



December 2, 2022

STEVE KUMM  
ESKAY ARCHITECTURE  
520 RIDERS CLUB RD  
ONALASKA, WISCONSIN 54650

Identification Numbers

**Plan Review No.:** CB-122202212-PRB

**Application No.:** DIS-102253076

**Site ID No.:** SIT-108895

Please refer to all identification numbers in each correspondence with the Department.

## CONDITIONAL APPROVAL

**PLAN APPROVAL EXPIRES:** 12/2/2024

**CODE APPLIES:** 10/25/2022

**MUNICIPALITY:**

CITY OF LA CROSSE

LA CROSSE COUNTY

**SITE:**

HOFFER 4 UNIT

CHASE STREET & SOUTH AVE

LACROSSE, WI 54601

**FOR:**

CHASE STREET & SOUTH AVE

**Object Type:** Building **Building Name.:** Hoffer 4 Unit **Major Occupancy:** R-2 - Apartments, Dormitories, Monasteries, etc.

**Class of Construction:** VB - Combustible Unprotected Construction **Building Review Type:** New

**Plan Type:** Full/Complete Building **Total Floor Area in Sq Ft:** 6,321 **Sprinklered Type:** NFPA 13R

**Occupancy:** None **Allowable Area Determined By:** **Structural Components Included in Review:** None

### 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:**

- 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 submitted on the DSPS website. 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 set of properly signed and sealed truss plans, calculations substantiating the design, and associated pertinent information including this transaction number or CB number as a previous transaction. A truss plan submittal may be made on the DSPS website. 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) - 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: 1-608-267-9421 or DspsSbPlbgTech@wi.gov

**KEY ITEM(S):**

- 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.
- 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.

**ALSO ADDRESS:**

**REMINDERS:**

- ICC/ANSI A117.1 Sec. 604.6 & 604.11.6 – Flush controls shall be located on the open side of the water closet.
- IBC 1905.12 - Concrete materials, reinforcement, forms, fillers, and ground which concrete is to come in contact with shall be free from frost.
- 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. Compliance statements shall be filed online at <https://esla.wi.gov/PortalCommunityLogin>.

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

Sincerely,

A handwritten signature in cursive script that reads "Kathleen Adsit".

Kathleen Adsit

Phone: 262-521-5187

Email: kathleen.adsit@wisconsin.gov

cc:

BRET RADKE, DIS INSPECTOR, 608-386-1301, BRET.RADKE@WISCONSIN.GOV

NIKKI ELSEN, MUNICIPAL CLERK, (608) 789-7520, ELSENN@CITYOFLACROSSE.ORG

ADAM HOFFER, HOFFER LLC