KASA			
Basecamp - Area 1B - Pe	ermit Comment ResponseMatrix		
Reviewer: Ted Allen			
Comment #	Comment	Action By	Responses
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1	Between the two phases with permits referenced above, building entrances must be connected by an accessible route to public and common use areas that must be accessible include, but are not limited to, such spaces and elements as selected on-site walks, parking, aprons, rental offices, malitox areas, trashirduse disposal areas with at least one dumpster being accessible, and portions of common use tenant patio and picnic tables. Certain building entrances may be inaccessible if impractical based on site tests. Then provide accessible routes graphically on the site plan compilet with details of four surfaces (pavers, concrete and asphalt) not steeper than 1:20 unless compliant ramp is proposed. The cross slope of a walking surface, changes in level (and ramps) shall not be steeper than 1:48 but adequate to prevent to build-up. Include details of ramp(s) with guard and handralis per AMIS A119.5-15. This was not done. For example the 1:12 RAMP DOWN TO FLUSH shown on Sheet C.302 on the accessible route to trash enclosure is not adequately dehilde on the therea. Therea end the uncluster that four four four test is proposed.	Civil	Correct Civil sheets have been uploaded to City View. All references of "Ramp down to Flush" have been removed. The Project shall comply with all applicable ramp/slope ADA requirements.
2	detailed on the plants. Prease correct and resummin plans for review. In buildings having four or more stories above or below the level of skit discharge, IBC Section 1009.2.1 addresses the use of an elevators part of an accessible means of egress by requiring a standby source of power for the elevator. While an approximate/cacinor Generator may have been shown on electrical online, please show location with distance from building along with construction requirements on the Site Plans. Also include electronic copy of installation manual for verification of conditions.	Civil	Correct Civil sheets have been uploaded to system. Generator location and clear dimensions from building is included within Civil Site Plan. Installation Manual will be submitted via deferred submittal.
3	The statement "NA, No Ramps Proposed in Scope does not appear as we have requested details on the site plan complete surface (pavers, concrete and asphalt) not be steper than 120 unless a compliant ramp is proposed. Civil Engineer has confirmed there are no walkable areas within site plan greater than 1:20 slope, thus not requiring a compliant ramp. As stated above, the 1:12 RAMP DOWN TO FLUSH on the accessible route to trash enclosure requires detailed coordination between Civil and Architectural plans. Please correct and resubmit plans for review.	Civil	Correct Civil sheets have been uploaded to City View. All references of "Ramp down to Flush" have been removed. The Project shall comply with all applicable ramp/slope ADA requirements.
4	Occupancies in Groups R-2 shall comply with the provisions of Sections 420.1 through 420.9 Type III construction mostly rated. Sprinklend with S13 accordance with Section 903.3.1.1 only as Section 903.3.1.2 allows 4 stories. Automatic sprinklers are required to be installed in the combustible concealed spaces where the draftspoping is being omitted. Please upload sprinkler plans to RCRBD. This was not corrected as discussed in Team meeting, please show the building may only be Sprinklered in accordance with Section 903.3.1.1 and stilks other references on Sheet G0003. Show locations of Draftstopping on the plans. For example, the floor trusses and the attic space shall be subdivided by draftstops between owelling units.	Arch	Sheet G0003 has been updated to reflect ONLY NFPA 13 sprinkler references. Building will be sprinklered per NFPA 13. Sprinkler plans will be uploaded as a deferred submittal once they are complete by the Contractor. Draftstopping locations shown on G0005 and details shown on A1007
