



June 16, 2020

Mr. Vince Matarrese
VM Engineering
vince@vmproeng.com
262-364-8744

Subject: Code Review 425 E. Broadway Waukesha WI

The existing building is an office on the first floor and apartment on the 2nd floor. The existing uses are then B and R-2. We are renovating the spaces to put in a hair salon, which is still a B occupancy. Part of the 1st floor will be converted to R-2 and the 2nd floor will remain R-2. An existing garage will be renovated and converted into R-2 space also.

The proposed area is approximately 2,158 sf 1st floor and 1,516 sf 2nd floor or 3,674 sf total square footage.

1st floor office space	1142 sf.
1st floor residential apartment	1016 sf
2nd floor residential apartment	1,516 sf
2nd floor patio	640 sf

The type of construction is VB unprotected. For both residential and business, two stories are allowed. The allowable area for residential is 7,000 sf and 9,000 sf with out a frontage increase. Therefore, the size and height of this building is allowed,

The following issues will be required to be addressed with this renovation.

Bathrooms

Since the first floor bathroom is being renovated, it will require to be ADA Accessible. The drawings will represent that accessibility

Separated uses

We will be using a non separated use to classify this building. The most restrictive use is R residential and will be classified as such.

Residential Wall Separation

IBC section 708 requires a one hour fire partition to separate between units and other uses. There will be 1 hr rating between the first floor spaces.

Residential Horizontal Separation

IBC section 711 requires the 2nd floor system will be required to be 1 hr rated to separate the separate units and occupancy.

Single Exit

The Business occupancy has one exit. The area is 1,142 sf and based on 100 sf/person, the occupancy is 11. Table 1006.2.1 states that a business occupancy with 11 capacity has a maximum exit travel distance of 100 ft. The exit travel distance in this space is 44 ft and thus ok.

Stairways

The new exterior stairway will be required to have 11” treads and max 7” risers. The rear and front landings will require the same. All need a minimum of 44” deep landing at the doorways. There may be only a maximum of 1/2” change of depth at the sill of the door.

If you have any further questions, please feel free to contact me with any questions.

Sincerely yours,

Scott Matula, AIA
Aspire Architecture & Design, LLC