

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

Outstanding Corrections

Date: June 29, 2018
Contact Name: Suffolk - Nico Zepp
Address: 10600 Chevrolet Way Suite 301
City, State Zip: Estero, FL 33928

PERMIT NO: PRBD2018010309901
APPLICATION NO: PRBD20180103099
JOB SITE ADDRESS: 7436 Little Lake LN, Unit:BLDG 2

Email:nzepp@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.

Corrections will need to be submitted through the GMD Portal at <http://cvportal.colliergov.net/CityViewWeb>.

For Electronic submissions, outstanding documents **must be submitted online.** You will need to click on the "Submittals" button near the bottom of the page to upload to each submittal requirement. For questions regarding permit corrections re-submittal procedures, please call 239-252-2428.

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.
- 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: 24 unit residential building, 6 living levels over parking.
7436 Little Lake LN, Unit:BLDG 2

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

Correction Comment 1: Building permit plan set Sheet G0.02 provided FBC, floor area of 105,665 does not match the SDP cover sheet showing 50,326.7 FBC, floor area.

These two figures should match. Either submit a revision to the building permit plan set or submit for a NAP application to the existing SDP to correct the coversheet.

Review # 2

SDPA-PL20170003639 correcting floor area under review still.

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

Correction Comment 1: 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 note on the plans needs to be updated for the new areas (Kitchen and Laundry) and for devices (i.e. switches). 6/14/18 review: Note added on page E-0.02, but the panel schedules do not appear to reflect this intent in its entirety, including for the cooktop exhaust hood, refrigerator (in both panels), dishwasher, disposal, shade panel. Please clarify for consistency.

Correction Comment 2: 6/14/18 review: Please clarify for the normal and emergency power unit panels. It remains unclear as to how they will be fed from their respective 225/110A risers as 150/30A MB panels. Their respective panel schedule seem to direct to a wire and conduit schedule that the panel schedule does not indicate which feeder designation to look for other than to see riser that remains to be clear. Detail seems vague. Please clarify.

Correction Comment 11: 3/26 review: Please provide a disconnect for the generator feeds to the building as required by NEC® 225.31, located per 225.32, and acceptable per 230.2(A). 6/14/18 review: No response.

Correction Comment 12: 6/14/18 review: It seems the Disposal receptacle within 6 feet of the kitchen sink is not GFCI protected as required by NEC 210.8(A)(7).

Correction Comment 13: 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: Structural Review

Reviewed By: Andrew Ewing

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

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)

Second Review:

Still Applies

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 metal framing
8. Elevator
9. Pergola Trellis
10. Covered Parking Structure

Per FBC 6th Edition 2017 Section 107.3.5 plans submitted shall have shop drawings that are applicable to this permit; specialty items including, but not limited to pre-cast concrete, post tension concrete, curtain wall glazing systems, light gauge steel framing, ornamental guardrails, and floor and/or roof trusses. Per Florida Building Code Section 1603 Special loads that are applicable to the design of the building, structure or portions thereof shall be indicated along with the specified section of this code that addresses the special loading condition. Please provide information.

Second Review:

Still Applies

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. Overhead garage door
6. Aluminum storefront glazing system
7. Acudor wall access panel
8. Metal Roofing

Correction Comment 9: The items requested can be submitted after permit is issued upon written request by the applicant; then understand that an inspection hold will be placed on the permit until these items are submitted for review as a revision. Please include a statement indicating that each item has been reviewed and included in the load calculations by the design professional to comply with Florida Building Code 6th Edition 2017 Chapter 16 by naming manufacturer, job number and date of shop drawings.

PLEASE NOTE: THIS COMMENT SHALL ONLY APPLY TO FLOOR/ROOF TRUSS SYSTEMS. ALL OTHER SPECIALITY ITEMS SHALL BE SUBMITTED WITH CORRECTION COMMENTS.

Correction Comment 10: Per Florida Building Code 6th Edition 2017 Section 1603.1.8 Special loads that are applicable to the design of the building, structure or portions thereof shall be indicated along with the specified section of this code that addresses the special loading condition. Please provide a statement that specialty items have been reviewed and included in the design load by the design professional.

NOTE: A DEFERRED STATEMENT SHALL BE ATTACHED TO THIS CORRECTION COMMENT ACKNOWLEDGING THE FOLLOWING:

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

PLEASE NOTE: THIS COMMENT SHALL ONLY APPLY TO FLOOR/ROOF TRUSS SYSTEMS. ALL OTHER SPECIALITY ITEMS SHALL BE SUBMITTED WITH CORRECTION COMMENTS.

Correction Comment 11: 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 4: FBC Mechanical 2017 404.3 Spaces accessory to public garages shall be maintained at a positive pressure and shall be provided with ventilation in accordance with section FBC Mechanical 2017 403.3.1

Correction Comment 5: Miscellaneous Corrections:

Please confirm requirement for stair pressurization and/or smoke control system in stairwells.

Correction Comment 6: Miscellaneous Corrections:

Please show on plans location of smoke detectors for 5 ton air handlers per scope of work. FBC 107.2.1

Correction Comment 7: Miscellaneous Corrections:

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 become Void as per **Collier County Ordinance 2002-01, Section, 104.5.1.1 to 104.5.1.4 (as amended)**.