

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

Outstanding Corrections

Date: May 16, 2018
Contact Name: Andrea Casavantes
Address: 6635 Willow Park Drive
City, State Zip: Naples, FL 34109
Fax: <NO FAX NUMBER>

PERMIT NO: PRBD2017125322801
APPLICATION NO: PRBD20171253228
JOB SITE ADDRESS: 1315 Creekside BLVD
Email: andrea.casavantes@deangelisdiamond.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 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 1 sets of corrected documents.
- Submit 1 copies of the Letter of Response summarizing the changes made to address each correction comment below.

JOB DESCRIPTION: New construction of a 4 story hotel with atrium and associated site development.
1315 Creekside BLVD

Rejected Review: Structural Review

Reviewed By: Andrew Ewing

Phone: 239-252-2470 Email: AndrewEwing@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: Per the Florida Statutes 1995 53.79(5)(a) & F.S. 1995 553.71(7) and the FBC a building meeting the requirements of a threshold building the following shall be submitted for the review process:

- a. Fee owner letter selecting Special Inspector- PROVIDED
- b. Credentials of Special Inspector- PROVIDED
- c. Structural Inspection plan from engineer or architect record
- d. Shoring and Re-shoring plan to include walls and floor/ceiling assemblies (if applicable)

Second Review:

Still Applies

Correction Comment 3: 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. Be aware an evaluation report does not constitute approval for use in the state of Florida. Evaluation reports are what the manufacturer uses to obtain agency approval.

Second Review:

FLORIDA PRODUCT APPROVAL Please provide the Florida State Product Approval with installation instructions or the Miami-Dade Notice of Acceptance with installation instructions for the following products:

1. CECO Door Flush Pairs of Doors - Incomplete Submittal

Correction Comment 6: #1- Be aware that the building official Jonathan Walsh has made the determination based on chapter 1 of the FBC that roof 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 indicate that the following items are to be provided by separate engineering but could not be located for the review;

- Hollow core planks.
- Metal stairs.
- Aluminum sunshades.
- Glass railings.
- Skylights- main building & Porte Cochere.
- Curtain wall panels on exterior of the building.
- Aluminum louvers. (S-506)
- Roof top equipment supplier to provide anchoring details for wind loads. (S-505)

Second Review:
Still Applies

Correction Comment 11: #6- Floor plans (& S-501) indicate a generator room, please provide the following information for the review;

- No information could be located from the manufacturer on the unit.
- No details of tiedown requirements.
- No details of ventilation (intake and exhaust)
- No details as to fuel source, type, location etc.

Second Review:

#6- Floor plans (& S-501) indicate a generator room, please provide the following information for the review;

- No information could be located from the manufacturer on the unit.
- No details of tiedown requirements.
- No details of ventilation (intake and exhaust) Provided
- No details as to fuel source, type, location etc.

Correction Comment 13: #7- Floor plans (& S-501) indicate a generator room, please provide the following information for the review;

- No information could be located from the manufacturer on the unit.
- No details of tiedown requirements.
- No details of ventilation (intake and exhaust) Provided
- No details as to fuel source, type, location etc.

Rejected Review: Fire Review

Reviewed By: Linda Simmons

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

Correction Comment 5: Please clarify if there is a kitchen or any cooking operation. The missing Food Service Plan appears to address hoods and vents.

Is the "Pantry" the kitchen?

If so will the exhaust hood be permitted separately NFPA 96.

SECOND REVIEW - 5/9/18

Will Exhaust hood be permitted separately?

Correction Comment 6: The plans show a generator room on the first floor; however, a generator for installation is not specified. Please advise if the generator will be installed under a separate permit.

Second Review - 5/9/18

If generator is included in this submittal, please provide manufacturer specification and installation instructions for generator. I

Correction Comment 16: 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 - 5/9/18 - still applicable

Not observed as stated in response letter.

Correction Comment 17: 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 a rejection.

Correction Comment 18: Review pending SDP approval.

Correction Comment 19: Second Review The electric room 156 will require a second egress per NEC® 110.26(C)(2).

Correction Comment 20: Second Review

The Generator Room #151 is required to be 2 hour rated. Please correct. . NFPA 110 2010 ed. 7.2.1.1

Correction Comment 21: Provide signage details for Stairway Identification complying with FFPC 5th ed. 101: 7.2.2.5.4

Rejected Review: Planning Review

Reviewed By: Christine Willoughby

Phone:239-252-5748 Email:christinewilloughby@colliergov.net

Correction Comment 1: Site Development Plan for this project still under review. Review for the building permit will not be done until a stamped approved copy of the SDP-PL20170001951 is submitted.

Once received further comments may be forthcoming.

Rejected Review: Architectural Review

Reviewed By: Peter Shawinsky

Phone:239-252-8523 Email:PeterShawinsky@colliergov.net

Correction Comment 1: Pending PUDA and Alternate Architectural review and approval.

