

Pfeiffer, Jane K - DNR

From: Arroyo-Vega, Jezamil <javega@milwaukee.gov>
Sent: Thursday, September 21, 2023 11:28 AM
To: Pfeiffer, Jane K - DNR
Cc: Mylotta, Pamela A - DNR
Subject: RE: Community Within the Corridor (CWC) - West Block (BRRTS # 02-41-587376) - City of Milwaukee Exhaust/Ventilation Requirements

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Hi:
Kitchen exhaust /ventilation were installed to all units at west block, that said our Construction Inspector didn't got access to occupied units so we can't verify installation and compliance.
We are also requesting a new balance report.

JAV

Jezamil Arroyo-Vega

Building Construction Inspection Division Manager – Construction Trades Division
841 N. Broadway, 10th Floor, Milwaukee, WI 53202
P: (414) 286-2512



From: Pfeiffer, Jane K - DNR <jane.pfeiffer@wisconsin.gov>
Sent: Thursday, September 21, 2023 10:55 AM
To: Arroyo-Vega, Jezamil <javega@milwaukee.gov>
Cc: Mylotta, Pamela A - DNR <Pamela.Mylotta@wisconsin.gov>
Subject: RE: Community Within the Corridor (CWC) - West Block (BRRTS # 02-41-587376) - City of Milwaukee Exhaust/Ventilation Requirements

Good Morning Jezamil,

Thank you for the quick reply. To clarify following my review of this document, are the kitchen exhaust/ventilation ductwork only in compliance in the unoccupied units of CWC West Block? In other words, are the occupied units still out of compliance with respect to the kitchen exhaust/ventilation ductwork?

Best, Jane

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Jane Pfeiffer

Phone: (414) 435-8021

jane.pfeiffer@wisconsin.gov

From: Arroyo-Vega, Jezamil <javega@milwaukee.gov>

Sent: Thursday, September 21, 2023 10:51 AM

To: Pfeiffer, Jane K - DNR <jane.pfeiffer@wisconsin.gov>

Cc: Mylotta, Pamela A - DNR <Pamela.Mylotta@wisconsin.gov>

Subject: RE: Community Within the Corridor (CWC) - West Block (BRRS # 02-41-587376) - City of Milwaukee Exhaust/Ventilation Requirements

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Good morning Jane:

Happy Thursday!

Please attached Inspection Report from our Construction Inspector. I will continue updating progress on exhaust fans installations and remaining noncompliance items highlighted in report as information is available.

Let me know if you have further question or need anything else.

Best regards,

JAV

Jezamil Arroyo-Vega

Building Construction Inspection Division Manager – Construction Trades Division
841 N. Broadway, 10th Floor, Milwaukee, WI 53202

P: (414) 286-2512



From: Pfeiffer, Jane K - DNR <jane.pfeiffer@wisconsin.gov>

Sent: Wednesday, September 20, 2023 2:15 PM

To: Arroyo-Vega, Jezamil <javega@milwaukee.gov>

Cc: Mylotta, Pamela A - DNR <Pamela.Mylotta@wisconsin.gov>

Subject: Community Within the Corridor (CWC) - West Block (BRRS # 02-41-587376) - City of Milwaukee

Exhaust/Ventilation Requirements

Importance: High

Good Afternoon Jezamil,

As we discussed during our meeting on Tuesday, September 19, can you please provide a status update on the City of Milwaukee's communications with CWC concerning the outstanding exhaust/ventilation requirements at CWC West Block? If possible, please provide this documentation of exhaust/ventilation status by the end of the day Thursday, September 21. Do not hesitate to reach out should you have any questions.

Thank you, Jane

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Jane K. Pfeiffer

Hydrogeologist - Remediation & Redevelopment Program

Wisconsin Department of Natural Resources

Phone: (414) 435-8021

jane.pfeiffer@wisconsin.gov



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City of Milwaukee

Department of Neighborhood Services

Field Inspection Report

Permit Number: HVAC-GEN-20-03309

Date: 09/14/2023

Project Address: 2758 N 33RD ST

Project Name: CWC - West Block HVAC work

Inspection Type: Partial Final Inspection

Division: Construction Inspectors

Inspection Result: Fail

Date of inspection: 9/14/23

Contact: Dan - Quality Heating

Location: West block dwelling units - 1st, 2nd and 3rd floors

Comments: Kitchen exhaust ductwork and grilles installed and approved in the following vacant dwelling units - 311, 310, 249, 239, 237, 231, 224, 205, 151, 149, 147, 138, 136, 128 and 122.

Property management to give notice to residents in occupied units to provide inspector access to inspect kitchen exhaust, and reach out to inspector to give date(s) and time(s) for inspection. Clothes dryer exhaust still not compliant with 2015 IMC 504.10, 2015 IFGC 614.10, and 2015 IBC 717.5.3.

Shaft penetrations by ductwork in laundry rooms for dryer exhaust must meet ANY of the exceptions listed in bullet point #1 and ALL of the exceptions listed in bullet point #2 listed in IBC 717.5.3.

Compliance with dryer manufacturer instructions only, does not negate applicable code requirements for installation. See 2015 IFGC 305.1 that clearly states this. Contractor needs to re-balance HVAC system and provide testing and balancing report.

Correct by Date:

Correct by Time:

Violation Location:

Inspector: Michael Ritmanich

Phone: 414-286-3362

Please schedule a follow up inspection upon the completion of the noncompliant work. Code deficiencies must be corrected and inspected before they are concealed. You may be placed on the "No Permit to Violator List" if the noncompliant work is not corrected in 30 days.

Recipient: _____

To obtain more information about this permit or to schedule another inspection log on to: