prohibits the passage through toilet rooms, sleeping rooms, dressing rooms or locker rooms to access the elevator machinery room or to use the machinery room to access other spaces or mechanical systems not serving the elevator. For submittal requirements click on forms at our web home page <http://dsps.wi.gov/Programs/Industry-Services/Industry-Services-Programs/Elevators/> Questions: Contact Brian Rausch at (262) 521-5444.
- **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

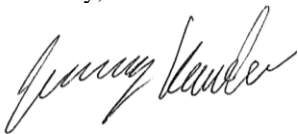
- **SPS 361.36(1)(a) & (b)** - The building shell shall be closed within two years of the initial approval date of this project. Also, this approval will expire three years after the date of initial approval of this project if the work covered by this approval is not completed and the building ready 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 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.
 - **A450, A452 & A454** – Elevator doors located in corridors communicating with dwelling units shall be protected by an elevator smoke curtain installed at the elevator hoistway door as shown in elevation on sheets A450, A452 and A454. The smoke curtain shall be tested and listed per UL 1784.
- **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 the building is required to be protected throughout with an NFPA 13 sprinkler system, not NFPA 13R.
- **IECC C403.2.4.1.2** - Provide temperature controls that have a minimum deadband capability of 5 degrees F.
- **IECC C403.2.4.2.2 & R403.1.1** - Provide mechanical HVAC systems with automatic setback or shutdown controls unless a listed code exception is met.
- **IMC/SPS 364.0313(3)** - All operating manuals concerning the HVAC equipment and its maintenance shall be presented to the owner and shall be made available to a Department representative upon request.
- **IMC/SPS 364.0313(1)** - Every heating, ventilating and air-conditioning system shall be balanced upon installation. The person or agency responsible for balancing of the ventilating system shall document in writing the amount of outdoor air being provided and distributed for the building occupants, exhausts, and any other specialty ventilation. The document shall be retained at the site and shall be made available to the department upon request.
- **ICC/ANSI A117.1 1004.12.1.1** – The minimum clearance between all opposing base cabinets, counter tops, appliances, or walls in a kitchen shall be 40”.
- **A474 & A478** - The pass through kitchens shown in Units 2BD A on A478 and 2BD D on A474 shall be constructed with the required clearances.
- 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.dps.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 \$ 5,825.00



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.
Tyler Warner, Cannery Trail Residences LLC
Ryan Schultz , Openingdesign
Josh Hansen , Hovlands Inc