

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

**Outstanding Corrections**

**Date:** November 19, 2014  
**Contact Name:** HOMES DYNAMICS CONSTRUCTION CORPORATION  
**Address:** 4755 TECHNOLOGY WAY #210  
**City, State Zip:** BOCA RATON, FL 33431--  
**Fax:** (954) 484-8787

**PERMIT NO:** PRBD2014103054001  
**APPLICATION NO:** PRBD20141030540  
**JOB SITE ADDRESS:** 8067 DREAM CATCHER CIR, Unit:  
**Email:**clopez@homedynamics.com

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 5 sets of revised sheets along with 5 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)**

**JOB DESCRIPTION:** NEW CLUBHOUSE  
8067 DREAM CATCHER CIR

**Rejected Review: Plumbing and Handicap Review**  
**Reviewed By: Robert Moss**  
**Phone:239-252-2455    Email:robertmoss@colliergov.net**

Correction Comment 1: Provide a water riser isometric diagram. FBC 107.3.5 and F.A.C. 61G15 32.007 (2).

Correction Comment 2: Air Admittance Valves are required to be ventilated and accessible. FPC 917.5.

Correction Comment 3: The water heater detail shows a floor drain while the floor plan does not. Clarify/rectify.

Correction Comment 4: Men's room: the urinal is unvented. By definition, a urinal is not part of a bathroom group.

Correction Comment 5: Both water fountains are unvented.

Correction Comment 6: The fixture located in the Janitor's Closet is labeled a lav and a L.T. Regardless, this fixture cannot drain into a Bathroom Wet Vent. This leaves the WC unvented. FPC 909. A service sink is required, FPC 403.1.

Correction Comment 7: Provide a schedule of fixtures and equipment. F.A.C. 61G15 34.007 (2).

Correction Comment 8: Minimum size for water connection for a urinal is 3/4". FPC 604.5.

Correction Comment 9: Sanitary drainage is not properly sized, FPC 709/710.

Correction Comment 10: This review shall be considered incomplete pending receipt of requested and required information. Subsequent review(s) may reveal additional deficiencies.

**Rejected Review: Fire Review**  
**Reviewed By: Bill Pancake**  
**Phone:239-252-2310    Email:BillPancake@colliergov.net**

Correction Comment 1: No exit signs are on plans for review. FFPC 101: 12.2.10.1 Means of egress shall be provided with signs in accordance with Section 7.10.

Correction Comment 2: For all corridors, lobbies of materials used for interior wall and ceiling shall be a certain class per its occupant load. As well fabrics used shall be meet NFPA 701. FFPC 101: 12.3.3.2 Corridors, Lobbies, and Enclosed Stairways. Interior wall and ceiling finish materials complying with Section 10.2 shall be Class A or Class B in all corridors and lobbies and shall be Class A in enclosed stairways. 12.3.3.3 Assembly Areas. Interior wall and ceiling finish materials complying with Section 10.2 shall be Class A or Class B in general assembly areas having occupant loads of more than 300 and shall be Class A, Class B, or Class C in assembly areas having occupant loads of 300 or fewer. FFPC 101: 12.7.4.1 Fabrics and films used for decorative purposes, all draperies and curtains, and similar furnishings shall be in accordance with the provisions of 10.3.1. FFPC 101: 10.3.1\* Where required by the applicable provisions of this Code, draperies, curtains, and other similar loosely hanging furnishings and decorations shall meet the flame propagation performance criteria contained in NFPA 701, Standard Methods of Fire Tests for Flame Propagation of Textiles and Films.

Correction Comment 3: No emergency lighting is shown on plans. FFPC 101: 12.2.9.1 Emergency lighting shall be provided in accordance with Section 7.9.

Correction Comment 4: Separation requirements are need from assembly to business as per FFPC 101: 6.1.14.4.1 Where separated occupancies are provided, each part of the building comprising a distinct occupancy, as described in this chapter, shall be completely separated from other occupancies by fire-resistive assemblies, as specified in 6.1.14.4.2, 6.1.14.4.3, Table 6.1.14.4.1(a), and Table 6.1.14.4.1(b), unless separation is provided by approved existing separations.

Correction Comment 5: No portable fire extinguishers, of type, or size and location are shown on plans as per NFPA 10. FFPC 101 38.3.5 Extinguishment Requirements. Portable fire extinguishers shall be provided in every business occupancy in accordance with 9.7.4.1.

Correction Comment 6: To make sure that no one would penetrate a wall and if so, provide protection to openings to Fire/Smoke Barriers walls between units. Please provide statement on plan and above ceiling if it is not done already as per FFPC 101: 8.3.2.4 Fire Wall, Fire Barrier, Fire Partition, Smoke Barrier, Smoke Partition, or any other new wall required to have protected openings shall be permanently identified with signs or stenciling above any decorative ceiling and in concealed spaces with the wording, .FIRE AND SMOKE BARRIER . PROTECT ALL OPENINGS., or similar language. Such signs or stenciling shall be in 4 inch high letters, ½ inch stroke, and not more than 15 feet on-center.

Correction Comment 7: 13.7.9.3.1 Every room constituting assembly occupancy and not having fixed seats shall have the occupant load of the room posted in a conspicuous place near the main exit from the room. Please show the number occupant and the location of signage.

Correction Comment 8: NOTE: In an effort to expedite the review process, please itemize your responses to correspond with each one of the numbered requests listed. 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 must be clouded on the corrected plan sheets. Submit all corrections in one package. Non-compliance with this request will result in an automatic rejection of your revised submittal.

