

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

Outstanding Corrections

Date: March 08, 2018
Contact Name: Suffolk - Nico Zepp
Address: 10600 Chevrolet Way Suite 301
City, State Zip: Estero, FL 33928

Contact Name: SUFFOLK CONSTRUCTION COMPANY, INC.
Address: ONE HARVARD CIRCLE, SUITE 100
City, State Zip: WEST PALM BEACH, FL 33409

PERMIT NO: PRBD2018010310301
APPLICATION NO: PRBD20180103103
JOB SITE ADDRESS: 7448 Little Lake LN, Unit:BLDG 4

Email: nzepp@suffolk.com
APPLICATION NO: PRBD20180103103
JOB SITE ADDRESS: 7448 Little Lake LN, Unit:BLDG 4

Email: SSmiley@suffolk.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: 12 unit residential building, 6 living levels over parking.
7448 Little Lake LN, Unit:BLDG 4

Rejected Review: Planning Review
Reviewed By: Christine Willoughby
Phone:239-252-5748 Email:christinewilloughby@colliergov.net

Correction Comment 1: FBC, floor area provided on the civil plan cover sheet for the 12 unit building is 28,055 sqft. Sheet G0.02 of the building plan sets states FBC, floor area to be 62,639 sqft.

These two figures should match. Either submit an SDPI to correct the floor area on the SDP or revise on the building plan set.

Rejected Review: Electrical Review
Reviewed By: David Engelhart
Phone:239-252-5723 Email:davidengelhart@colliergov.net

Correction Comment 1: A load calculation for the unit risers could not be located. FBC 107.3.5.

Correction Comment 2: Please clarify for the normal power unit panels. It seems there are 3 units fed from 1-300 amp feeder in each riser per the riser diagram Keyed note #6 and corresponding MDP panel schedule. The riser diagram Keyed Notes #1&5 indicates they are 150 amp rated fed with 250 amps. The corresponding unit panel schedule indicates they are main lug and no minimum buss rating. The riser diagram seems to indicate them as main breaker with no rating of the breaker.

Correction Comment 3: Please clarify the Generator Feeder Schedule. The descriptions are not clear as to which applies to this building. FBC 107.2.1.

Correction Comment 4: Pending response to the request to clarify the Generator Feeder Schedule, verify the equipment grounding conductors are proportionately increased as required by NEC® 250.122(B).

Correction Comment 5: Please clarify for the transfer switches to be 4 pole, switching the neutral, if the generator is feeding multiple normally separately derived systems.

Correction Comment 6: All branch circuits that supply 125-volt, single phase, 15 and 20 ampere outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms closets, hallways, laundry areas, or similar rooms or areas shall be protected by any of the means described in 210.12(A)(1) through (6) per NEC® 210.12(A). The kitchen and laundry areas do not appear to be covered per the panel schedules.

Correction Comment 7: Tamper resistant receptacles are required in all areas specified in NEC® 210.52 for all 125-volt 15-20 amp receptacles in dwelling units per NEC® 406.12(A).

Correction Comment 8: There appears to be a receptacle within 6 feet of a sink that is not GFCI protected at the great room. NEC® 210.8(A)(7).

Correction Comment 9: NEC® 210.8(D) requires the dishwasher outlet to be GFCI protected.

Correction Comment 10: There appear to be symbols located on the unit power floor plans that are not described in the symbol legend nor in the plan notes as required by FBC 107.2.1: ES and KP within a square, seemingly at the unit entry doors. This would seem to be some sort of access control that would need to comply with FBC 1010.1.9.8 as well as the cabling information or acknowledge that this will be permitted separately as all the other low voltage systems appear to be.

Correction Comment 11: NOTE: This review shall be considered incomplete pending receipt of the information requested.

NOTE: This plan has been reviewed per the 2014 edition of NFPA 70 publication of the National Electrical Code (NEC®) and the 6th edition (2017) of the Florida Building Code (FBC) that became effective December 31, 2017.

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

Rejected Review: Fire Review
Reviewed By: Edwin Sanchez
Phone: 239-252-7517 Email: EdwinSanchez@colliergov.net

Correction Comment 1: NFPA 1:18.2.2.1 A lock box is required for fire department emergency access into the structure/riser room and/or fire alarm control panel

Contact the Greater Naples Fire District at (239) 774-2800 for instructions

Correction Comment 2: NFPA 1:12.3.2 Prior to commencement of all three story or greater buildings, the Quality Assurance Program for penetrations required by 6th Ed. FFPC 1.12.3.2, ASTM E2174, and ASTM E2393, shall be submitted and approved by the Fire Department

Contact Greater Naples Fire District at (239) 774-2800 for submission, approval and Quality Assurance Program Inspection Form submittal

Correction Comment 3: NFPA 1:16.1.1 Contact Greater Naples Fire District at (239) 774-2800 or FLS@gnfire.org to coordinate

the requirements of NFPA 1 Chapter 16 Safeguards during Building Construction, Alteration, and Demolition Operations

