



April 26, 2018

CUST ID No. 1447324

ATTN: Buildings & Structures Building Inspector

JAMES SHIELDS
HAMMEL GREEN AND ABRAHAMSON
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 & W Dunwood Rd
Village of Fox Point, 53217
Milwaukee County

Identification Numbers
Transaction ID No. 3090610 Site ID No. 841641
Please refer to both identification numbers, above, in all correspondence with the agency.

FOR:

Facility: 776637 DUNWOOD CROSSING - APARTMENT BLDG B & C
N PORT WASHINGTON RD & W DUNWOOD RD
FOX POINT 53217

Tenant Name or Addn/Alt Description: Bldg B and C

Object Type: Building ICC Regulated Object ID No.: 1722102 Code Applies Date: 08/10/17

Revision; Major Occupancy: Residential; Type VA Combustible Protected class of construction; New plan; 254,797 project sq ft; Completely Sprinklered; Occupancy: R-2 Apartments & Dormitories; Sprinkler Design: NFPA-13 Sprinkler;

Facility: 776639 DUNWOOD CROSSING - CLUBHOUSE BLDG E
N PORT WASHINGTON RD & W DUNWOOD RD
FOX POINT 53217

Tenant Name or Addn/Alt Description: Bldg E Clubhouse

Object Type: Building ICC Regulated Object ID No.: 1722104 Code Applies Date: 08/10/17

Revision; Major Occupancy: Business; Type VB Combustible Unprotected class of construction; New plan; 3,749 project sq ft; Unsprinklered; Occupancy: B Business; HVAC ICC

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 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.

- **IBC 708.12** - Shaft enclosures that do not extend to the underside of the roof deck shall be enclosed at the top with a floor/ceiling assembly of the same fire-resistance rating as the topmost floor penetrated by the shaft, but not less than the fire-resistance rating required for the shaft enclosure.

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

- **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 707.5.1** - The supporting construction for a fire barrier shall be protected to afford the required fire-resistance rating of the fire barrier supported. Hollow vertical spaces within a fire barrier shall be fire blocked in accordance with Section 717.2 at every floor level. The supporting construction for 1-hour fire barriers required by Table 508.2.5 in buildings of Type IIB, IIIB and VB construction is not required to be fire-resistance rated unless required by other sections of this code
- **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 \$ 175.00

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 , Mon-fri, 7:00 a.m. - 3:30 p.m.
moktar.taamallah@wi.gov

cc: Betty J Wiese, State Building Inspector, (414) 852-3694, Monday, 7:45 A.M. - 4:30 P.M.
Mandel
Ian Martin, Mandel
Mark G Urban, Elevator Inspector, (414) 430-6156