



commerce.wi.gov

**Wisconsin**  
Department of Commerce

Evaluation #

200605-A

Safety & Buildings Division  
201 West Washington Avenue  
P.O. Box 2658  
Madison, WI 53701-2658

## Wisconsin Building Products Evaluation

Material

8-Unit, 2-Story Apartment Module Egress Layout

Manufacturer

Parkdale Apartments/Bay Architects LLC  
5424 Hwy 10 East  
Stevens Point, WI 54481

---

### SCOPE OF EVALUATION

The 8-unit, 2-story apartment module, designed by David Van Lanen and to be constructed by Parkdale Apartments/Bay Architects LLC, has been evaluated for compliance with certain egress requirements of the current **Wisconsin Commercial Building Code (WCBC), Chapters Comm 61-65**. Pursuant to **s. Comm 61.60(2)**, the 8-unit, 2-story apartment module egress layout is approved for use in the State of Wisconsin to satisfy intent and the following egress provisions:

- **IBC 1004.2.1**
- **IBC 1004.2.5**
- **IBC 1004.3.2.3**
- **IBC 1005.2.1**
- **IBC 1005.3.2**
- **IBC 1005.3.4**

This evaluation does not include the review for compliance to provisions of the current **Wisconsin Commercial Building Code (WCBC)**, other than those specifically referenced above.

The use of this 8-unit, 2-story apartment module is subject to the limitations and conditions described in this evaluation.

**DESCRIPTION AND USE**

The apartment module accommodates 8 (eight) dwelling units. Four (4) dwelling units are located on the ground level and four (4) dwelling units are located on the second story. Each of the four (4) first-story dwelling units have an individual egress door to the exterior. The four (4) first-story dwellings units also have access to another exit door by means of a common corridor. The four (4) second-story dwelling units are served by a single common open stairway that leads to an exit. The exit access doors from the two first-floor dwelling units closest to the exterior exit door providing egress into common exit passageway are ¾-hour fire door assemblies. The exit access doors from the remainder of the 6 (six) dwelling units are 20-minute fire door assemblies. The living room in of the dwelling units is directly served by an emergency escape and rescue opening. The emergency escape and rescue opening is afforded by the use of a 6-foot sliding glass door. Each of the emergency escape and rescue openings from the second-story living rooms leads to an exterior deck located no more than 10 feet above grade. The apartment module does not include a basement. The apartment module can be combined with another module of the exact same layout, as a mirrored image, to form a 16 unit apartment building. See following plans.





**LIMITATIONS/CONDITIONS**

When this 8-Unit, 2-Story Apartment Module Egress Layout is utilized, building plans shall be submitted for review in accordance with **ss. Comm 61.30** and **61.31**.

The Wisconsin Building Product Evaluation number and a copy of this building product evaluation approval is to accompany each plan submittal for projects that utilizes this 8-Unit, 2-Story Apartment Module Egress Layout.

The 8-Unit, 2-Story Apartment Module may abut another 8-Unit, 2-Story Apartment Module to form a building accommodating a maximum for 16 dwelling units.

Deviations from how egress is provided from the dwelling units as depicted on the enclosed plans shall void the use of this product approval.

Since the apartment building would normally be required to have two (2) exits, this approval does not exempt the requirement to install emergency lighting. Emergency lighting shall be installed in accordance with **s. IBC 1003.2.11**.

Pursuant to **s. Comm 61.60(4)(e)2**, the department may reexamine an approval and issue a revised approval at any time.

This approval will be valid through December 31, 2011, unless manufacturing modifications are made to the product or a re-examination is deemed necessary by the department.

**DISCLAIMER**

The department is in no way endorsing or advertising this product. This approval addresses only the specified applications for the product and does not waive any code requirement not specified in this document.

Revision Date:

Approval Date: May 24, 2006 By: \_\_\_\_\_

Lee E. Finley, Jr.  
Product & Material Review  
Integrated Services Bureau