



January 31, 2019

CUST ID No. 259606

ATTN: Buildings & Structures Building Inspector

TIMOTHY E SEIDEL
TIMOTHY SEIDEL ARCHITECTS LLC
530 CYMRIC CT
WALES WI 53183-9423

MUNICIPAL CLERK
VILLAGE OF BAYSIDE
9075 N REGENT RD
BAYSIDE WI 53217-1802

CONDITIONAL APPROVAL

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

PLAN APPROVAL EXPIRES: 01/31/2022

SITE:

Open Pantry
501 Brown Deer Rd
Village of Bayside, 53217
Ozaukee County

Identification Numbers
Transaction ID No. 3150096 Site ID No. 853177
Please refer to both identification numbers, above, in all correspondence with the agency.

FOR:

Facility: 786986 OPEN PANTRY
501 BROWN DEER RD
BAYSIDE 53217

Object Type: Building ICC Regulated Object ID No.: 1793738 Code Applies Date: 01/29/19
Alteration Level: 2; Major Occupancy: Mercantile; Type VB Combustible Unprotected class of construction;
Addition-Alteration plan; 1,500 project sq ft; Unsprinklered; Occupancy: M Mercantile

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 ITEMS:

Inspectors Please Note: This Project consists of prefabricated wall panels and engineered roof system for the additions. These engineered drawings shall be available on the job site.

Supervising Professional/Designer Please Note: There is a typo on Sheet G-001 under Building – the info says unsprinklered but under that it says ‘Design NFPA 13R.... which should not be there – also Occupancy is M – Mercantile not M-1 Apartments & Dormitories. Plus the Plumbing Code reference should read Wisconsin Administrative Code - SPS 381 thru 387 not ‘International Plumbing Code 2015’.

- **IBC 1209.2** - An opening not less than 20 inches by 30 inches shall be provided to any attic area having a clear height of over 30 inches. A 30-inch minimum clear headroom in the attic space shall be provided at or above the access opening. Inspectors to field verify compliance with this code section.
- **IBC 1609.3/Tables 1609.3(1),(2)&(3)** - Ultimate wind speed of 115, 120, 120 & 105 mph for 3 second gust, in Risk Categories II, III, IV & I respectively using ASCE-7-2010, shall be used for design. The information on Sheet A-100 under Design Live Loads – Wind Loading has old ASCE 7-5 – 90mph – it should be 115 mph per ASCE – 7-10. – Change drawing accordingly.
- **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.
- **IBC 1803.6/1603.1** - State the soil classification and design load-bearing capacity of the soil on the construction documents. The soil bearing capacity on the drawings of 3,000 psf did not match the structural calculations of 1,500 psf – please clarify.

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 in the field. The HVAC plans shall be directed to the office where building plans were originally submitted and conditionally approved (as appropriate). 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.**

Please Note: The following two submittal requests could be combined by the prefabricated wall panel-roof system supplier.

- **SPS 361.30(3)** - Submit, prior to installation, one (1) set of properly signed and sealed metal building 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.**

REMINDERS:

- **IBC 1106.1** -Where parking is provided, accessible parking spaces shall be provided in compliance with ICC/ANSI A117.1 Sec. 502.
- **IECC Table C402.1.3/IECC Table R402.1.2** - Insulative continuity must be maintained in the design of slab edge insulation systems. Continuity must be maintained from the wall insulation through the intersection of the slab, wall and footing to the body of the slab edge.
- **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.

- 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 \$ 400.00



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

Mark A Piquette
Engineering Consultant Bldgs , Division of Industry Services
(262)574-2121 , Mon-fri, 7:45 a.m. - 4:30 p.m.
mark.piquette@wi.gov

cc: John Gibbs, State Building Inspector, (414) 852-3694, Mon-fri, 7:30 A.M. - 4:30 P.M.
Robert Buhler, Open Pantry Food Marts

- **SPS 361.31(2)** - For new buildings, building additions, and building alterations in an existing building, the Department is NOT requiring lighting plans to be submitted for review and conditional approval. However, the owner is reminded that proper plans and calculations, demonstrating compliance with the general lighting requirements as contained in the IECC; and emergency illumination requirements as addressed in the IBC, are to be on-site and made available to a Dept. representative upon request.