



September 8, 2022

DANIEL GLAZEWSKI  
THE CUSTOM HOUSE LLC  
1506 S 58TH ST  
WEST ALLIS, WISCONSIN 53214

Identification Numbers

**Plan Review No.:** CB-092201647-PRB

**Application No.:** DIS-072234905

**Site ID No.:** SIT-104082

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

## CONDITIONAL APPROVAL

**PLAN APPROVAL EXPIRES:** 09/08/2023

**CODE APPLIES:** 07/14/2022

**MUNICIPALITY:**

VILLAGE OF WALDO  
SHEBOYGAN COUNTY

**SITE:**

WALDO SCHOOL  
348 W FIRST ST  
WALDO, WI 53093

**FOR:**

348 W FIRST ST

**Object Type:** Building

**Building Name.:** Waldo School Apartments

**Major Occupancy:** R-2 - Apartments, Dormitories, Monasteries, etc.

**Class of Construction Existing School:** IIIB - Exterior Noncombustible Unprotected Construction

**Class of Construction Existing Extension Addition:** VB – Combustible Unprotected Construction

**Building Review Type:** Change of Use - Alteration Level 3

**Plan Type:** Full/Complete Building

**Total Floor Area in Sq Ft:** 14,185

**Sprinklered Type:** None

**Occupancy:** None

**Allowable Area Determined By:** 2-hour Firewall and Performance Compliance Method

**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) - 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 ITEMS:**

- SPS 366.0101(4) – COMPLIANCE METHOD.  
(a) The repair, alteration, change of occupancy, addition, or relocation of all existing buildings shall comply with one of the methods listed in par. (b) or (c) as selected by the applicant. Application of a method shall be the sole basis for assessing the compliance of work by the code official. Paragraphs (b) and (c) shall not be applied in combination with each other.  
(b) Repairs, alterations, additions, changes in occupancy, and relocated buildings complying with the applicable requirements of IEBC chapters 5 through 13 shall be considered in compliance with the provisions of chs. [SPS 361](#) to [366](#).  
(c) Repairs, alterations, additions, changes in occupancy, and relocated buildings complying with IEBC chapter 14 shall be considered in compliance with the provisions of chs. [SPS 361](#) to [366](#). ***The building is not sprinklered and compliance with IEBC chapter 14 is used for the evaluation of building safety. The submitted Summary Sheet Table 1401.7 for the evaluation of building safety that the Department has on file shall be included and made part of these conditionally approved plans.***
- IEBC 1401.4.1 – Structural analysis. The owner shall have a structural analysis of the existing building made to determine adequacy of structural systems for the proposed alteration, addition or change of occupancy. The analysis shall demonstrate that the building with work completed is capable of resisting the loads specified in Chapter 16 of the International Building Code. ***The existing exterior metal stairs on the East side and the relocated exterior metal stairs on the West side shall be analyzed structurally by a Wisconsin registered architect or professional engineer for adequacy. The analysis report shall include calculations and connection details to the building structure for the structural adequacy of the metal stairs to resist required loads. A copy of the signed and sealed structural analysis report shall be on site during construction and open to inspection by authorized representatives of the Department.***

**REMINDERS:**

- IEBC 702.1 - Provide interior finishes that comply with the flame spread requirements of the IBC
- IEBC 703.1 - Alterations shall be done in a manner that maintains the level of fire protection provided.
- IEBC 1012.8.2 - Because the whole building is changing occupancy, provide accessible features per this section for this change of use area unless technically infeasible.
- IBC 703.7 - Firewalls, fire barriers, fire partitions, smoke barriers, and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified in the field with signs or stenciling spaced and sized per this section unless a listed code exception is met.
- IBC 907.2.11.2 - Provide smoke alarms in each room used for sleeping purposes, in each room in the immediate vicinity of each bedroom, and on each story within the dwelling unit including basements, but not crawl spaces or uninhabitable attics.
- IBC 907.2.11.5 Interconnection - Where more than one smoke alarm is required to be installed within an individual dwelling unit of Group R or I-1 occupancies. The smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
- IBC 907.2.11.6 – Smoke alarms shall receive their primary power from the building's commercial source and shall be equipped with a battery back-up. Those smoke alarms without battery back-up are required to be connected to an emergency secondary supply. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent without a disconnecting switch other than as required for over current protection.

- IBC 1107/SPS 362.1107(2)(b)1 - In Group R-2 structures occupied as apartment houses, monasteries and convents, where there are three or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.
- IBC 2204.1/SPS 362.2204(1) - The details of design, workmanship and technique for welding, inspection of welding, and qualifications of welding operators shall conform to the requirements of the specifications listed in IBC sections 2205, 2206, 2207, 2209 and 2210. Note: The rules pertaining to registration of structural welders are specified in ch. SPS 305. Provide a licensed structural welder (as issued by the WI Dept. of Safety & Professional Services) for areas of the building where structural welding will occur. The name of the worker and proof of licensure shall be made available to the Dept. representative upon request.
- Smoke detection is required in R-2 occupancies. Carbon monoxide detectors are required per IBC 915/SPS 362.0915 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. If the space is to be used as an Airbnb or similar rental with sleeping unit(s), the owner is reminded that the building shall be designed and constructed to address the most restrictive code requirements relating to both R-1 as well as R-2 occupancies.
- 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.
- SPS 361.36(1)(c) - This approval will expire 1 year after the date of this letter if the work covered by this approval is not completed and the building ready for occupancy within that year.

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.

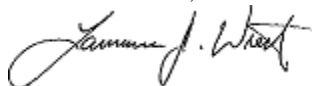
This plan has not been reviewed for compliance with fire code requirements, including those for fire lanes and fire protection water supply, so contact the local fire department for further information.

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,  
Laurence J. Wiest, P.E.



Building Consultant - Division of Industry Services  
Phone: 920-492-5609  
Email: [laurence.wiest@wisconsin.gov](mailto:laurence.wiest@wisconsin.gov)

cc:  
BRIAN NOE, DIS INSPECTOR, 920-420-4796, [BRIAN.NOE@WISCONSIN.GOV](mailto:BRIAN.NOE@WISCONSIN.GOV)  
LISA GILLETTE, MUNICIPAL CLERK, 920-528-7534, [CLERK@VILLAGEOFWALDO.COM](mailto:CLERK@VILLAGEOFWALDO.COM)  
DUSTIN RICHARDS, TOP SHELF PROPERTIES LLC