

August 25, 2022

Application NO: PRCS2022063021601

Address: 3269 Sandpiper Drive, Naples - Building

Letter of Response to Outstanding Corrections

Rejected Review: Structural Review

Reviewed By: Michael Gibbons

Phone: 239-252-2426 Email: michael.gibbons@colliercountyfl.gov

Correction Comment 1: 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. PROVIDE ENGINEERED CONSTRUCTION DOCUMENTS FOR PROPOSED BUILDING, INCLUDING STRUTURAL FOUNDATION

Response: As discussed the foundation information desired is noted within the engineered construction documents from Carports Anywhere. Please see updated plans for use, occupancy and wind speed on sheet 1 of 4.

Correction Comment 2: 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. APPLICATION CALLS OUT CONSTRUCTION TYPE TO BE IIA. ARCHITECTURAL DOCUMENTS CALL OUT CONSTRUCTION TYPE TO BE IIB. CORRECT EITHER APPLICATION OR DOCUMENTS.

Response: As noted by BC Architects the proposed building is noted as construction type IIB.

Correction Comment 3: 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. CONSTRUCTION DOCUMENTS CALL OUT PROPOSED MEZZANINE TO BE CONSTRUCTED OF WOOD BEAMS, ETC.

DESIGN PROFESSIONAL TO REVIEW FBC 2020 7TH EDITION CHAPTER 6 FOR TYPE II CONSTRUCTION PARAMETERS FOR NON-COMBUSTABLE MATERIALS.

Response: Please see BC Architects response. The mezzanine has been removed and the hard ceiling will be constructed of metal framing to support drywall.

Correction Comment 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. SDP AND ARCHITECTURAL/STRUCTURAL DOCUMENTS SQUARE FOOTAGES SHALL MATCH.

Response: As noted please find Approved SDP with noted Square Footage as 2,400 SF included within this submission.

Rejected Review: Mechanical Review

Reviewed By: David Laming

Phone:239-252-2558 **Email:**David.Laming@colliercountyfl.gov

Correction Comment 1: Smoke detectors listed for use in air distribution systems shall be located downstream of the air filters and ahead of any branch connections in air supply systems. FBCM 606.2.1

Provide duct smoke detector in each AHU in accordance with 606.2.1

Response: Please see BC Architects response.

Correction Comment 2: Specify outdoor air routing and intake locations for AHU 1 & 2. FBC 107.2.1

Response: Please see BC Architects response.

Correction Comment 3: Specify space above copy room. Is this open to air above open office area from AHU 1 & 2's returns? FBC 107.2.1

Response: Please see BC Architects response.

Correction Comment 4: include outdoor air in HVAC Load calcs. FBC Energy 403.2.1

Response: Please see BC Architects response.

Correction Comment 5: This review shall be considered incomplete pending receipt of requested and required information. Subsequent review(s) may reveal additional deficiencies.

Response: Acknowledged

Rejected Review: Fire Review

Reviewed By: Scott Ctvrtnik

Phone:239-252-7325 **Email:**Scott.Ctvrtnik@colliercountyfl.gov

Correction Comment 1: NFPA 90:6.4.4.3 Where smoke detectors required by Section 6.4 are installed in a building not equipped with an approved fire alarm system as specified by 6.4.4.2, the following shall occur:

(1) Smoke detector activation required by Section 6.4 shall cause a visual signal and an audible signal in a normally occupied area.

(2) Smoke detector trouble conditions shall be indicated visually or audibly in a normally occupied area and shall be identified as air duct detector trouble.

*Proposed Carrier HVAC Air handler model FX4DNF061 is capable of producing 2030cfm.

Provide on plans location of required smoke duct detector and the installation of the required accessible remote switch equipped with an visual audible alarm.

Response: Please see BC Architects response.

Correction Comment 2: FFPC 1:4.5.9 Noncombustible Material.

4.5.9.1 A material that complies with any one of the following shall be considered a noncombustible material:

(1) The material, in the form in which it is used and under the conditions anticipated, will not ignite, burn, support combustion, or release flammable vapors when subjected to fire or heat.

(2) The material is reported as passing ASTM E136, Standard Test Method for Behavior of Materials in a Vertical Tube Furnace at 750 Degrees C.

(3) The material is reported as complying with the pass/fail criteria of ASTM E136 when tested in accordance with the test method and procedure in ASTM E2652, Standard Test Method for Behavior of Materials in a Tube Furnace with a Cone-shaped Airflow Stabilizer, at 750 Degrees C.

**Plans submitted declare the structure to conform with Type IIB Construction (Non-Combustible).*

Provide corrections to the proposed mezzanine design which presently includes Type V wood frame construction in a IIB Structure.

Response: Please see BC Architects response. No Mezzanine is proposed.

Correction Comment 3: FFPC 1:14.9.1.1 The number of means of egress from any balcony, mezzanine, story, or portion thereof shall be not less than two, except under one of the following conditions:

(1) A single means of egress shall be permitted where permitted in Chapters 11 through 43 of NFPA 101.

(2) A single means of egress shall be permitted for a mezzanine or balcony where the common path of travel limitations of Chapters 11 through 43 of NFPA 101 are met.

**Provide additional information on plans in regards to the proposed mezzanine.*

Is the mezzanine sole purpose to hold HVAC equipment? include acknowledgement on plans.

Is the mezzanine to be used as additional storage areas with access by occupants. If so provide compliant stairs, hand rails and guardrail's in compliance with FFPC 101:7 on the plans.

Response: Please see BC Architects response.

Correction Comment 4: Informational only:

In an effort to expedite the review process, please itemize your responses to correspond with each one of the requests listed below. In your response letter, indicate the correction made and on what page it can be found or acknowledge compliance with the request or indicate reason for not complying with the request. All corrections shall be clouded on the plans. This review shall be considered incomplete pending receipt of requested and required information. Subsequent review(s) may reveal additional deficiencies.

Response: Acknowledged



Rejected Review: Planning Review

Reviewed By: Christine Willoughby

Phone: 239-252-5748 Email: christine.willoughby@colliercountyfl.gov

Correction Comment 1: LDC 10.02.03 and 10.02.06 B.1.b. All applications for building or land alteration permits shall be accompanied by required plans.

Please provide a copy of County stamped approved site plan of record (i.e., Site Development Plan, Site Improvement Plan, etc.) for the proposed building.

Response: Approved SDP Plans included within this submission.

Correction Comment 2: The FBC, floor area provided on the architectural plans shall match the FBC, floor area provided on the approved Site Development Plan.

Response: As noted please find Approved SDP with noted Square Footage as 2,400 SF included within this submission.

Rejected Review: FEMA Review

Reviewed By: Andrew O'Rourke

Phone: 239-252-2722 Email: Andrew.ORourke@colliercountyfl.gov

Correction Comment 1: At sheet M1.01, HVAC note #9, please change "house" to "office/warehouse".

Flood zone is AE, base flood elevation (BFE) is 7' NAVD.

>Exterior AC equipment pad needs to be minimum elevation of BFE+1 foot or 8' NAVD (9.3' NGVD).<

Response: Please see BC Architects response.

Correction Comment 2: Further FEMA pending Planning.

Response: Acknowledged

Rejected Review: Engineering Review

Reviewed By: Christian Mumme

Phone: 239-252-1301 Email: Christian.Mumme@colliercountyfl.gov

Correction Comment 1: Pending Approval of PL20220000422.

Please provide a copy of County stamped approved site plan of record (i.e., Site Development Plan, Site Improvement Plan, etc.) for the proposed building.

Response: Approved SDP Plans included within this submission.

Sincerely,

Kathy Horn

Project Engineer

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