

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

Outstanding Corrections

Date: April 06, 2018
Contact Name: ENVIROSTRUCT LLC
Address: 26711 DUBLIN WOODS CIRCLE
City, State Zip: BONITA SPRINGS, FL 34135
Fax: (239) 491-7155

PERMIT NO: PRBD2018021270701
APPLICATION NO: PRBD20180212707
JOB SITE ADDRESS: 9401 Triangle BLVD, Unit:

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: 4 STORY, 103 ROOM, EXTENDED STAY HOTEL WITH EXTERIOR IN-GROUND POOL AND SPA
PRIVATE PROVIDER / ELITE - INSPECTIONS **PL20170002458**
9401 TRIANGLE BLVD
foundation permit 20171144539

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: Threshold information has been provided but no paperwork could be located for the 'Credentials of Special Inspector' as required for threshold projects per the Florida Statutes. No information could be located for the 'Private Provider'

Correction Comment 3: #1- Be aware that the building official Jonathan Walsh has made the determination based on chapter 1 of the FBC that the trusses are the only portion of construction that will be accepted as a deferred submittal, all other engineering etc. must be provided for the review. Plans request deferred submittal for items that should be considered during the design of the structure.

Correction Comment 4: #2- To attempt to accurately access permit fees please provide breakdown of the areas per floor; assembly, residential, storage, business etc., provide square footage amounts for each area or total per floor.

Correction Comment 5: #3- Plans indicate pre-cast planking to be used on this project, please provide the layout and information from the manufacturer for the review. Also, be aware that on the plans there is no indication of the penetration of the laundry shaft in the floor details that should be included in the planking sections.

Correction Comment 6: Please provide product approvals from the state of Florida or the Miami/Dade- NOA's for the windows, doors, louvers etc. being used in this project, information must include the cover sheet showing code compliance, the approved manufacturer specifications, the model number and installation instructions. These items cannot be under a deferred submittal

request per the building official.

Correction Comment 7: Pocket doors are indicated in all ADA compliant rooms but on sheet A7.01 the hardware is indicated as "lever" type, be aware this type may reduce the clear opening for H/C access below the minimum size required by the Florida Accessibility Code 404. Hardware must comply with sections 309 & 404.2.7.

Correction Comment 8: #4- No construction details could be located for the entry canopy.

Correction Comment 9: #5- Elevator shaft needs to comply with the FBC 3004 for venting, this could not be located on the plans provided. No details for the operation/controls etc. per the Florida Accessibility Code 407.

Correction Comment 10: #6- Of concern is the 'icynene spray insulation' being applied to the pre-cast decking in the garage, is this flammable? Please provide information per the FBC chapter 26. Understood from the drawings this may be separated by a ceiling construction but plans are vague as to materials being used, how it is being attached to the structure etc.

Correction Comment 11: #7- Sheet A1.03 note for room S225 indicates 42" railings in the bathroom???

Correction Comment 12: #8- Stand pipes in stairs # 2 & 3 appear to be in the egress path, may block or reduce the door size per the FBC 1003.6. Also, valves etc. for proper operation will be considered 'protruding objects per the FBC 1003 & the Florida Accessibility Code 404.

Correction Comment 13: #9- Plans indicate fence & wall details to be provided by manufacturer, chickee hut as pending, pool construction is vague and to be provided by manufacturer, no details for gas tanks, BBQ grills or fire pit H/C chair lift, outdoor storage. Where is the location of the pool equipment? Is it the intention many of these be permitted separately? Provide details for the review process or indicate permits will be applied for.

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 knox box is required for fire department emergency access into the structure, fire sprinkler riser room and/or fire alarm control unit

<https://www.knoxbox.com/greaternaplesfd>

Correction Comment 2: NFPA 1:11.3.1.1 Elevators shall conform to the firefighter's emergency operations requirements of ASME A17 Phase II emergency in-car operations

Correction Comment 3: NFPA 1:12.3.2 Prior to commencement of all three story or greater buildings, the Quality Assurance Program for penetrations required. ASTM E2174, and ASTM E2393, shall be submitted and approved by the Fire District

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

Correction Comment 4: NFPA 1:1.12.8 Separate permit required for the following:

- Hood extinguishing system
- Gas piping
- Fire underground
- Fire sprinkler system
- Fire alarm system w/voice

Correction Comment 5: NFPA 101:7.2.2.4.5.5 New handrails shall be installed to provide a clearance of not less than 2 1/4" between the handrail and the wall to which it is fastened.

