

Comment #	Building Department Comment	Applicant Response, dated 2/10/2023
1	Architectural plans shall clearly show new or existing materials such as roof and ceilings. For example is the roof hatch new or existing. Plans to be resubmitted only when signed and sealed as per CO State Law with correct date. Civil, Structural and MEP plans appear outdated and shall be resubmitted when coordinated with updated and revised Architectural plans.	Drawings have been updated in key areas to show clearly new vs. existing elements. Hatching & Legends have been included in Plans and Elevations to clearly indicate new vs. existing elements. Drawings have been signed and sealed per CO State Law. Civil, Structural, and MEP have been coordinated with the updated Architectural plans.
2	The occupant load of Gymnasium and also lobby require two exits. The electrical plans referenced show two exits, however the door swing from the Phase 1b doors and inspected under 1a is incorrect and either needs to be corrected or illumination eliminated. The doors for water and electrical room rating of 20 minutes is incorrect for 1-Hour. Also, do any of these need to swing out for exit? Either way, panic and fire exit hardware shall be provided as applicable to all doors regardless of phase. Please update CODE ANALYSIS on Sheet G0003, submit hardware sets) referenced in Door Schedule and Electrical revisions as applicable to exit lighting	All exits are shown clearly on Sheet G0005 Life Safety Plans. Two exits have been provided for all spaces requiring such. The doors for water and electrical room have been updated to show 45-minute protection within 1-hour walls and Hardware sets have been revised to include panic hardware. Hardware sets are included on sheet A1001. Electrical drawing E2.11 has been updated to remove the illumination. at the doors from Phase 1b to Phase 1a.
3	In reference to ACCESSIBILITY AND TYPICAL MOUNTING HEIGHTS on Sheet G0004, all required signage for accessibility is in this contract. Submit plans showing accessible routes and where directional signage may be required. For example, at least one of each type of exercise machine and equipment shall be on an accessible route, the 2 new doors shown in Gymnasium should be shown on route as applicable or have signage. Also details of accessible showers shall indicate clearance, clear floor space and grab bars as per ICC A117.1-2009 in lieu of 2010 ADAAG as referenced along with the height of mirror shown in BATHROOM NORTH ELEVATION 2/A0501 appears incorrect when compared to notes and figures on Sheet G0004.	This building permit submission is for the shell space only - Tenant Improvement plans will be submitted for future tenant fit-out Permits/scopes. These permit applications will include required signage for accessibility, routes, etc. Updated accessibility information has been added to A0501.
4	According to the LIFE SAFETY Plan on Sheet G0005, occupancy separations are shown with a 1 Hour rating. Please state the charging language from code for these and show materials of construction, whether non-rated and fire resistance rated assemblies as applicable, and where fire resistance provided for code purposes provide details of continuity of fire partitions, whether there is a rated ceiling or walls extend to roof deck, and protection assemblies of penetrations. This is similar to the gas piping clarification requested under Phase 1b - gas main location, how the main is regulated, enters the building and how certain fire-resistive structures are protected that is still outstanding (submittal was expected 9/15/22).	Wall Types shown on A1000 have been updated to reference rated walls extending up to "Rated Ceiling," in this case, the "fire lid" ceiling partition existing within the building. Gas piping clarification was addressed in a Project RFI from the Contractor and responded to by the Design team on 9/29/22, a copy of which is included in this resubmission.
5	Occupied space not provided with natural ventilation in accordance with Section 1202.5 shall have mechanical ventilation in accordance with the International Mechanical Code. Outdoor air introduced into a space by an exhaust system shall be considered as contributing to the outdoor airflow required by Table 403.3.1.1 Exhaust airflow rate shall be provided in accordance with the requirements of Table 403.3.1.1. For example, the plans shall show how light and ventilation conforming to this code shall be provided to the new Leasing room and Storage room if this is used as office space in Fitness Area (if built under this permit as applicable).	Storage Room in Fitness to be used for Storage, not office. Leasing Room in Lobby to be used as Leasing/Property Management Office, and will contain mechanical ventilation per Per IBC1204.1. Artificial Lighting in accordance with Section 1204.3 shall be provided. Please reference sheets M2.11 and E2.11 for details.
6	IBC Chapter 29 regulates the minimum number of plumbing fixtures that must be provided for every type of building. The regulations in this chapter come directly from Chapters 3 and 4 of the International Plumbing Code (IPC). The approved plans shall show drinking fountain location(s) that are to be provided to include "HI-LO" provisions for accessibility (as applicable per ICC A117.1-2009 for all required fixtures and service sinks. Additional protection for the building occupants includes requirements to maintain the plumbing in a safe and sanitary condition, as well as privacy for those occupants. Where there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases, upon application, provided that the code official shall first find that special individual reason makes the strict letter of this code impractical and the modification conforms to the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the files of the plumbing inspection department as per IPC Section 105.1 Modifications. Please compose a Code Modification Request letter under Section 104. 10 of the IBC for the Building Official to review with respect to the Uni-Sex Restrooms and Showers and total plumbing fixtures provided in comparison to what the code would required for male/female fixtures in the restroom/shower areas.	Please find code modification request letter included in this permit resubmission package, to provide a more shared & inclusive restroom configuration, as shown.

7	Any change in the use of energy between the existing and new tenant fitup such as addition of equipment and level of conditioning or openings for new doors, garage door replacement or storefront is considered an addition. Also, provide narrative of the area(s) to be served by the new boilers, water heaters and add the third boiler to the mechanical boiler schedule. The plans need to show how these requirements are to be insulated and fenestration U-factors of windows and doors that will be required. This will apply for all glazing in windows and doors installed on-site. The builder shall leave the National Fenestration Rating Council (NFRC labels on all windows and doors with glazing at time of rough inspections so inspectors can verify the glazing requirements. U-factors shall be determined by an accredited, independent laboratory, and labeled and certified by the manufacturer. While there are exceptions, building entrances shall be protected with an enclosed vestibule, with all doors opening into and out of the vestibule equipped with self-closing devices as per IECC Section C402.5.7. Provide compliance option used for IECC commercial of spaces under this permit. For example, the Future Res Lobby appears over the allowable budget factor for interior lighting. Also need additional efficiency package option chosen (similar to tenant spaces), exterior lighting calculation and electrical plans updated with mandatory lighting controls and locations) of occupant sensor controls.	U-Factors of all windows and doors have been incorporated in the envelope COMCheck analysis, which is included in this resubmission. Mechanical COMcheck was added to the drawing package on sheet M4.11. The Boiler Room Equipment Schedule was updated to include the third boiler on sheet M4.11. The domestic hot water plant comprises the boilers and indirect water heaters in the mechanical room, which serves the residences (submitted under separate permit) and the commercial plumbing fixtures in the gym and office space. Interior Lighting COMcheck and Exterior Lighting COMcheck was added to the drawing package on sheet E4.13.
8	Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches (762 mm) in height or walking on roofs having a slope greater than 4four units vertical in 12 units horizontal (33-percent slope). Such access shall not require the use of portable ladders as per IMC Section 306.5 Equipment and appliances on roofs or elevated structures, Also note if RTU 4 is still needed and if it is resting on new patio.	The existing building's roof is 3:12 slope. Access is available from new interior roof hatch to Western mechanical pad, then walking on 3:12 roof slope, and onto Eastern mechanical pad. RTU 4 will be removed and replaced with a new unit; the existing equipment pad and openings will be utilized for the new unit.