

Askin, Tim

From: Schwartz, Peter <pschwa@milwaukee.gov>
Sent: Tuesday, January 31, 2017 1:18 PM
To: sweetjt@wi.rr.com
Subject: 2581 N Downer COM-ALT-17-00071

Good Afternoon Joan Sweet,

Thank you for submitting the plans for 2581 N Downer for plan review and permit for the interior change in use from M- Retail to B- Salon remodel and new windows.

Please be advised, the following concerns and code items need to be resolved prior to issuance of building permit:

- Provide on drawing, scope of work, use group, and class of construction per MCO 200-26-1-e-1.
- Provide ADA reception counter top 36+max. a.f.f. per IBC 1109.11.3 and A117.1-2003 Section 904.
- Omit closers on doors 6, 7, 8, and 9 to allow for ADA access and approach to doors per IBC 1104.3 and A117.1-2003 Section 404.
- Ensure ADA thresholds are provided on exterior doors 1, 2, 14 per IBC 1104.3 and A117.1-2003 Section 404.2.4
- Provide safety glazing in all hazardous locations per IBC 2406.4 (7).
- All openings within 10'0" of existing theater exit door discharge shall be of one hour fire resistive per IEBC 602.4, per IBC 706.5.1, IBC 1026.6, and IBC 1022.1.
- Ensure fabric curtains meet or exceed NFPA 701 per IBC 806
- Ensure means of egress hallways provide for 7'6" above finish floor per 1003.2.
- Provide detail/section at new floor infill at east storefront per MCO 200-26-1-e-1.
- Ensure exterior doors closer to not exceed 15 lbs of force to open and operate per IBC 1104.3 and A117.1-2003 Section 404.2.7
- Ensure firewalls are shown on the floor plan to separate buildings of different class of construction per MCO 200-26-1-e-1.
- Provide ADA 34+max countertop and sink per IBC 1109.4 and A117.1-2003 Section 606.
- Provide 12" extension at west exterior stairs next to door 11 and ensure handrails return to wall surfaces per IBC 1012.6
- Provide ADA toilet signage at latch side of door per IBC 1110.1 and A117.1-2003 Chapter 7
- Note flush control on the open side of the room per A117.1-2003 Section 604.6.
- Note light fixtures and chandeliers are at least 80" minimum above the finish floor per IBC 1003.3
- Provide clarifications between direction exit signage and egress illumination with a 90 minute battery back-up per IBC 1006 and IBC 1011.
- Ensure architectural drawings communicate HVAC needs to be compliance with building code items, such as openings are firewalls and exhaust opening at west wall in coordination with required distance from theater exit door discharge per IBC 706.5.1,
- Relocate fire extinguisher to a location that does not provide more than 4" projection in to the required egress and ADA route width per IBC 1003.3
- Provide additional information regarding the glazing replacement; provide thickness of glass, thermal performance values not to exceed $U = .45$ per MCO 200-26-1-e-1, IBC 2404.1, IECC 502.3

Please note that no further review of this project will resume until all of the above items have been received. Please provide revised drawings and send those items to my attention. If you have any questions, please contact me.

Thank you,

Peter Schwartz
Building Construction Inspector/Plan Examiner

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