5	Section 603 includes a list of combustible elements that can be part of a noncombustible building (Types I and II) construction). While no provision wishs for Type III construction one will have to be developed using the provisions of Alternative Methods under the authority and fullies of the building official and may mirror these exceptions. While Applicant has included a detailed response from the Structural Engineer to address these concerns, RCRBD prefly firm with where I left off last time we spoke and shared our findings and IBC Section 704.10 concerning exterior structural engineers. As such, the required infer-resistance rating is the higher traing of that found in Table 60D prefly firm with where I left off last time we spoke and shared our findings and IBC Section 704.10 concerning exterior structural construction for structural elements (or bearing walls) or as required in Table 60D based on the fire separation distance (or adpiciable which Fire Wall). Rev IG0010, what we find from checking a vertical lade path from the connection of a 2X6 wordwall and sheathing spanning 24 from a parallel tuss resulting in 55 pt of tributary roof load on the exteriorval additional loads are added at each floor and where there are girder truss bearing of hadders inserted into the extension walls these result. In fire rating requirements either of the entive value celexion load-bearing structural members than columns or girders). This fire rating requirement petrains to the exterior land-bearing structural members than load or subscript and the loundation. While Drawings 44.8 ±12 on A0902 show head/sill plates at stud wail and notes and will the serve sult. The context per can do ther backory through the subscript and the center and bearing down to the foundation. While Drawings 44.8 ±12 on A0902 show head/sill plates at stud wail and notes and will be further included within the specifications per your roote added to 8/A0701 and 6/A0702 However, the use of and will be further included within the spec	Arch	Applicant has engaged Jensen Hughes, a national exterior envelope consultant, to assist with evaluating the exterior wall assembly and preparing an Engineered Judgement to confirm compilance with all required codes, including NFPA 285. Jensen Hughes is recommending a layer of 1/2 glass mat exterior sheathing on the exterior side of the wood sheathing in order to meet NFPA 285. This additional layer of glass mat exterior sheathing has been added to all building sections, and exterior wall details, on pages A0331, A0332, A0901 and A0902. Engineered Judgement included within resubmittal package.
6	The fire-resistance-rated construction requirements within Chapter 7 provide passive resistance to the spread and effects of fire. Types of separations include fire walls, fire barriers, fire partitions, horizontal assembles. Between the two phases with permits referenced above certain work is required in Phase 14 and shall be coordinated starting with a new description of the two phases. Additional detail and clarifications are noted in plan markups to follow. While a new other bars included on sheet -G0010, to show full assembly of both Phase 14 and Phase 18 EF well. A syo are aware this information was deliberatelyleft out of 18 as approved and while shown is not part of 1A an Addendum to 18 shall be abuntited or as a deferred submittal in order for 1A to move forward. Applicant further proposes that Phase 1B (Permit #SPRAD220151) Certificate of Occupancy to be contingent on previous receipt of Certificate of Occupancy for Phase 1A (Permit #SPRAD210636), Just followup with your desired method of submittal with proposed schedule of deliverables with time for review as three appeare to be corrections (supporting construction requirements and Method 1).	Arch	Applicant has provided confirmation that they are willing to include the C of O for Area 1A (commercial renovation) as a condition to receiving C of O on Area 1B (residential). A condition can be added in City View, so that all inspectors are aware of this commitment. This language, along with construction diagram highlighting hour separations for fire wall, is included on sheet G0010.
7	The Exit Corr, shown on Sheet A0211 is actually an Exit Passageway. Exit passageways shall be constructed as time barries and horizontal assembly consultade assembly constructed in accordance with Section 711 not less than that required for any connecting interior exit stairway and show fire barrier extending to floor deck in Section 7/A701. Please see next correction below for resolution at Stair A and followup on notes added to Sheet G0003 regarding conformance to the requirements of Section 1023. Thow how all for conditions are met for Stair B on the plans. Your code modification request is approved subject to the conditions above, please submit details referencing tested assemblies.	Arch	Additional detail provided showing 2-hour rating at corridor leading to egress doors at ground level, on 2/A1008.