Rev. #2:

Issue remains outstanding.

Rejected Review: Electrical Review

Reviewed By: David Engelhart

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

Correction Comment 6: It appears page E-303 is incomplete. FBC 107.2.1. 5/14/18 review: There does not appear to be GFCI protection for all 125 volt 15-20 amp receptacles as required by NEC® 210.8(B)(2).

Correction Comment 13: 5/14/18 review: As the electric room has changed location and configuration, it seems a second egress is required per NEC® 110.26(C)(2).

Correction Comment 14: 5/14/18 review: Please provide Selective Coordination information as required by NEC® 700.27.

Correction Comment 15: 5/14/18 review: Panel schedule "KEM" could not be located. It was found to be mis-labeled in the key and subsequently red-lined.

Correction Comment 16: NOTE: This review shall be considered incomplete pending receipt of the information requested.

NOTE: This plan has been reviewed per the 2011 edition of NFPA 70 publication of the National Electrical Code (NEC®) and the 5th edition (2014) of the Florida Building Code (FBC) that became effective June 30, 2015.

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

Rejected Review: Plumbing and Handicap Review

Reviewed By: Tim Rygiel

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

Correction Comment 6: This review shall be considered incomplete pending receipt of requested and required information. Subsequent review(s) may reveal additional deficiencies.

Correction Comment 7: Bar area drainage must discharge to sanitary. Only grease laden waste allowed in grease waste system.

FBCP 1003.3.1

Rejected Review: Alarm 61GA Review

Reviewed By: Pamela Demeo

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

Correction Comment 2: Provide the occupancy classification per the Florida Fire Prevention Code, 6th edition, Chapter 3 & Chapter 6. Free online access to the Florida Fire Prevention Code can be found at <http://www.myfloridacfo.com/Division/SFM/BFP/FloridaFirePreventionCodePage.htm>

2ND REVIEW-Comment still applies.

Correction Comment 3: Identify the functions required by the alarm and control systems including the transmission of emergency signals being monitored or annunciated. NOTE: Collier County does not require central station. Provide all inputs and outputs on the fire alarm matrix (smoke control system, fire pump, waterflow, tamper, etc.).

2nd REVIEW:

FA-602 Provide complete input/output matrix.

Collier County does not require central station service. Is this a requirement of the owner, insurance company, etc? If so, note this requirement on the plan. Or, should this be remote station service?

Correction Comment 4: Will the fire alarm system provide general evacuation or partial evacuation?

2nd REVIEW

Clarify if this will be general or partial evacuation? See notes FA-001 #14 and # 41.

Correction Comment 5: Wiring requirements for protection against damage and burial depth shall be specified or indicated on the engineering design documents.

2nd REVIEW Comment still applies. Provide burial depth.

Correction Comment 7: Plans shall be clear, with a symbols legend, system riser diagram showing all initiation and notification components, and cabling requirements. Indicate locations where fire ratings are required as determined by the system's survivability requirements. Identify the general occupancy of the protected property and for each room and area unless it is clear from features shown.

2nd REVIEW Comment still applies. Identify the survivability (Level 0-3) NFPA 72:12.4

Correction Comment 9: Information for 61G15-32.008 (4) (j)-(l) not found. If any of the 61G requirements do not apply acknowledge with the requirement and N/A.

Correction Comment 10: 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.

o Anything above and beyond the minimum code shall be specifically noted on the plans and who is requiring this to be

added to the system (example: only a single manual pull station is required by code, the owner is requiring a manual pull station at each exit).

o Note on plans

AHJ Requirements:

- An exterior weatherproof audio visual device is required per Collier County Fire Prevention and Protection Code Policy and Procedure Article FAL 01-1. www.ccfдин.com
- Duct smoke detectors that are not part of a smoke-control system and used solely for closing dampers for HVAC systems shall not activate the building evacuation alarm. Instead, they shall initiate a supervisory signal only. Collier County Fire Prevention and Protection Code Policy and Procedure Article FAL 02-2 www.ccfдин.com
- All aboveground valves or PIV's that control water exclusively supplying a fire sprinkler system shall be electrically monitored. Collier County Fire Prevention and Protection Code Policy and Procedure Article number COD 00-1. www.ccfдин.com

2nd REVIEW Comment still applies.

Identify on the plan who is requiring that a minimum of 75cd is used. if applicable, who is requiring central station service. Who is requiring the bell outside the fire pump room on FA-111?

Correction Comment 11: A manual fire alarm box is required to be located at the hotel desk or other convenient central control point under continuous supervision by responsible employees. FFPC 101:28.3.4.2(2).

2nd REVIEW: Unable to locate on the plans.

Correction Comment 12: Please provide the fire district with 1 paper copy of the 61G fire alarm plan, to scale and any subsequent corrections or revisions.