Sheet A6.02

Correction Comment 6: NFPA 101:8.4.4.1 Penetrations for cables, conduits, pipes, tubes, combustion vents and exhaust

vents, wires, and similar items to accommodate electrical, mechanical, plumbing, and communications systems that pass through a wall, floor, or ceiling assembly constructed as a fire barrier shall be protected by material that limits the transfer of smoke

* Provide the manufacturer cut sheets for all fire stopping materials to be used for this project. Provide Underwriters Laboratories UL design details for firestopping to all tenant separation walls & floor/ceiling assemblies*

Sheet A7.50

Correction Comment 7: NFPA 1:13.6.2.4.2 Selection of fire extinguisher shall be provided for the protection of both the building and the occupancy hazard(s)

Show the type, size of all fire extinguishers

Correction Comment 8: NFPA 72:18.4.5.3 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

Correction Comment 9: NFPA 1:10.11.1.1 All 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 10: NFPA 1:10.10.8.3 Openings in incinerators, outdoor fireplaces, permanent barbecues, and fire pits shall be provided with an approved spark arrester, screen, or door

Correction Comment 11: NFPA 101:8.3.3 Provide manufacturer's specifications for Underwriters Laboratories (UL) listed fire rated tempered glass used at all fire rated doors

Correction Comment 12: NFPA 101:9.5.2 Installation and Maintenance. Waste chutes, laundry chutes, and incinerators shall be installed and maintained in accordance with NFPA 82 2014 edition

Correction Comment 13: NFPA 101:7.2.1.7.2 New panic hardware shall comply with ANSI/UL 305, Standard for Safety Panic Hardware, and ANSI/BHMA A156.3, Exit Devices

Correction Comment 14: 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

Sheet A0.02

Correction Comment 15: 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 16: NFPA 30:3.4.6.5 Carbon monoxide detectors shall be installed in accordance with the manufacturer's specification in the locations containing permanently installed fuel-burning appliances such as gas dryers, gas water heater

Correction Comment 17: Florida Administrative Code 69A-60.0081 The Engineer must make a statement as to whether this project requires light-frame truss construction signs. This will need to be in the form of a note on the front of the plans. If this project does not require light-frame truss construction signs this shall be noted as well

<https://www.flrules.org/gateway/ruleno.asp?id=69A-60.0081>

Sheet A0.02

Correction Comment 18: NFPA 101:8.5.5.2 Where a smoke barrier is penetrated by a duct or air-transfer opening, a smoke damper shall be installed. Where a smoke barrier is also constructed as a fire barrier, a combination fire/smoke damper shall be installed

Correction Comment 19: NFPA 101:28.7.4.1 Provide a copy of the floor diagram to be posted in all guest room for review

Correction Comment 20: NFPA 14:7.8.1 Standpipe shall be designed to provide at a minimum residual pressure of 100psi at the most remote (roof) 2 ½ connection

Correction Comment 21: NFPA 101:7.4.2.1 Egress from electrical working spaces shall be in accordance with NFPA 70, National Electrical Code, Section 110.26(C). The personnel door(s) intended for entrance to and egress from the working space less than 25 ft from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic bar to open under simple pressure

Correction Comment 22: NFPA 101:28.7.5 Provide an emergency plan for review to include the following:

- Procedures for reporting of emergencies
- Occupant and staff response to emergencies
- Evacuation procedures
- Appropriate use of the elevators
- Design of fire drills
- Type of fire protection systems in the building

Correction Comment 23: NFPA 1:17.3.5.2.1.11.1 Fire pit shall not be permitted within 30 ft of the primary structure

****Sheet LH.401***

Correction Comment 24: NFPA 101:7.2.1.5.3 Locks to include pool decks if provided, shall not require the use of a key, a tool, or special knowledge or effort for operation from the egress side

Correction Comment 25: NFPA 101:8.6.11.1 Any concealed combustible space in which building materials having a flame spread index greater than Class A are exposed shall be draftstopped as follows unless a fire sprinkler 13 system is installed

(1) Every exterior and interior wall and partition shall be fire stopped at each floor level, at the top story ceiling level, and at the level of support for roofs

(2) Every unoccupied attic space shall be subdivided by draftstops into areas not to exceed 3000 sf

(3) Any concealed space between the ceiling and the floor or roof above shall be draftstopped for the full depth of the space along the line of support for the floor or roof structural members and, if necessary, at other locations to form areas not to exceed 1000 sf for any space between the ceiling and floor, and 3000 sf for any space between the ceiling and roof.