Correction Comment 4: NFPA 1:1.12.8 Certificate of Occupancy (c/o) hold pending separate permits for the following:

1. Fire alarm
2. Fire alarm monitoring
3. Fire sprinkler
4. Fire underground
5. Fire standpipe

Correction Comment 5: NFPA 101:6.1.14 Multiple occupancy uses in a building or structure, or portion of a building or structure, shall be classified as mixed non-separated or separated use occupancy

Building summary sheet G0.02

Correction Comment 6: NFPA 1:1.7.12 To ensure fire code compliance the plans shall state the scope of work is in accordance with the Florida Fire Prevention Code 6th edition. Remove all non-applicable codes and standards Reference to the Florida Fire Prevention Code 6th edition for a listing of standards applicable to this project

<http://www.myfloridacfo.com/Division/SFM/BFP/FloridaFirePreventionCodePage.htm>

Sheet G0.02

Correction Comment 7: NFPA 1:10.11.1.1 New and existing buildings shall have address numbers contrasting in color and placed in a position to be plainly legible and visible from the street or road fronting the property

Correction Comment 8: NFPA 101:8.3.2.4 All new fire walls required to prevent the passage of smoke and fire shall be identified with wording "FIRE AND SMOKE BARRIER-PROTECT OPENINGS not less than 4" high letters

Correction Comment 9: NFPA 101:7.2.2.4.6.2 Balcony guardrails shall be no less than 42" in height

Sheet A2.05

Correction Comment 10: NFPA 1:11.6.2 Waste trash chute and access door shall be installed in accordance with NFPA 82 2014 edition. Provide manufacturer's UL listed specification for door assembly

Sheet A5.04

Correction Comment 11: NFPA 101:7.10.3.1 Exit/directional signage at garage exit discharge shall be unobstructed from view

Sheet A0.10

Correction Comment 12: NFPA 1:13.6.3.1.3 Portable fire extinguisher(s) shall be conspicuously located at a readily visible and accessible location along the normal path of travel near an exit. Show the type, size and location of all fire extinguishers on the life safety plan

Sheet A0.10-A0.20

Correction Comment 13: NFPA 1:11.3.1 Elevators shall conform to the firefighter's emergency operations requirements of ASME A17 Phase II

Note on drawing

Correction Comment 14: NFPA 101:8.3.3.3 All fire doors listed on the door schedule shall be self-closing or automatic-closing

Sheet A6.00-A6.06

Correction Comment 15: NFPA 101:8.3.3.2.3.1 All fire door assemblies shall labeled and maintained in a legible condition

Correction Comment 16: NFPA 101:7.2.12.1.1 Exit stairwells shall be provided with two-way communication system for communication between the elevator landing and directions for the use of the two-way communication system, instructions for

summoning assistance

Correction Comment 17: NFPA 101:7.2.2.4 Provide handrail and guardrail section and details meeting the dimension criteria set forth in the life safety code

Sheet A4.10-A4.11

Correction Comment 18: NFPA 101: 7.2.9.2.2 Roof access ladder shall be installed with a pitch that exceeds 75 degrees

Sheet A3.13

Correction Comment 19: NFPA 1:11.10.1 In all new buildings, minimum emergency responder radio signal strength for fire department communications shall be maintained at a level determined by the Fire Department. Provide a two-Way radio communication enhancement system complying with NFPA 72

Correction Comment 20: NFPA 101:8.3.5.1 Penetrations for cables, cable trays, conduits, pipes, combustion vents and exhaust vents, wires and similar items to accommodate electrical, mechanical, plumbing, and communication systems that pass through a wall, floor, or floor/ceiling assembly constructed of fire resistance assemblies shall be protected by a firestop system or device

* Provide penetration details with Underwriters Laboratories (UL) listed cut sheets*

<http://productspec.ul.com/index.php>

Correction Comment 21: NFPA 101:8.2.3.1 The fire resistance of structural elements and building assemblies shall be determined in accordance with test procedures set forth in ASTM E 119 or ANSI/UL 263

The Fire District does not accept building construction equivalencies. Provide Underwriters Laboratories (UL) listed system design number for all fire rated assemblies

Sheet A0.01-A0.04

Correction Comment 22: NFPA 1:11.3.7(2) Provide elevator size in accordance with the FBC to accommodate an ambulance stretcher 24"X 76"

Sheet A0.10-A0.20

Correction Comment 23: NFPA 101:7.2.12.3.1 Each exit stair enclosure shall be sized to accommodate one wheelchair space of 30X48" serving as a staging area for persons in need of assistance for evacuation during an emergency

Correction Comment 24: Note: In an effort to expedite the review process, please itemize your responses to correspond with each one of the 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 shall be clouded on the corrected plan sheets.

Note: This review shall be considered incomplete due to the insufficient clarity of the plans submitted. Subsequent review(s) may reveal additional deficiencies.

