

Collier County Government  
Growth Management Department / Building Review & Inspection Division  
2800 N. Horseshoe Drive, Naples FL 34104

April 08, 2022

Permit No: **PRBD2021115279501**

Application No: **PRBD20211152795**

Address: **3284 Dorado Ln, Bldg #:2 , Naples**

Type: Multi-Family

**Re: Revision #2 - Responses to Collier County Plan Review Comments, dated 03/05/2022.**

### Structural Plan Review

1. Not used.
2. Not used.
3. Per FBC 2020 Section 106.3 plans submitted shall have shop drawings that are applicable to this Permit; specialty items including, but not limited to pre-cast concrete, curtain wall glazing systems, light gauge steel framing, ornamental guardrails, and floor and or roof trusses. Per section, 1603.1.7 Special loads that are applicable to the design of the building, structure or portions thereof shall be indicated along with the specified section of this code that addresses the special loading condition. Please provide information for the following Specialty Items:
  1. Pre-Engineered Wood Stair Shop Drawings *Response: See Attached Wood Stair Shop Drawings.*
  2. Proposed Exterior Guard Rails Shop Drawings *Response: See approved railing attachment detail on sheet A4.02*
  3. Metal deck & Concrete Topping Shop Drawings & Specifications *See Attached Metal Deck & Concrete Topping Shop Drawings*
  4. Proposed Elevators *See Attached Elevators Shop Drawings.*

Second review 3/25/2022:

Reviewer could not locate any specialty items requested per response from design professional  
*Response: Refer to attached listed shop drawings.*

4. FBC-B 7th 2020 107.3.5 - Minimum plan review criteria for buildings. - The examination of the documents by the building official shall include the following minimum criteria and documents: a floor plan; site plan; foundation plan; floor/roof framing plan or truss layout; all fenestration penetrations; flashing; and rough opening dimensions; and all exterior elevations;

1. Per the FBC 2020 section 1030, please identify ALL SECONDARY EGRESS OPENINGS for all sleeping areas.

*Response: Refer to revised sheets A2.01, A2.01 and A5.01*

## 2. Approved

Second review 3/25/2022:

Item #1 - no window schedule (sheet 5.01 missing) available to verify emergency escape & rescue compliance per FBC 2020 section 1030.

*Response: Refer to sheet A5.01 included in this revision.*

## **Fire Review**

Comments 1<sup>st</sup> thru 7<sup>th</sup> not used

8. NFPA 101:8.3.3.2.2 Plans shows garage, elevator shaft walls having a 2-hour fire rating and the following doors: A-14, A-15, B-14, B-15, C-14, C-15, D-14, D-15, C-01, D-01-C-19 and D-19 at 45 minutes fire rating. Two-hour rating firewalls require a 90-minute door. \*Correct on Plans\*

Second correction C-01 and D-01 do not show the 90-minute rating on door schedule C-19 and D-19 still show 45 minutes should be 90 minutes

*Response: Refer to revised Door Schedule, sheet A6.01*

Comments 9<sup>th</sup> thru 11<sup>th</sup> not used

12. NFPA 1:10.10.6.1 for others than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 ft. of any structure.

Second Correction

NFPA 1:10.10.6.1 the use of grills on any balcony or under any overhanging portion does not meet the above fire code and cannot be approved without a variance approval letter from the Greater Naples Fire District. Contact Deputy Fire Marshall Shar Beddow at 239-774-2800 for a District approval. Resubmit with the District approval letter.

*Response: Refer to attached copy of email from Shar Beddow issuing approval for the natural gas built-in grill and outdoor fireplace. Note that as described in the document labeled: "Conditions for Approval of Built-in Natural Gas Grill and Outdoor Fireplace as per Fire Plan Review", we comply with all 20 items listed in the email from Shar Beddow. Also note that although a fire suppression system is not required, we are installing one under a separate permit. Refer to installation instruction and specifications for fireplace model VRE 4600, from manufacturer as required and listed in the attached email from Shar Beddow. Detailed information about all the components being proposed can be found in the supplemental document labeled: "Dorado Fourplex Multi-Family Buildings – Listings and Product Data for Outdoor Kitchen and Fireplace".*

Informational Only

Additional submittals without an approval letter from the fire district will occur additional review costs.

*Response: Acknowledged*

13. NFPA 1:10.10.6.3 Listed equipment permanently installed in accordance with its listing, applicable Codes and manufacturer's instructions shall be permitted. Fireplace and N/G Grill installation manual

states on pages 22 and 23 - Warning: 1. never locate the grill under a roof or overhang, in a building, garage, shed or other such enclosed area. 2. Never locate the grill under combustible construction. 3. Installation must conform to local code NFPA 1:10.10.6.1.

#### Second correction

NFPA 1:10.10.6.1 the use of heating devices on any balcony or under any overhanging portion does not meet the above fire code and cannot be approved without a variance approval letter from the Greater Naples Fire District. Contact Deputy Fire Marshall Shar Beddow at 239-774-2800 for a District approval. Resubmit with the District approval letter.

*Response: Refer to attached copy of email from Shar Beddow issuing approval for the natural gas built-in grill and outdoor fireplace. Note that as described in the document labeled: "Conditions for Approval of Built-in Natural Gas Grill and Outdoor Fireplace as per Fire Plan Review", we comply with all 20 items listed in the email from Shar Beddow. Also note that although a fire suppression system is not required, we are installing one under a separate permit. Refer to installation instruction and specifications for fireplace model VRE 4600, from manufacturer as required and listed in the attached email from Shar Beddow. Detailed information about all the components being proposed can be found in the supplemental document labeled: "Dorado Fourplex Multi-Family Buildings – Listings and Product Data for Outdoor Kitchen and Fireplace".*

#### Informational Only

Additional submittals without an approval letter from the fire district will occur additional review costs.