8	Re: Section 4. Fire Rated Partitions Note C. on Sheet A1000 should add the following per IBC Section 708.4 Continuity: and be securely attached to one of the following: 1. The underside of the floor or roof shearhing, deck or siab above. 2 The underside of a foor/celling assembly having a fire-resistance rating that is not less than the fire- resistance rating of the fire partition. 'Also note per IBC Section 707.5 Continuity 'Fire barriers shall extend from the top of the foundation or floor/celling assembly below to the underside of the floor or roof sheathing, slab or deck above. 2 supported celling. Joints and voids at intersections shall comply with Sections 707.8 and 707.9 as specificable to stain endosure and exit passageway: 'Addition of notes on Sheet A1000 does not help when notes that have been added on #7/A007 appears the contonuity of 2-Hour Fire Barrier is incorrectly blacked bratisop for what needs to be either an extension of a 2 HR wall or 2 HR celling (in order to have the draftstop as shown).	Arch	Detail modified to show continuous 2-hour wall from floor to underside of sheathing at next floor structure at Exit Passageway, on 1/A1008. Drawing 7/A0701 has been updated to show continuous extension of fire rated partition to underside of floor sheathing above.
9	Many of the listed assemblies are "Proprietary," meaning that yvery specific brand name products must be used in the construction of the assemblies. In fact, the schedules fall to show this information to only address those products in the assemblies labeled as 'GWB' or 'GB-HE. 58' GYPSUM WALLBOARD' that may be mistaken for generic. The details shall describe everything or the listing to include as spaces between metal and combustible materials. Hickness and type of insulation, spacing of CEILING RESILIENT FURRING CHANNEL, screw lengths and where using combustible structural sheathing within the assembly and how the length of screws shall be adjusted. While a new sheet G0006 has been added to the set to fully describe Listing of all wait lypes, there are no assembles provided for 1 and 2-HR rated Floor-Cellings. These listing appear as very fine print and not condusive to the drywall subcontractor installing or Routi County inspectors releving the installation. Please highlight systems used (RCRB) prefers condensed versions of UL listed with hose provided by the Gypsum Association) with location(s) of fire rating requirements shown on the life safety pina. Another limitation is the amount of insulation to be used, especially with horizontal assemblies, where the addition of insulation in a thickness greater than listed in the assembly can lower the fire resistance of the assembly. The use of insulation in a listexness greater than listed in the assembly can lower the fire resistance of the assembly. The use of the typical Floor Assembly shown also has similar items for proprietary materials, etc. The detail on Sheet A1007 may not be used where the Exit Passagewayre rating specified under IBC Scient 102.8.1 for vitually the entire exit corridor (2 Hr rating) and additional notes have been added on #7/A0701 incorrectly label a draftstop what needs to be either an exitension of a 2 HR wait or 2 HR roling to have the #7/A0701 incorrectly label a draftstop what needs to be eitheran exitension funct	Arch	Applicant has removed proprietary language on all details, and modified details to show conformance with referenced UL listings. New UL listing for Root//Ceiling Assesmbly added on G0008. Insulation location has been updated per UL assembly data. Insulation thicknesses to be installed per UL listing. Drawings 7/A0701, and 1/A1008 have been updated to reflect continuous extension of fire rated partition to underside of floor sheathing above.
10	rev. security - rise reased paralustics note = on sneet A UWA Should note "reintrations where allowed, penetrations the installed as tested in the approved thre-ensitive assembly. Construction documents shall indicate where penetrations will be installed as tested in the approved thre-ensitive assembly. Construction documents shall indicate where penetrations will be made, and the materials and methods for maintaining required structural safety, fire-resistance rating and firebocking provided in the plane (similar to fire rated assemble). Similar to the rate assemble (Similar to the rated assemble) assembles and the relations or openings for ubits, rest, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be detailed on the plane and resubmitted. This was not done.	Arch	F and T ratings shown on Sheet 1 of detail sheets on A1009. New general note added to Sheet A1009 regarding display of required T ratings. All T ratings to conform with IBC Section 714.5.1.2.