Sheet A1.09

Correction Comment 26: NFPA 1:1.14.1 Provide a readable door schedule sheet A7.00

Note: due to the insufficient clarity of the sheet submitted. Subsequent review(s) may reveal additional deficiencies

Correction Comment 27: NFPA 101:28.3.6.2.3 All doors that open onto exit access corridors shall be selfclosing and self-latching

Sheet A7.00

Correction Comment 28: NFPA 1017.2.1.5.10.3 Doors from guest rooms shall only be permitted to have not more than one additional latching device operable from the inside without the use of a key or tool and mounted no higher than 48"

Sheet A7.00

Correction Comment 29: NFPA 70: 700.12 (F) The branch circuit feeding the emergency lights shall be the same branch circuit as that serving the normal lighting in the area and connected ahead of any local switches

Correction Comment 30: NFPA 72:17.7.5.5.1 Duct-type smoke detectors shall be listed for the purpose for which they are being used

Correction Comment 31: NFPA 101:10.3 Provide manufacturer's specs for mattresses, draperies and curtains for flammability characteristic

Correction Comment 32: NFPA 1:1.7.12 Provide Underwriters Laboratories (UL) listed manufacturer's specifications/cut sheets for the following:

Attic access hatch
Fire/smoke dampers
Duct-type smoke detectors
Fire pit
BBQ grill
Panic hardware
Linen/trash chute door

Correction Comment 33: NFPA 101:7.10.1.9 Exit signage shall be mounted above the top edge of the egress opening not to exceed 6'8"

Remove all duplicate signage

Correction Comment 34: The EOR documents submitted 61G15-32.003 & .004 "Water Based Fire Protection Systems" for the fire sprinkler design intent calls for NFPA 13 system and not a 13R system as noted

Sheet A0.02

Correction Comment 35: 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. Reference to the Florida Fire Prevention Code 6th edition for a listing of standards applicable to this project.

NFPA 72 2013 edition
NFPA 13 2013 edition
NFPA 24 2013 edition
NFPA 70 2014 edition

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

Correction Comment 36: NFPA 101:6.1.14.4.1 The portion of the hotel over the parking garage shall be separated by fire-resistive assemblies with a rating no less than 2 hours determined by ANSI/UL 263 standards

Correction Comment 37: NFPA 14:7.3.1.2 The standpipe shall not be obstructed by any closed or open stairwell door(s) or other objects on the landing

Stair #2-3

Correction Comment 38: Fire Code Additional Corrections Comments

Correction Comment 39:

Rejected Review: Electrical Review

Reviewed By: David Engelhart

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

Correction Comment 1: It seems 250 amp panels 4WB and 4EB are overfused at 350 amps per panel schedule MDP on page E3.01 per NEC® 408.36.

Correction Comment 2: It seems there is no AFCI protection for the unit dishwashers as required by NEC® 210.12(A).

Correction Comment 3: 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 signature and seal of the design professional.

Rejected Review: Mechanical and Gas Review

Reviewed By: John McCormick

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

Correction Comment 1: Miscellaneous Corrections:

1) Per local Ordinance 134-402E, Condensate is not permitted to be discharged into the Sanitary without obtaining a Deviation Letter from Collier County Utilities Department. Please contact Sam Jenkins at 239-252-2242 to obtain.

Condensate is permitted, however, to be discharged into the Storm (via interpretation by the Collier County Building Official), if the option is needed.

Rejected Review: Plumbing and Handicap Review

Reviewed By: Tim Rygiel

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

Correction Comment 1: FBCP 1003.6 Clothes washer discharge interceptor.

Clothes washers shall discharge through an interceptor that is provided with a wire basket or similar device, removable for cleaning, that prevents passage into the drainage system of solids 1/2 inch (12.7 mm) or larger in size, string, rags, buttons or other materials detrimental to the public sewage system.

Correction Comment 2: 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 3: This review shall be considered incomplete pending receipt of requested and required information. 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)**.