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.

Correction Comment 13: Strobe outside fire pump room (FA-111) is located outside and shall be protected for the environment.

Correction Comment 14: Identify the ADA rooms (verify with architect). It appears that Rooms 122 (FA-112), 106 (FA-114); 206 (FA-124) are ADA rooms.

FFPC 101: 28.3.4.3.3* Guest rooms and guest suites specifically required and equipped to accommodate hearing-impaired individuals shall be provided with a visible notification appliance.

Provide notification in accordance with NFPA 72 (2013) Table 18.5.5.7.2.

Correction Comment 15: Consider removing strobe in stairwell.

23.8.6.2* Notification Appliances in Exit Stair Enclosures, Exit Passageways, and Elevator Cars. Notification appliances shall not be required in exit stair enclosures, exit passageways, and elevator cars in accordance with 23.8.6.2.1 through 23.8.6.2.4. A.23.8.6.2 The general purpose of the fire alarm audible and visual notification appliances is to alert occupants that there is a fire condition and for occupants to exit from the building. Once the occupants are in the exit enclosures, high noise levels and light intensity from notification appliances could cause confusion and impede egress. There could be conditions that warrant the installation of notification appliances in exit passageways, but careful analysis is necessary to avoid impeding exiting from the building.

Correction Comment 16: Provide visual coverage per NFPA 72:18.5.5.4.1. FFPC 101: 28.3.4.3.4 In occupiable areas, other than guest rooms and guest suites, visible notification appliances shall be provided.

FA-111: Housekeeping.

FA-112: Service 136, Storage 135, Corridor 101D.

FA-113: Near FACP (5/B-C), 4.5/F-E.

FA-114: Hall between 103 & mechanical room.

FA-131: Corridor 301B, Housekeeping.

FA-132: Corridor 301D.
FA-133: Lobby 301.
FA-134: Hall between 301 & 302, Storage/Janitor, Corridor 301 (by room 302).
FA-141: Housekeeping, Corridor 401B.
FA-142: Corridor 401C, Corridor 401D.
FA-143: Hall between 476 & 482, lobby 401.
FA-144: Storage/Janitor, Corridor 401D
All parlors need notification.

Correction Comment 17: FFPC 101:28.3.4.4 Detection. A corridor smoke detection system in accordance with Section 9.6 shall be provided in buildings other than those protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5.3.

FFPC 101:28.3.4.6 Carbon Monoxide Alarms and Carbon Monoxide Detection Systems.

Identify why corridor smoke and carbon monoxide detection is being installed or who is requiring these systems if not required by the minimum code.

Rejected Review: Sprinkler 61GS Review
Reviewed By: Jackie DeLaOsa
Phone:239-252-2309 Email:JackieDeLaOsa@colliergov.net

Correction Comment 5: The Point of Service as defined by FAC 61G15-32 has not been provided. Please review the requirements and identify the point of service.

SECOND REVIEW - 5/1/18 - The point of service is at the connection, not at the other side of the backflow.

Correction Comment 9: Flow Test. The flow test is more than six months old. Please provide an updated flow test and adjust the information accordingly.

SECOND REVIEW - 5/1/18 - Please provide the flow test results from the Fire District and also provide the map they include showing the location of the test.

Correction Comment 10: Characteristics of the water supply. Characteristics of the water supply was not provided in accordance with FAC 61G15-32.004(e). Please provide.

SECOND REVIEW - 5/1/18 - The incoming line is identified as eight inch, please identify at what point it turns into a six inch line to the building.

Correction Comment 11: Microbial Induced Corrosion (MIC). The Engineer of Record is required to address this. See comments below regarding the "Delegated Engineer".

SECOND REVIEW - 5/1/18 - The Engineer of Record is required to make reasonable efforts to identify water supplies that could lead to MIC. The engineer is required to take responsibility for the information provided and accept the water departments findings or not.

Correction Comment 12: Backflow Prevention. The Engineer of Record is to provide the backflow and metering specifications and details. The civil engineer is not responsible for this requirement.

SECOND REVIEW - 5/1/18 - The engineer is required to identify the maximum pressure drop allowed through the device.

Correction Comment 14: 61G15-32.004(L)(M). The requirements for these two areas of the 61G documents have not been provided. Please correct.

SECOND REVIEW - 5/1/18 - Still applicable. There are storage related areas of the building and considered mixed use. Please provide (m).

Correction Comment 15: Once the Owner's Certificate is obtained and reviewed (See comment above, "M"), please make any necessary changes to the classification of hazard and the Design approach.

SECOND REVIEW - 5/1/18 - Still applicable.

Correction Comment 22: 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 - 5/1/18 - Still applicable.

Correction Comment 23: SECOND REVIEW - 5/1/18 - There are two references to the piping for the FDC, one states 4 inch, the other 6 inch. Please unify this information.

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)**.