

March 30, 2020

Bob Tredik
Tallahassee Building Department
435 N. Macomb Street
Tallahassee, Florida
32301

RE : Florida Association of Rehabilitation Facilities
Permit Comments specifically CB611 and CB610
TCB200154

Bob,

We are responding to comments regarding accessibility included in the renovations currently under permitting. The project is a Level 2 alteration to an existing office building for the Florida Association of Rehabilitation Facilities. The building is a 2-story building permitted in the mid-1980's. The renovated area comprises less than 50% of the building with the primary function located on the first floor. The 2nd floor is private offices for staff only.

Comment CB211: Commercial Building, BLDG_CB611 - ACCESSIBILITY UPGRADES - 20% RULE:
This project is an alteration to the primary function of the building. Please provide a letter from the design professional identifying construction activities and market values for specific accessibility upgrades. The overall improvement value is stated to be approximately \$500K. See Florida Accessibility Code, Chapter 2 and Advisory 202.4.

The plans as submitted provide ADA upgrades per FBC Chapter 11 paragraph 202.4 for the first floor. These upgrades include the following;

- The main entrance door approach is being reworked to include a compliant landing and ramped approach.
- The stair door to the back hall is being re-swung to meet the chapter 11 door approach.
- One of the toilet rooms is being fully renovated to include complaint: access, plumbing fixtures, grab bars, and accessories.
- A protruding (old EWC) will be removed in the rear hall to provide ADA access.
- The remaining doors have been reworked or confirmed to meet the ADA criteria for enter and exit per the code.

The cost for the above is estimated to be \$80,000 which provides 16% of the budget of approximately \$500,000.

1. ***Comment CB211: Commercial Building, BLDG_CB610 - VERTICAL WHEELCHAIR ACCESSIBILITY:***
This project is greater in floor height than one story, and therefore initiates vertical accessibility per the Florida Accessibility Code, Chapter 2 and Section 201.1.1.

Bob, per our phone conversation we contacted Thomas Campbell at 850-717-1823 and Chip Sellers at 850-717-1827. They confirmed that all multi-level buildings are required to apply for the variance. We intend to pursue the elevator variance based on disproportionate cost. This particular building is constructed on a composite posttension slab/foundation. The elevator will need to be constructed adjacent the building in the south parking lot. We anticipate the elevator will require following:

- Foundation: 16" deep pad foundation at 4 feet below finish floor. Locate off of the main building's post tension slab.
- Walls 8" reinforced CMU with EIFS stucco finish
- Access bridge enclosed with structural slab floor light gage walls with EIFS finish
- Note an expansion joint will be required between the main pad slab and the new shaft.
- Roof sloped light gage mansard matching main building
- Roof shingles
- Elevator 2-stop hydraulic
 - Capacity: 2100# (Fleetwood 21)
 - Cab size: 4-3 x 5-8
 - Approximate Travel: 11-0
 - Door opening: side
 - Shaft size: 5-9 x 7-4
 - Vent size: NR
- HVAC: 15000 BTU KLIMAIRE 9.6 EER PTHP Heat Pump with 5kW Auxiliary Electric Heater includes Wall Sleeve and Aluminum Grille
- Lighting : LED
- Power: new panel serving HVAC unit lighting and elevator 208 single phase 100 amp

The cost for the above is estimated to be \$225,000 which along with the \$80,000 represent 61% of the \$500,000 budget ($\$305,000/\$500,000 * 100$). We understand that with our commitment to apply for the variance you will be able to issue the permit with that provision.

Please review this response and contact us should you need any more information. We have responded to the remaining comments in the attached memorandum dated 3-27-2020.

Sincerely,

GILCHRIST ROSS CROWE ARCHITECTS, PA



Connor Ross, AIA

Attachment: COT TCB200154 comment responses

Memorandum:

Date March 18,2020
To Tallahassee Building Department

RE Florida Association of Rehabilitation Facilities
Permit Comments
TCB200154

Please refer to comments and responses below for permit number TCB200154. Revised drawings will be updated as appropriate.

