

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DIVISION / BUILDING REVIEW & INSPECTION
2800 N. Horseshoe Drive, Naples FL 34104 * Phone (239) 252-2400

Outstanding Corrections

6/29/2017 response to comment #1 only to separate plans

Date: June 29, 2017
Contact Name: Jose R. Perez
Address: 8950 SW 74 ct. suite 1513
City, State Zip: Miami, FL 33156

PERMIT NO: PRBD2017041605001
APPLICATION NO: PRBD20170416050
JOB SITE ADDRESS: 8625 Immokalee RD, Unit:

Email: jperez@msaarchitectsinc.com

JOB DESCRIPTION: ~~NEW 2-STORY Clubhouse/Pool Pavilion~~

Monument Sign Entry Gates, Trellis/Cols.

SIMULTANEOUS SUBMITTAL PL20160003553 and PL20150001776

Temp Address: 8625 Immokalee Rd

Rejected Review: Structural Review

Reviewed By: Andrew Ewing

Phone: 239-252-2470 Email: AndrewEwing@colliergov.net

Correction Comment 1: Please resubmit the Pool Pavilion, Monument Sign, Trellis/Columns as separate permits

(MSA RESPONSE to comment #1 only) Drawings have been separated to comply with comments refer to Architectural, Structural, Electrical Drawings that pertain to the Monument Sign, Entry Gates, Trellis Columns adjacent to Clubhouse.

For other comments related to the clubhouse refer to permit # PRBD2017041605001

~~Correction Comment 2: Please provide truss layout plans and details by the truss manufacturer in accordance with Florida Building Code Section 2303.4.1 these construction documents shall include, but not be limited to the information specified. Florida Building Code Section 2303.4.1~~

~~Correction Comment 3: Please provide shop drawings for the gas fireplace~~

~~Correction Comment 4: Product Approval: Please provide product approvals from the state of Florida or the Miami/Dade NOA's for the windows and doors being used in this project, information must include the cover sheet showing code compliance, the approved manufacturer specifications, the model number and installation instructions. Per the Florida Building Code 1609 and 1710, openings in exterior walls must be protected by impact resistant windows and doors, or by shutters.~~

~~Correction Comment 5: Occupant Load: Sheet LS-0.1, the occupancy calculation table total is 360 occupants, the egress capacity calculation table notes a clubhouse capacity of 307 occupants, please clarify and revise occupancy calculation and/or capacity calculation as necessary.~~

~~Correction Comment 6: CLARITY OF WORK Per Florida Building Code Section 107.2.1 Construction documents shall be of~~

sufficient clarity to indicate the location, nature and extent of the work proposed.

Please review and clarify the following on Sheet LS—0.1:

1. The life safety—clubhouse ground floor plan notes a one hour wall at the HVAC room which references note #1 on Sheet CH-9.1; Note #1 on Sheet CH-9.1—typical interior partition wall is a non-rated wall, please clarify.

2. Fire resistance rating requirements construction Type 111-B table, Structural Element #10 are the following:

Corridor Walls—1hour

Exit Access Openings—20minutes

The legend for the 1 hr. rated wall is a dark broken line which does not appear on the floor plan, please clarify and label drawings as necessary. Please indicate all fire walls on the floor plan.

Correction Comment 7: This review shall be considered incomplete pending receipt of requested and required information. Subsequent review(s) may reveal additional deficiencies.

Rejected Review: Electrical Review

Reviewed By: David Engelhart

Phone: 239-252-5723 — Email: davidengelhart@colliergov.net

Correction Comment 1: As separate permit(s) are required for the separate structures per FBC 105, this review and subsequent comments apply to the clubhouse only. A precursory review has resulted in no foreseen objections to the design, other than separating the intent documentation for each separate permit with, and to include, all pertinent information required by FBC 107.3.5.

Correction Comment 2: Please coordinate panel schedule DP with the riser diagram. The riser diagram appropriately indicates it is a "Main Breaker" panel. The panel schedule indicates it's main is "Lugs Only". FBC 107.2.1.

Correction Comment 3: Please clarify the overcurrent protection in panel schedule DP for panel "CH". The system appears to be single phase. The overcurrent protection device for panel "CH" appears to be a 3 pole unit. FBC 107.2.1.

Correction Comment 4: Please clarify the load calculation for panel "CH" indicating 226 amps for this 225 amp panel. FBC 107.2.1.

Correction Comment 5: NOTE: This review shall be considered incomplete pending receipt of the information requested.

NOTE: This plan has been reviewed per the 2011 edition of NFPA 70 publication of the National Electrical Code (NEC®) and the 5th edition (2014) of the Florida Building Code (FBC) that became effective June 30, 2015.