<http://www.greaternaplesfire.org/resources/schedule-an-inspection/>

Rejected Review: Structural Review

Reviewed By: Andrew Ewing

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

Correction Comment 1: The floor area in the submitted permit application description is 61,432 sq.ft. [FBC], Sheet GO.02 of the building plan indicates 62,639 sq.ft. FBC], The SDP indicates 62,638 sq. ft., Civil cover sheet indicates 28,088.5 sq. ft. [FBC],

please clarify.

Correction Comment 2: TRESHOLD BUILDING REQUIREMENTS Building meets criteria for Threshold Building as established by Florida Statutes, F.S. 1995 53.79(5)(a) & F.S. 1995 553.71(7); prior to the issuance of the permit for a threshold building the following shall be submitted: per Florida Building Code Section 110.8

- a. Fee owner letter selecting Special Inspector
- b. Credentials of Special Inspector
- c. Structural Inspection plan from engineer or architect record
- d. Shoring and Re-shoring plan (if applicable)

Correction Comment 3: Per FBC Section 107, please provide approved shop drawings for the following items:

1. Pre-Cast slabs/stairs
2. Screen and guardrail system
3. Aluminum and glass top canopy system
4. Structural steel columns, beams, decking
5. Pre-Fab alternating tread metal ladder
6. Sun shade outrigger system
7. Light gauge framing
8. Elevator

Correction Comment 4: FLORIDA PRODUCT APPROVAL: Please print and supply the entire product approval with installation instructions and indicate within approvals which unit is to be installed. Check appropriate design pressures and Quality Assurance Contract Expiration Date

FLORIDA PRODUCT APPROVAL: Test reports, certifications, evaluations or engineer reports are not accepted as product approvals for doors, windows, shutters, etc. being used. Approvals must be from the state of Florida or Miami/Dade for these items with fastening details for the review process.

Please provide product approval for the following items:

1. Casement windows
2. Fixed windows
3. Aluminum louver vent
4. Roof hatch assembly
5. Automatic sliding door system
5. Overhead garage door
6. Aluminum storefront glazing system
7. Acudor wall access panel
8. Exterior Single Door w/ fire-lite

Correction Comment 5: Per Florida Building Code Section 110.3.11 Termites, building components and building surroundings required to be protected from termite damage in accordance with Section 1503.6, Section 2304.13 or Section 2304.11.6, specifically required to be inspected for termites in accordance with Section 2114, or required to have chemical soil treatment in accordance with Section 1816 shall not be covered or concealed until the release from the building official has been received, Please provide the type of termite protection clearly marked on submitted plans.

Correction Comment 6: Per Florida Building Code Section 1014 & 1015, please provide dimensional details on drawings for guards/handrails.

Correction Comment 7: STAIR DETAIL Please provide a large scale dimensional detail of stair thread and risers, handrail & graspability and guardrails in accordance with Florida Building Code Section 1011, 1014 and 1015 respectively.

Correction Comment 8: 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.

Sheet A6.07, Exterior Doors Elevation shows door label "C" which is a single 2" head with fire-lite. Please note where door is located.

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: Mechanical Review

Reviewed By: Wayne Hendrickx
Phone:239-252-2943 Email:WayneHendrickx@colliergov.net

Correction Comment 1: Miscellaneous Corrections:
Kitchen range exhaust venting duct work shall have smooth inner walls. FMC 505.1

Correction Comment 2: Miscellaneous Corrections":
Please provide detail drawing on plans showing installation for mini split air handlers. FBC 107.2.1

Correction Comment 3: Miscellaneous Corrections:
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 1: Please provide manufacturers specs and roof drain sizing per GPM flow rate.
FBCP 1106.2

Correction Comment 2: Isometric stack 9 and 12 DeAerator relief vent missing at base of stack.

Correction Comment 3: FBCP 1003.4 Oil separators required.

..... hydraulic elevator pits, oil separators shall be installed into which oil-bearing, grease-bearing or flammable wastes shall be discharged before emptying into the building drainage system or other point of disposal.

Exception: An oil separator is not required in hydraulic elevator pits where an approved alarm system is installed. Such alarm systems shall not terminate the operation of pumps utilized to maintain emergency operation of the elevator by fire fighters

Correction Comment 4: 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: Edwin Sanchez
Phone:239-252-7517 Email:EdwinSanchez@colliergov.net

Correction Comment 1: NFPA 72:18.4.5.3 Effective January 1, 2014, where audible appliances are provided to produce signals for sleeping areas, they shall produce a low frequency alarm signal that complies with the following:

- (1) The alarm signal shall be a square wave or provide equivalent awakening ability
- (2) The wave shall have a fundamental frequency of 520 Hz \pm 10 percent.

Shall be shown on the fire alarm 61G15-32.008 (FA sheets) design intent

Correction Comment 2: An exterior weatherproof audio-visual device in place of a bell is required per Collier County Fire Prevention and Protection Code Policy and Procedure Article FAL 01-1

Correction Comment 3: Note: This review shall be considered incomplete due to the insufficient clarity of the plans submitted. Subsequent review(s) may reveal additional deficiencies.

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)**.