



October 24, 2017

CUST ID No. 261339

*ATTN: Buildings & Structures Building Inspector*

JAMES VANDERHEIDEN  
HAMMEL GREEN & ABRAHAMSON INC  
333 E ERIE ST  
MILWAUKEE WI 53202-6005

MUNICIPAL CLERK  
VILLAGE OF FOX POINT  
7200 N SANTA MONICA BLVD  
FOX POINT WI 53217

## **CONDITIONAL APPROVAL**

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

**PLAN APPROVAL EXPIRES: 10/24/2019**

### **SITE:**

Dunwood Crossing  
N Port Washington Rd  
Village of Fox Point, 53217  
Milwaukee County

Identification Numbers
<b>Transaction ID No. 2987811</b> <b>Site ID No. 841641</b>
Please refer to both identification numbers, above, in all correspondence with the agency.

### **FOR:**

Facility: 776634 DUNWOOD CROSSING APARTMENTS PARKING GARAGE  
N PORT WASHINGTON RD  
FOX POINT 53217

Object Type: Building ICC Regulated Object ID No.: 1722100 Code Applies Date: 08/10/17  
Major Occupancy: Storage; Type IA Fire Resistive class of construction; New plan; 80,169 project sq ft; Completely Sprinklered; Occupancy: S-2 Storage Low-Hazard; Sprinkler Design: NFPA-13 Sprinkler

Facility: 776635 DUNWOOD CROSSING - APARTMENT BLDG A  
N PORT WASHINGTON RD  
FOX POINT 53217

Object Type: Building ICC Regulated Object ID No.: 1722101 Code Applies Date: 08/10/17  
Major Occupancy: Residential; Type VB Combustible Unprotected class of construction; New plan; 34,020 project sq ft; Completely Sprinklered; Occupancy: R-2 Apartments & Dormitories; Sprinkler Design: NFPA-13 Sprinkler

Facility: 776637 DUNWOOD CROSSING - APARTMENT BLDG BC  
N PORT WASHINGTON RD  
FOX POINT 53217

Object Type: Building ICC Regulated Object ID No.: 1722102 Code Applies Date: 08/10/17  
Major Occupancy: Residential; Type VA Combustible Protected class of construction; New plan; 85,434 project sq ft; Completely Sprinklered; Occupancy: R-2 Apartments & Dormitories; Sprinkler Design: NFPA-13 Sprinkler

Facility: 776638 DUNWOOD CROSSING - APARTMENT- BLDG D  
N PORT WASHINGTON RD  
FOX POINT 53217

Object Type: Building ICC Regulated Object ID No.: 1722103 Code Applies Date: 08/10/17  
Major Occupancy: Residential; Type VB Combustible Unprotected class of construction; New plan; 51,030 project sq ft; Completely Sprinklered; Occupancy: R-2 Apartments & Dormitories; Sprinkler Design: NFPA-13 Sprinkler

Facility: 776639 DUNWOOD CROSSING - CLUBHOUSE  
N PORT WASHINGTON RD  
FOX POINT 53217

Object Type: Building ICC Regulated Object ID No.: 1722104 Code Applies Date: 08/10/17  
Major Occupancy: Business; Type VB Combustible Unprotected class of construction; New plan; 3,749 project sq ft;  
Unsprinklered; Occupancy: B Business

## **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:**

- **IBC 509.2** - The designer has elected to use the design option of this section, which creates separate and distinct buildings for the purposes of area limitations, continuity of fire walls, number of stories, and type of construction when all of the conditions of this section are complied with, including a 3-hour separation between the upper and lower portions.
- **IBC 707.5** - Fire barriers shall extend from the top of the floor/ceiling assembly below to the underside of the floor or roof slab or deck above and shall be securely attached thereto. Such fire barriers shall be continuous through concealed spaces, such as the space above a suspended ceiling. Details for stairway and elevator enclosures are lacking. Submit details showing compliance with IBC 707 fire barrier construction for these shafts.
- **IBC 1007.8** - Provide a two-way communication system at the elevator landing on each accessible floor that is one or more stories above or below the story of exit discharge complying with Sections IBC 1007.8.1 and 1007.8.2 unless a listed exception is met. Be reminded that the exception to omit areas of refuge and associated communications when buildings are sprinklered does not apply to the two way communication system at each elevator landing. Additionally, installation of communications by way of a phone or similar located within the elevator car does not meet this code requirement.
- **IBC 1107.6.2.1.1** - 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. Designer to verify compliance and submit information showing compliance with this section.
- **IBC 903.3.1.1** - Provide an automatic fire sprinkler system installation per NFPA 13.

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

- **SPS 361.30(3)** - This approval does not include heating, ventilating or air conditioning. The owner should be reminded that HVAC plans, calculations, and appropriate fees are required to be submitted for review and approval prior to installation. Building Designer should coordinate with HVAC design to avoid problems with clearance to combustibles, dampers etc. The submitted HVAC plans and calculations shall match the approved building plans. Building Designer is requested to provide a complete set of plans, Energy Calculations and the Building plan review Transaction I.D. number to the HVAC Designer to help coordinate review. **Note as per SPS 302.10 installation of HVAC without approved plans could result in double plan review fees.**
- **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 Industry Services, P.O. Box 7162, Madison, WI 53707-7162. **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 stories in height 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)** - 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 <http://165.189.64.111/Default.aspx?Page=fe17ff79-0c6c-42c7-9c1f-0da69cfa7e16> If this is a multi-purpose piping system, then submit plans per the Plumbing program requirements explained at <http://dsps.wi.gov/Default.aspx?Page=bf2c2d08-4a18-4797-8a83-5dd5d48c0943>

## REMINDERS

- **IBC 1104.2** - At least one accessible route compliant with ICC/ANSI A117.1 chapter 4 shall connect accessible buildings, accessible facilities, accessible elements, and spaces that are on the same site. An accessible route is not required between accessible buildings, accessible facilities, accessible elements and accessible spaces that have, as the only means of access between them, a vehicular way not providing for pedestrian access.
- This plan has not been reviewed for conformance to any fire dept. access (lane) and water supply requirements. The designer is reminded that the requirements for fire lanes and water supply requirements are now contained in Chapter SPS 314, Fire Prevention Code. Consult with the local fire authority having jurisdiction for applicable codes to be used in the design of fire lanes. The designer shall refer to the NFPA 1 Chapter 18 for information regarding fire dept. access (lane) and water supply requirements and design.
- **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.
- Smoke detection is required in R-2 occupancies. Carbon monoxide detectors are required per SPS 362.1200 if there are any combustion appliances. Also, if this building will be a residential care apartment complex or facility (RCAC), contact the Department of Health Services at tel (608) 243-2359 regarding their additional requirements under WI Administration Code DHS 89. When a manual fire alarm system is required; fire alarm plans shall be submitted for review. Submittal is not required where only single- and multiple-station smoke alarms are required.
- 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 \$ 12,150.00

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

Moktar Taamallah, P.E.  
Engineering Consultant , Division of Industry Services  
(608)266-8737 , M-f, 8:15AM - 5:00PM  
moktar.taamallah@wisconsin.gov

cc: Betty J Wiese, State Building Inspector, (414) 852-3694, Monday 7:45 A.M. - 4:30 P.M.  
Mandel  
Mark G Urban, Elevator Inspector, (414) 430-6156  
Atis Elevator Inspectors LLC, Contract Elevator Inspection Agency, (855) 755-2847