**Rejected Review: FEMA Review**

**Reviewed By: Robert Moss**

**Phone:239-252-2455 Email:robertmoss@colliergov.net**

Correction Comment 1: The proposed structure is located in an AH13.5 flood zone. A proposed Finished Floor Elevation is required, FBC 107.3.5. Please note that the structure must also be 18 inches above the crown of the adjacent road per Collier County ordinances. Per our FEMA maps, that road elevation is 15.2' NAVD. Note that there is a CO hold in lieu of an Elevation Certificate.

**Rejected Review: Electrical Review**

**Reviewed By: Daniel Cortez**

Correction Comment 1: Permit application submitted by the contracotr indicates this permit to be a Private Provider permit, however none of the required private provide package was provided with the submittal. Please clarify if this job is or is not a private provider.

Correction Comment 2: Table NEC 220.44 is not to be used to calculate the entire load. Supply a commercial load calculation as required by FBC107.3.5, per NEC section 220. This is to include the following, as applicable:

- a. Watts per sq. ft., for lighting load in a specified occupancy. This is the minimum lighting load per NEC 220.12. The connected lighting load "X" shall be used if it is larger: NEC 220.14(D). Lighting is considered as a continuous load per NEC-100 and is to be calculated at 125%.
- b. Each receptacle outlet is calculated @ 180 VA's per unit per NEC 220.14(I). Banks and Office building receptacle loads are to be calculated per NEC 220.14(K).
- c. The larger of the A/C including the indoor fan load (@ 100 %), or A/H heating load including the fan load @ 100 %: NEC 220.50 and 51.
- d. All other equipment @ 100%: NEC 220.14(A).
- e. Include 125 % of the largest motor load: NEC 220.50, 430.24.
- f. Show window load @ 200 VA's per linear ft.: NEC 220.14(G) & 220.43(A).
- g. Sign load @ 1200 VA's minimum, or the actual load, whichever is greater: NEC 220.40, 220.14 (F) & 600.5(A).
- h. Track lighting @ 150 VA's for every 2 ft. or fraction thereof: NEC 220.43 (B). This is over and above the sq. ft. lighting load.

Correction Comment 3: Provide the service entrance conductors sizes. These are typically installed by the electrical contractor. In addition, please clarify the phase and voltage of the service. It appears that it is a single phase service however, panels A and B are being fed with three ungrounded conductors which would indicate a three phase service.

Correction Comment 4: A 125-volt, single phase, 15- or 20 amp receptacle outlet shall be installed on the same level, and within 25 feet of all heating, air-conditioning, and refrigeration equipment; NEC 210.63. Note: see 210.8 for GFCI requirements.

Correction Comment 5: Provide the type and CL or CM rating of the wire to be used for the low voltage system(s), per NEC 800.179, 820.179, 640.9, 725.179, and NEC 725.154.

Correction Comment 6: Supply the available fault current, per a power company letter, and match the required AIC rating, with that of the equipment; NEC 110.9.

Correction Comment 7:

#### **Rejected Review: Mechanical and Gas Review**

**Reviewed By: Robert Moss**

**Phone:239-252-2455    Email:robertmoss@colliergov.net**

Correction Comment 1: Provide Energy Calcs. FEC 501.2.

Correction Comment 2: Provide Manual N Cooling Load Calcs, FEC 503.2.1.

Correction Comment 3: Provide NFRC, or equal, data sheets indicating SHGC and U-factor for fenestration.

Correction Comment 4: Provide refrigeration piping routing, and insulation from AHU to Cu. FBC 107.3.5.

Correction Comment 5: Provide condensate piping routing, insulation, and sizing. FBC 107.3.5.

Correction Comment 6: Provide AHU secondary condensate method of drainage, FMC 307.2.3.

Correction Comment 7: Provide exhaust duct routing and penetrations of the exterior envelope. FBC 107.3.5.

Correction Comment 8: How is return air accomplished for AH-4? FMC 601.4.

Correction Comment 9: Does AH-3 and AH-2 have a common plenum? RA is only shown for AH-1 and AH-3.

Correction Comment 10: How is outside air accomplished? Provide duct routing, termination, and sizing. FBC 107.3.5.

Correction Comment 11: This review shall be considered incomplete pending receipt of requested and required information. Subsequent review(s) may reveal additional deficiencies.

**Rejected Review: Structural Review**

**Reviewed By: Tom Umscheid**

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

Correction Comment 1: This review shall be considered incomplete pending receipt of requested and required information. Subsequent review(s) may reveal additional deficiencies.

Correction Comment 2: Please provide occupant load in accordance with FBC section 1004. Kitchen not per the FBC and conference room shall be considered part of the business portion.

Correction Comment 3: Per Florida Building Code Section 1006. Exits shall be marked by an approved sign readily visible from any direction of exit access. Every exit sign shall be suitably illuminated by a reliable light source. Externally and internally illuminated signs shall be visible in both normal and emergency lighting. Exception: Main exterior exit doors that obviously and clearly are identifiable as exits.

**Rejected Review: Sprinkler 61GS Review**

**Reviewed By: Robert Moss**

**Phone:239-252-2455    Email:robertmoss@colliergov.net**

Correction Comment 1: Florida Administrative Code (FAC) 61G15 Fire Protection documents are required with the Building Permit for sprinklered buildings, where 50 or more heads are either installed or relocated, and are produced by the Engineer of Record. A separate permit with the applicable Fire Department is required of the sprinkler contractor who is under the direct supervision of the Engineer of Record. The sprinkler permit documents are described as "shop drawings" per FBC107.2.1.1 and are submitted to the Fire Department for a sprinkler permit. Should the anticipated extent of sprinkler work be less than the installation or relocation of 50 sprinkler heads, please provide a letter from the Engineer or Architect of record stating the same.

**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.