

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

Outstanding Corrections

Date: August 04, 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

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.

For Applications Submitted through the GMD E-Permitting Portal:

- Review the corrections below to identify each document you will need to submit.
- All corrections must be clouded.
- Corrections are submitted through the GMD Portal at <http://cvportal.colliergov.net/CityViewWeb>.
- Corrected documents must be submitted as complete files (with the corrected sheets *replacing* the rejected sheets). Submittals containing just the corrected sheets will be returned as Insufficient. Each complete file should be uploaded as a "New Version" of the previously submitted checklist item. Only use the "Miscellaneous Documents" checklist item when your correction comments below request a new/not previously submitted document.
- Submit a Letter of Response summarizing the changes made to address each correction comment below.

JOB DESCRIPTION: NEW 1 STORY - Clubhouse/Pool Pavilion
SIMULTANEOUS SUBMITTAL PL20160003553
Temp Address: 8625 Immokalee Rd

Rejected Review: Structural Review
Reviewed By: Andrew Ewing
Phone:239-252-2470 Email:AndrewEwing@colliergov.net

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

Second Review:

If the intent is to include this item as a deferred submittal, please follow the following procedure:

DEFERRED SUBMITTAL Please provide a letter stating it is understood that the permit will be placed on inspection hold until a revision is submitted and approved for any missing documents, Specialty Engineering and/or Shop Drawings requested for review. Please have letter signed by Owner, Design Professional and General Contractor.

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

Second Review:

If the intent is to include this item as a deferred submittal, please follow the following procedure:

DEFERRED SUBMITTAL Please provide a letter stating it is understood that the permit will be placed on inspection hold until a revision is submitted and approved for any missing documents, Specialty Engineering and/or Shop Drawings requested for

review. Please have letter signed by Owner, Design Professional and General Contractor.

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.

Second Review:

The correction response refers to Sheet A-4.1.4 for a compilation of required NOA'S, this sheet could not be found in the submitted drawings.

Please provide a list of required NOA'S for the clubhouse.

Correction Comment 7: A letter of Acceptance to Perform Threshold Inspection Services is included in the submittal documents, please indicate if it is your intent for threshold services to be performed on the clubhouse.

Correction Comment 8: DEFERRED SUBMITTAL Please provide a letter stating it is understood that the permit will be placed on inspection hold until a revision is submitted and approved for any missing documents, Specialty Engineering and/or Shop Drawings requested for review. Please have letter signed by Owner, Design Professional and General Contractor. Please include all items requested specific to the Clubhouse in the Deferred Submittal Letter.

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: Plumbing and Handicap Review

Reviewed By: Tim Rygiel

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

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.

2nd rejection: Water heater detail indicates tempered water to all sinks. Hot water required at mop and kitchen sinks per FBCP 607.1

Correction Comment 9: This review shall be considered incomplete pending receipt of requested and required information. Subsequent review(s) may reveal additional deficiencies.

Correction Comment 10: Outdated code reference

Rejected Review: Fire Review

Reviewed By: Linda Simmons

Phone:239-252-2309 Email:LindaSimmons@colliergov.net

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.

Second Review - 8/1/17

A permit hold will be placed on this project until application is corrected. See customer service agent for assistance.

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.

Second Review - 8/1/17 - still applicable

A check of the life safety plan and electrical plan still show numerous discrepancies in exit signage placement. Please re-review both sheets and submit plans that match.

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.

Second Review - 8/1/17 - still applicable

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: 239-252-2309 Email: PamelaDemeo@colliergov.net

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.ccfдин.com

Review 8/4/17

Comment still applies. If you would like to schedule a meeting to discuss this review, please contact Maggie at macevedo@northcollierfire.com for scheduling.

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.

Review 8/4/17 Still applies.

Correction Comment 9: Review 8/4/17

Provide dimension line so the scale can be set.

Correction Comment 10: Review 8/4/17

It appears that the strobe intensity in some areas far exceed code requirements.

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)

Rejected Review: Sprinkler 61GS Review

Reviewed By: Jackie DeLaOsa

Phone: 239-252-2309 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.

SECOND REVIEW - 7/24/17 - Still applicable. Additionally, nothing was provided by the structural engineer.

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.

SECOND REVIEW - 7/24/17 - Please remove all references to the engineering for the residential buildings and ONLY address the engineering for the clubhouse. Code references were not added as requested. 2012 Life Safety Code is not correct. It should be the Fifth Edition of the Florida Fire Prevention Code.

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.

SECOND REVIEW - 7/24/17 - The Site Development Plan submitted has the domestic water line switched with the fire line to the building. Additionally, the requirements of the State have not been fully provided as the characteristics of the water supply does not identify the main size, whether it is dead-end or circulating, if a dead-end, the location of the nearest circulating main servicing this building and the minimum duration and reliability for the most hydraulically demanding area have not been provided.

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

SECOND REVIEW - 7/24/17 - It still looks like head placements have been provided, please clarify and if provided, include the information requested above.

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

SECOND REVIEW - 7/24/17 - Still applicable.

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.

SECOND REVIEW - 7/24/17 - Still applicable.

Correction Comment 11: Please clarify - only page FSCH-1 was resubmitted, is it your intentions to continue to use FSCH-2 or not?

Correction Comment 12: NOTE ONLY: The following is based on the removal of FSCH-2 from review or corrections that would be required anyway.

Correction Comment 13: Please provide the nature and scope of work described in detail.

Correction Comment 14: Acceptance test criteria for the sprinkler system and underground have not been provided.

Correction Comment 15: FYI ONLY - If the extrapolation shown in the 61G information is based on requirements of the Fire District, please be advised that it has changed to 10 percent reduction in the static and residual numbers with no change in the

flow. If you intended to have the 50 psi static, etc. you are welcome to do so.

Correction Comment 16: The point of service needs to be explicit. The general information provided is not correct.

Correction Comment 17: Valving and alarm requirements do not appear to address this building, please correct.

Correction Comment 18: The classification of each room or area has not been provided for the clubhouse. Please provide. It shall also include the attic and any service rooms or storage rooms, the kitchen (galley), and Veranda.

Correction Comment 19: The design approach for each separate room or area has not been provided as the attic and service rooms have not been addressed.

Correction Comment 20: NOTE FOR REVIEWER ONLY - ENGINEER: Alejandro Franyie

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.

Rev # 2

Above comment is still valid.

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)**.