*Response: Refer to attached copy of email from Shar Beddow, indicating that her email should be used and viewed as approval in lieu of any letter.*

14. NFPA 1:1.7.12 Architectural Plans shows FACP room located on the right side of the building. Electrical plan shows FACP room located on the left side of the building. Correct on plans.

*Response: Sheet E-1 shows the FACP room on the right; refer to P-1 showing FACP room on the right side of the building.*

15. This review shall be considered incomplete pending receipt of requested and required information. Subsequent review(s) may reveal additional deficiencies.

NOTE: All corrections are to include a response letter identifying the changes made for each rejection comment and corrections on the plans clouded.

*Response: Acknowledged*

#### **List of Revised sheets and documents sent:**

##### **Architectural:**

- Sheets: A2.01, A2.02, A5.01, A6.01, A4.02 & A4.03

##### **MEP:**

- P-1

##### **Documents**

HP – Outdoor Gas Fireplace - Installation & Operation Instruction

HP – Outdoor Gas Fireplace – Specifications

Dorado Stairs Shop Drawings

In-Line Hoist Elevator Shop Drawings

Metal Deck Shop Drawings

**From:** Shar Beddow <[sbeddow@gnfire.org](mailto:sbeddow@gnfire.org)>

**Sent:** Wednesday, April 6, 2022 11:29 AM

**To:** MastrobertoThomas <[Thomas.Mastroberto@colliercountyfl.gov](mailto:Thomas.Mastroberto@colliercountyfl.gov)>; KovacsSteven <[Steven.Kovacs@colliercountyfl.gov](mailto:Steven.Kovacs@colliercountyfl.gov)>; CorsileLissandra <[Lissandra.Corsile@colliercountyfl.gov](mailto:Lissandra.Corsile@colliercountyfl.gov)>; CtvrtnikScott <[Scott.Ctvrtnik@colliercountyfl.gov](mailto:Scott.Ctvrtnik@colliercountyfl.gov)>

**Subject:** FW: Time Sensitive

**EXTERNAL EMAIL:** This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

Plan Review,

I received a phone call from Mr. Challenger pertaining to the permit for the outdoor kitchen. GNFD has approved the installation pursuant to items listed below and our discussion several weeks ago. Mr. Challenger has indicated that they did address all the concerns specified in the email when he resubmitted. Did he address the items below? If so, any additional plan submission should be reviewed utilizing this email as approval. Should you need formal documentation, please print the email and attach to plan review. We will not be issuing a variance from the code as we believe the code does not disallow the installation of this approved grill pursuant to 7<sup>th</sup> Ed. FFPC 1:10.10.6.3. When the plan comes back into plan review, notify Chief Hanson and myself.

Sincerely,

Shar Beddow

- 1) Installation of commercial hood and hood suppression not required however sprinkler protection compliant with NFPA 13/13R (depending upon building type installation) is required for exterior kitchen/TV room.
- 2) Show location and design of shaft for ventilation shown on floor plan as well as section details provided.
- 3) Assembly of floor/ceiling and roof/ceiling shall be UL listed assembly, minimum 1 hour. (same rating as unit separation).
- 4) Exhaust compliant with Florida Building Mechanical Code
- 5) FireMagic installation manual is showing utilization of LP cylinder, this installation is not approved. Specify in response and plans if this system is supplied by LP or natural.
- 6) Plans shall reflect device ventilation location, type, connection style, gauge, and etc. Dampers not allowed on exhaust (detail on A4.03)
- 7) Provide details, dimensions and manufactures specifications of the exhaust hood (minimum 1200 ft per min. noted on page 10 of installation manual) if NFPA 96 hood and hood suppression is omitted and replaced with another hood model.

- 8) Plans shall be updated to reflect FireMagic Eshelon E790i grill installation. Currently shows previous model specified.
- 9) Charcoal/smoker box shall not be installed or provided to owner. This allowance is simply for the gas grill, not solid fuel burning materials such as charcoal or wood.
- 10) Plans shall reflect how the 1" front air inlet along the bottom of the control panel required by grill manufacture shall be complied with.
- 11) Plans shall reflect manufactures specifications of ventilation pursuant to page 8 of the installation manual. Unable to determine if the outdoor cabinet supplies this. Provide detail.
- 12) Provide dimensionable floor plan, in addition to the section views, of the lanai layout including the kitchen, fireplace/tv viewing area, window/door openings, etc. to ensure separation compliance.
- 13) Fireplace: Pursuant to manufacturers specification the distance from combustibles (TV) and exhaust and/or heat producing component of fire place will be verified on design and plans.
- 14) Provide manufactures specification for Superior VRE4600 fireplace.
- 15) Plans shall reflect fireplace and grill gas type and line location and shut offs. See page 12, etc.
- 16) Gas lines specify on plans the type of line, size, marking, line support mechanisms and spacing, fire stop for gas lines (if penetrating floor/ceiling/walls) and etc. See page 12,
- 17) Plans shall reflect type of tank/line installation to include: Tank and line location, AG and UG line/tank, quantity, fuel type, line support and type, and etc. compliant with NFPA 54 and 58 if being permitted during building permit. If this will be a separate permit, plans (not acknowledgement letter) shall indicate "propane/natural gas line and tank installation as separate permit".
- 18) Model E-Stop1-0 approved. (1 hour timer)
- 19) Verifying that the Fridge ULINE UORE124-SS01A is electric, not fuel powered.
- 20) Gas shut offs for fireplace and grill shall be in a compliant location pursuant to NFPA 54/58 which requires outside of enclosures in a viewable/accessible area.