

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

Outstanding Corrections

Date: March 07, 2018

Contact Name: SAND SPRINGS DEVELOPMENT CORP.

Address: 21401 CORKSCREW VILLAGE LN. #1

City, State Zip: ESTERO, FL 33928--

Fax: (239) 947-6909

PERMIT NO: PRBD2018020701901

APPLICATION NO: PRBD20180207019

JOB SITE ADDRESS: 1725 Wild Pines CT, Unit:BLDG

Email:Mail-server@csr24.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.

For Applications Submitted on Paper:

- Review the corrections below to identify each document you will need to submit.
- All corrections must be clouded.
- Corrections to *paper documents* must be submitted in person; the GMD office receiving corrections is open until 4:30 pm.
- Submit 5 sets of corrected documents.
- Submit 5 copies of the Letter of Response summarizing the changes made to address each correction comment below.

JOB DESCRIPTION: POUR NEW BEAM ON EXISTING BLOCK WALL REAR ELEVATION TO LEVEL STRUCTURE TO RECIEVE TRUSSES. ADD NEW HIP ROOF 6:12 TRUSSES. NEW METAL ROOF. REPLACE EXISTING WIRING WHERE DAMAGED BY STORM AND ROOF DAMAGE. REPLACE 4 CEILING MOUNTED SURFACE LIGHTS FOR EACH UNIT DAMAGED BY HURRICANE. REPLACE EXISTING 20 GALLON WATER HEATER (OUTDATED) WITH NEW 20 GALLON WATER HEATER. FIREWALL AND FIRE CAULKING BETWEEN EACH UNIT AS PER PLAN. REPLACE DAMAGE DRYWALL, FINISH, AND PAINT. RECONNECT EXISTING BATH VANITIES THAT WILL BE REMOVED FOR CONSTRUCTION ALTERATIONS.

1725 WILD PINES COURT BLDG

Rejected Review: FEMA Review

Reviewed By: Tim Rygiel

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

Correction Comment 1: AE 7 NAVD flood zone. Provide Elevation Certificate to prove FFE is above BFE or provide FEMA 50% documentation.

Rejected Review: Electrical Review

Reviewed By: Gregory Hamm

Phone:239-252-2415 **Email:**GregoryHamm@colliergov.net

Correction Comment 1: Please provide complete electrical intent as required by FBC 107.3.5,

Rejected Review: Fire Review

Reviewed By: Steven Kovacs

Phone:239-252-2562 **Email:**StevenKovacs@colliergov.net

Correction Comment 1: Fire Code Corrections Comments

FFPC 1: Chapter 16 Safeguards during Building Construction, Alteration, and Demolition Operations.

Please contact Greater Naples Fire District at (239) 774-2800 or E-Mail fls@gnfire.org to coordinate the requirements of FFPC

1: Chapter 16 Safeguards during Building Construction, Alteration, and Demolition Operations. Note on plans

Correction Comment 2: NFPA1:1.7.12 State on plans that alteration is in accordance to the Florida Fire Prevention Code 2017 6th. Edition

Correction Comment 3: NFPA 101:6.1.14.4.1 Provide U.L cut sheets on plans for all tenant separation fire rated wall assemblies

Rejected Review: Plumbing and Handicap Review

Reviewed By: Tim Rygiel

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

Correction Comment 1: Scope of work references new water heater and bath vanities that will be removed. Provide floor plan with fixture locations and units that work is to be performed.

FBC 107.2.1

Rejected Review: Structural Review

Reviewed By: Tom Umscheid

Phone:239-252-2433 Email:TomUmschied@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: #1- Plans indicate new tie beam but fail to provide size. If the beam is to level the building the beam would be smaller at the front of the structure and plans state new trusses to be installed on existing walls. Beam would be from nothing at the front to whatever size on the rear. Explain steel reinforcement to be used; bar size, spacing, stirrup number, how it is beam steel connected to the existing structure etc.?

Correction Comment 3: #2- Provide method of tie down of jack trusses at the rear of the structure where there is no bearing point for the truss straps.

Correction Comment 4: #3- Plans indicate new H/W tank, indicate location of installation, be aware the trusses are not designed for this feature to be installed in the attic space!

Correction Comment 5: #4- Please provide product approvals from the state of Florida or the Miami/Dade- NOA's for the roofing materials being used in this project, information must include the cover sheet showing code compliance, the approved manufacturer specifications, the model number and installation instructions.

Correction Comment 6: #5- Per Florida Building Code Section 1203.2 Attic spaces, enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof framing members shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain. Blocking and bridging shall be arranged so as not to interfere with the movement of air. A minimum of 1 inch of airspace shall be provided between the insulation and the roof sheathing. The net free ventilating area shall not be less than 1 / 150 of the area of the space ventilated, with 50 percent of the required ventilating area provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.

Correction Comment 7: #6- Per Florida Building Code Section 1209.2 attic access shall be provided to all areas having a clear height of over 30". Opening shall be no less than 20"X30". a min. 30" clear headroom space shall be provided at or above the access opening. Please indicate locations of attic access(s) on floor plan.

Correction Comment 8: #7- All new fire rated walls must conform to the FBC 716.3 and be properly identified as indicated in the code section.

Correction Comment 9: #8- Need to provide information on 'safeguards during construction' per the FBC chapter 33. Plans

shall include any special arrangements for blocking off egress hallways, making provisions to keep exits operational, temporary signage and emergency lighting if required, site is not blocking any vehicular operation in emergency situations etc.

Rejected Review: Mechanical Review

Reviewed By: John McCormick

Phone:239-252-5203 Email:JohnMcCormick@colliergov.net

Correction Comment 1: Miscellaneous Corrections:

1) Please provide Energy Calc

FBC Energy 407.4

Correction Comment 2: Miscellaneous Corrections:

2) Provide areas of drywall and insulation replacement. May require Blower Door Test.

FBC Building 107.2.1

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)**.