NOTE: The subsequent corrections and or revisions to this plan require the signature and seal of the design professional.

Rejected Review: Mechanical and Gas Review

Reviewed By: Richard Noonan

Phone: 239-877-2854 — Email: richardnoonan@colliergov.net

Correction Comment 1: Miscellaneous Corrections; Page 10 through 14 of the Energy Code form have no options selected please clarify.

Rejected Review: Plumbing and Handicap Review

Reviewed By: Tim Rygiel

Phone: 239-252-2455 — Email: TimothyRygiel@colliergov.net

Correction Comment 1: Pending outcome of Structural review comments.

~~Correction Comment 2: FBCP 416.5 Tempered water shall be delivered from lavatories and group wash fixtures located in public toilet facilities provided for customers, patrons and visitors. Tempered water shall be delivered through an approved water-temperature limiting device that conforms to ASSE1070 or CSA B125.3~~

~~Tempered water is water at a temperature range between 86°F and 109°F.~~

~~FBCP 607.1.1 Temperature limiting means.~~

~~A thermostat control for a water heater shall not serve as the temperature limiting means for the purposes of complying with the requirements of this code for maximum allowable hot or tempered water delivery temperature at fixtures.~~

~~Correction Comment 3: Provide plumbing fixture schedule. Assure ADA compliance with appropriate fixtures.~~

~~Correction Comment 4: Clarify pool pavillion restroom ADA clear space requirement for water closets. As shown clear space undersized.~~

~~FBC Accessibility 604.3.1~~

~~Correction Comment 5: Pool pavillion plan view indicates AAV at bar area sink.~~

~~Isometric view indicates VTR.~~

~~Correlate.~~

~~Correction Comment 6: Rinse shower is required on pool deck. Not included on this plan.~~

~~Clarify.~~

~~FBCP 454.1.6.2~~

~~Correction Comment 7: 904.1 Required vent extension.~~

~~The vent system serving each building drain shall have not less than one vent pipe that extends to the outdoors.~~

~~Correction Comment 8: Water closets must be vented by an approved method per FBCP Chapter 9~~

~~Correction Comment 9: 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: Linda Simmons~~

~~Phone: 239-252-2311 — Email: LindaSimmons@colliergov.net~~

~~Correction Comment 1: Note on Life Safety Plan sheet LS-0.1 identifies "Sign "2" Clubroom Entrance, however no sign could be located on plans. Please identify.~~

~~Correction Comment 2: Permit application Description of work identifies the clubhouse as a 2 story. However only one floor was observed on plans. Please clarify.~~

~~Correction Comment 3: Exit signage on Life Safety Plan Sheet LS-0.1 does not match Electrical Sheet ECH-1. Please revise to match Electrical plan.~~

~~Correction Comment 4: Door schedule identifies 4 doors with a "C45" Label. Is this referring to a fire rating? If so, rooms #8, 9, 19, 20 do not show any rating on the plans. Please clarify.~~

~~Correction Comment 5: Provide manufacturer specification and installation documents for the Fireplace. What type of gas does the fireplace utilize?~~

~~Correction Comment 6: Will the access-controlled doors be permitted separately? If not, provide details complying with FFPC 5th ed. 101:7.2.1.6.2~~

~~Correction Comment 7: Please contact North Collier Fire District at <http://www.northcollierfire.com/plan-review-inspections> to coordinate the requirements of FFPC 1: Chapter 16 Safeguards During Building Construction, Alteration, and Demolition Operations. Provide written verification that such coordination took place and include this with your re-submittal.~~

~~Correction Comment 8: This project has been submitted as a SIMULTANEOUS REVIEW. As such, this permit will not be approved until the final simultaneous review of the building plans and the SDP has been approved by North Collier Fire. Even when the outstanding building permit comments are addressed and satisfied under a Correction submittal, the final approval of this permit will not be granted by North Collier Fire until the Simultaneous Review has been approved by this Office.~~

~~Correction Comment 9: 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. Failure to provide this, may result in a rejection. This permit has been reviewed under the Florida Fire Prevention Code 5th ed, adopted by the State of Florida.~~

~~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: Alarm 61GA Review

Reviewed By: Pamela Demeo

Phone: 239-252-2308 Email: PamelaDemeo@colliergov.net

~~Correction Comment 1: Identify the occupancy classification per the Florida Fire Prevention Code, 5th edition, Chapter 3 & Chapter 6.~~

~~Free online access to the Florida Fire Prevention Code can be found at <http://www.myfloridacfo.com/Division/SFM/BFP/FloridaFirePreventionCodePage.htm>~~

~~Correction Comment 2: Identify the applicable code conformance to reflect the minimum Fire and Life Safety Code adopted by the State of Florida (Florida Fire Prevention Code, 5th ed.), NFPA 72 (2010) and NFPA 70 (2011).~~

