

March 5, 2026

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E-PLAN
EXAM

On behalf of the City of Sun Prairie

Hold

Code reviewed to: SPS 361-366 [2021 I-Codes]

PLAN EXAMINATION RFI HOLD

PROJECT/SITE DESCRIPTION:		PROJECT DETAILS:	
Play It Again Sports - Sun Prairie		Project Number:	PR-9873
PROJECT ADDRESS:		Review Type:	BUILDING
1721 W Main St		Project Area:	3900
CLASSIFICATION OF WORK:		Construction Type:	Type VB
LEVEL 3 ALTERATION		Fire suppression system:	Nonsprinklered
OCCUPANCY GROUP(S):		Fire alarm system:	None
Mercantile (M)		Mixed Use and Occupancy:	Single Occupancy

E-Plan Exam, on behalf of the City of Sun Prairie, conducts plan examinations required by SPS 361, authorized by the Wisconsin Department of Safety and Professional Services.

This submittal has been reviewed for conformance with the commercial building code (SPS 361-366). Upon examination, it has been determined that additional information and/or corrections are required before conditional approval is granted. Plan examination of the submittal has been placed on Hold. The items requiring attention are outlined in this letter.

The requested information, and/or revised plans may be submitted directly to the plan examiner. Revisions shall be identified by a readily discernible means such as shading, highlighting, hatching, or clouding.

If the requested information on the following pages is not received within 30 days of the date of this letter, the application for conditional approval will be denied in writing in accordance with SPS 361.60(5)(g).

Should you have any questions or concerns, please do not hesitate to contact me directly.

Sincerely,

Nicole Krahn
E-Plan Exam
414-387-1504
nicolekrahn@eplanexam.com

These items require additional information and/or revisions:

1. Sheet A000- Plans are stamped but not dated.
2. Sheet A000- The sheet index is missing. Sheets need to be listed that are included in the plan set.
3. Sheet A000- The right side of the codes are cut off under the Code Information.
4. Sheet A100- The calculated occupant load needs to be rounded up to the nearest whole number as fractions cannot be added when determining the required occupant load per IBC 1004.5.

ANALYSIS
Occupant Load Calculation
OLF (Table 1004.5)
Kitchen = 200 (gross)
Storage = 300 (gross)
Seating = 15 (net)
Areas
Kitchen = 190 sf
Storage = 40 sf
Seating = 130 sf
Occupant Loads
Kitchen = $190/200 = 0.95 \rightarrow 1$
Storage = $40/300 = 0.13 \rightarrow 1$
Seating = $130/15 = 8.66 \rightarrow 9$
Total Occupant Load of Space
1 + 1 + 9 = 11 Occupants

5. Sheet A000- Provide accurate bathroom counts under “Minimum Number of Fixtures”. The list states that there is a water closet and lavatory provided for both male and female. If an exception to IBC 2902.2 is being utilized it needs to clearly be shown on the plans.
6. Submit a life safety plan showing the egress path(s), accessible egress path(s), occupant load, location of fire extinguishers, exit signs, emergency illumination locations, exit travel distance and exit discharge area. Having that document correct is essential to the long-term safety of the occupants. It also aids the Fire Department during their routine inspections.
7. Show compliance with IEBC Chapter 10 (IEBC 1002-1010) for the change of use from “B” to “M”.