

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DIVISION / PLANNING AND REGULATION
2800 N. Horseshoe Drive, Naples FL 34104 * Phone (239) 252-2400

Outstanding Corrections

Date: July 01, 2014- 2nd letter

Contact Name: Home Dynamics Construction Corporation

Address: 4755 Technology Way Suite 210

City, State Zip: Boca Raton, FL 33431

Fax: <NO FAX NUMBER>

PERMIT NO: PRBD2014051271001

APPLICATION NO: PRBD20140512710

JOB SITE ADDRESS: 8063 DANCING WIND LN,
Unit:BLDG 18

Email:

Dear Applicant:

Plans submitted with the referenced permit have been reviewed. We are unable to approve your permit application for the reason(s) indicated below.

Submit 4 sets of revised sheets along with 4 letters of response addressing each item. All corrections must be clouded. **Corrections must be submitted in person, the GMD office receiving corrections is open until 4:00 pm. (NOTE: SIRE permit corrections must be resubmitted through SIRE)**

**** Please Note: Effective January 1st, 2014 all Commercial Permit submissions require 2 additional plan sets for the Fire Code Official (FCO) office to address any permit review correction comments. ****

JOB DESCRIPTION: 10-UNIT APARTMENT BUILDING (2002-AR-3172)
8063 DANCING WIND LANE BLDG 17

Rejected Review: Structural Review

Reviewed By: Tom Umscheid

Phone:239-252-2433 Email:TomUmscheid@colliergov.net

Correction Comment 1: Doors (A3, A7, B3, B5, B7, C3, C5, C7) on the ground floor do not meet the minimum size requirements per the 2010 Florida Accessibility Code 404.2.3 of 32" clear when open at 90 degrees.[a 2868 (32") door will have an opening of @ 30-1/2 to 31"] NOTE: This is not part of the failure but it is noticed that doors on the second floor of each type of unit have doors that meet and exceed the minimum size requirements for accessibility except the walk-in closets in units 'B & C' it appears that these may be increased without affecting the design on the floor plans.

2ND REVIEW-6/24/14- Reply is that the building meets the FHA & Florida accessibility requirements but be aware that you are quoting from the residential code (320.1.1) which does not apply in this situation. Per the FBC Building code 2010 buildings over 3 units would be considered a commercial building which may consist of individual any number of s/f units. Per the FHA chapter 3-"Doorway Width & Depth" under 'accessible doors' it clearly indicates all clear openings need to be 32" but there is a minimum tolerance allowed which would not include any accessible doors such as an entrance door. The FHA guidelines also include illustrations covering different types of doors and conditions under the section titled 'types of doors'. If this requirement has been overlooked in past reviews for similar products, it does not negate the responsibility of the contractor that the requirements must be adhered too under the various state & federal codes.

Correction Comment 4: This review shall be considered incomplete pending receipt of requested and required information. Subsequent review(s) may reveal additional deficiencies.
2ND REVIEW-6/24/14 STILL APPLIES.

ATTENTION:

Collier County Plan Review and Inspections routinely reviews all outstanding permit applications in order to determine their status. The review process includes appropriate responses from the permit applicant when the permit cannot be approved. When the applicant is advised of deficiencies and does not respond within **180 days** with corrected plans or an appeal to the

Code Enforcement Board, the permit application will be canceled as per ***Collier County Ordinance 2002-01, Section, 104.5.1.1 to 104.5.1.4.***

IMPORTANT:

The new Digital Flood Insurance Rate Map (DFIRM) will be effective on March 30, 2012. All development and building permit must be in compliance with the DFIRM flood zone and flood elevation requirements beginning on March 30, 2012. Please note that applications submitted prior to March 30, 2012, but issued after March 29, 2012, must be in compliance with the DFIRM requirements.