~~Correction Comment 3: Provide complete information required by Florida Administrative Code 61G15-32.008 (1)-(7). Revise and resubmit.~~

~~Additional information about the fire alarm 61G review and some of the local requirements can be found at www.northcollierfire.com under the tab Prevention / Plan Review.~~

~~A complete list of local policies and procedures is available at www.ccfadin.com~~

~~Correction Comment 4: NFPA 72 requires system designers to determine the voice intelligibility during the planning and design phase. Each acoustically distinguishable space (ADS) shall be identified as requiring or not requiring voice intelligibility. NFPA-72 (2010) 18.4.10-18.4.10.3.~~

~~A chart template you may use can be found at www.northcollierfire.com under the tab Prevention / Plan Review.~~

~~Correction Comment 5: When the engineer determines that special requirements are required by the owner, insurance underwriter or local fire code amendments these requirements shall be documented or referenced on the Engineering Design Documents. 61G15-32.008 (7)~~

Note on plans

AHJ Requirements:

~~An exterior weatherproof audio-visual device is required per Collier County Fire Prevention and Protection Code Policy and Procedure Article FAL01-1.~~

~~Duct smoke detectors that are not part of a smoke control system and used solely for closing dampers for HVAC systems shall not activate the building evacuation alarm. Instead, they shall initiate a supervisory signal only. Collier County Fire Prevention~~

and Protection Code Policy and Procedure Article FAL 02-2 www.ccfdin.com

All aboveground valves or PIV's that control water exclusively supplying a fire sprinkler system shall be electrically monitored. Collier County Fire Prevention and Protection Code Policy and Procedure Article number COD 00-1 (www.ccfdin.com).

Anything above and beyond the minimum code shall be specifically noted on the plans and who is requiring this to be added to the system (example: only a single manual pull station is required by code, the owner is requiring a manual pull station at each exit).

Correction Comment 6: In the event that the Engineer of Record elects to specify specific equipment and to show the required wiring, battery and voltage drop (circuit analysis) calculations shall be completed. The calculations shall be completed using the equipment manufacture's data and applicable NFPA 72 procedures. 61G15-32.008 (5)

Correction Comment 7: This review shall be considered incomplete pending receipt of requested and required information. Subsequent review(s) may reveal additional deficiencies.

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

Correction Comment 8: The image appears that the "seal" is not the same as the digital signer. Clarify or correct.

Rejected Review: Sprinkler 61GS Review

Reviewed By: Jackie DeLaOsa

Phone: 239-252-2312 — Email: JackieDeLaOsa@colliergov.net

Correction Comment 1: The requirements of FAC 61G15-32.003 and .004 (A-M) have not been fully provided. Very little that was presented meets the requirements of the State mandates. Please review these requirements and provide the necessary engineering for the fire sprinkler system. Please note that both the sprinkler engineer and the structural engineer are required to address the loading of the sprinkler system on the building and this information must be coordinated and match.

Correction Comment 2: There are references to NFPA 13 and NFPA 13R. Only NFPA 13 is acceptable for this building for the sprinkler system. Additionally please include the code reference for the underground portion of the system (NFPA 24). All code references must include the edition of the code and be in accordance with those accepted by the State of Florida.

Correction Comment 3: Please verify the incoming fire line to the building. Nothing is shown on the Site Development Plan for the addition of a DDC check valve assembly at the buildings. As part of the requirements of FAC 61G15-32.004(2)(i), please clarify this information.

Correction Comment 4: Provide a scale on the plans that may be used to calibrate the measurements to verify head placement

Correction Comment 5: Since you are providing head placement information, please also identify the ceiling heights in all areas.

Correction Comment 6: Please explain the reference to Forms 85A and 85B as they do not appear in NFPA 13.

Correction Comment 7: Please explain the use of "Central" Heads. I am not familiar with that brand today.

Correction Comment 8: A layout has not been provided for the attic. The use of specialized sprinklers as noted in the sprinkler legend may require additional information for the 61GS engineering document to avoid issues at the time of sprinkler permitting.

Correction Comment 9: If head layout is provided, the cutsheets for the heads must also be provided for review.

Correction Comment 10: 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. Failure to provide this, may result in another rejection.

Rejected Review: Planning Review

Reviewed By: Christine Willoughby

Phone: 239-252-5748 Email: christinewilloughby@colliergov.net

Correction Comment 1: This property does not have an approved SDP. SDP-PL20160003553 is still under review. Building permit cannot be approved by Zoning until the SDP is approved.

Once approval is received provide a copy of the stamped approved SDP as a correction.

Additional comments maybe forthcoming once staff reviews the approved SDP with the provided building permit information.

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 (as amended)**.