1. COMMENT: Mechanical Gas, BLDG_MG619, Load Calculation Required - Calculation of heating and cooling loads. See FBC-EC Section 403.2.1.
RESPONSE: Will comply, see attached load calculations.
2. COMMENT: Mechanical Gas, BLDG_MG443, Smoke Detectors - Provide duct mounted smoke detectors in the supply air stream as required by FBC-M Section 606.2.1 or provide manufacturer information that air supply system's capacity do not exceed 2,000 CFM.
RESPONSE: Air Handling equipment capacity does not exceed 2000 CFM, therefore duct mounted smoke detectors are not required per FBC-M.
3. COMMENT: Plumbing, BLDG_CP128 - Provide bi-level drinking fountain per FBC Plumbing Table 410.3 and FBC Accessibility 602.
RESPONSE: The building owner has requested that the water cooler requirement be resolved with chilled bottle water. The existing water cooler does not meet Chapter 11 307.2 (protruding objects) and is being removed. Bottled water is available to staff and guests in the staff kitchen. Refrigerated bottled water and water from a bottled water dispenser will be available.
4. COMMENT: Plumbing, BLDG_CP127 - Provide break room (kitchenette) sink installed maximum 34 inches above finished floor per FBC-Accessibility 606.3.
RESPONSE: Will comply.
5. COMMENT: Electrical, BLDG_CE015 - Initial 3/10/20; RP Sheet E1.2 Second Floor Lighting Controls Required Please provide occupancy controls in those areas required by the 2017 FB ECC, 6 Edition - C405.2.1.1 for FBC Existing Building with Level 2 Alterations.
RESPONSE: No new lighting was added therefore the addition of Occupancy sensors are not required for this renovation per Florida Energy Code refer to C503.1 exception 7.
6. COMMENT: Electrical, BLDG_CE014 - Initial 3/10/20; RP Sheet E0.1 FB Energy Conservation Code Requirements to be on the Construction Documents: FB Energy Conservation Code C405.6.4, C405.6.4.2, C408.3.1, & C408.3.2 The four items A, B, C, & D below are required to be on the

construction documents by the FB Energy Conservation Code. Please include these requirements - A, B, C, & D below on Sheet E0.1 (or elsewhere) of the construction documents:

- a. A: Operating and maintenance manuals shall be provided to the building owner. The manuals shall include, at a minimum, the following: 1.Submittal data stating equipment rating and selected options for each piece of equipment requiring maintenance. 2.Operation manuals and maintenance manuals for each piece of equipment requiring maintenance. Required routine maintenance actions shall be clearly identified. 3.Name and address of at least one qualified service agency. FB ECC, Chapter 4, Section C405.6.4
- b. B. Within 30 days after the date of system acceptance, record drawings of the actual electrical installation shall be provided to the building owner, including: 1. Single-line diagram of the building electrical distribution system and 2. Floor plans indicating location and area served for all distribution. FB ECC, Chapter 4, Section C405.6.4.2
- c. C. Prior to passing final inspection, the registered design professional shall provide evidence that the lighting control systems have been tested to ensure that control hardware and software are calibrated, adjusted, programmed and in proper working condition in accordance with the construction documents and manufacturer's instructions. Functional testing shall be in accordance with Sections C408.3.1.1 and C408.3.1.2 for the applicable control type. FB ECC, Chapter 4, Section C408.3.1
- d. D. Within 90 days from the date of receipt of the certificate of occupancy, the building owner shall be provided with certification that the lighting controls meet the documented performance criteria of the FB ECC, Chapter 4, Section C408.3.2

RESPONSE: Will comply.

7. COMMENT: Electrical, BLDG_CE004 - Initial 3/10/20; RP Sheet E6.1 Service Upgrade Proposed - New Panel MDP Please add by note or other method, to require Panel MDP to be listed, "Suitable for Service." 2014 NEC 230.66

RESPONSE: Will comply.

8. COMMENT: Electrical, BLDG_CE003 - Comment Initial 3/10/20; RP Sheet E6.1 Service Upgrade Proposed Please provide the following requirement: The electrical contractor is to provide a durable sign or plaque stating the available fault current at the main and the date of the calculation. 2014 NEC 110.24 A

RESPONSE: Will comply.

9. COMMENT: Electrical, BLDG_CE002 - Initial 3/10/20; RP Sheet E6.1 Service Upgrade Proposed Please provide a point to point fault current calculation. If the fault current calculation is greater than 18KA at panel MDP please update the panel schedule for MDP. If the calculation is greater than 10KA at panels A, B, or C, replace all of the existing 10K AIC rated circuit breakers and update the panel schedules to require AIC ratings equal to or greater than the calculation.

RESPONSE: Will comply.

10. COMMENT: Electrical, BLDG_CE001 - Initial 3/10/20; RP Sheet E6.1 Service Upgrade Proposed Approval by both City of Tallahassee Electric Utility P.E. and T&D Departments of the proposed electrical service is required before Building Department electrical plan review approval for

permit. COT Electric Utility Power Engineering Status as of 3/10/20: NOT IN REVIEW COT Electric Utility Transmission & Distribution Dept. Status as of 3/10/20: NOT IN REVIEW

RESPONSE: Will comply.

11. COMMENT: Commercial Building, BLDG_CB613 - EXTERIOR EXIT STAIRS @ SECOND FLOOR: Please provide additional graphic information regarding the exterior stair system landing connecting to building.

RESPONSE: The stair is steel and will remain as originally permitted.

12. COMMENT: Commercial Building, BLDG_CB612 - WHEELCHAIR TRANSFER AREA at TOILET FIXTURES: Please provide information that ensures that the area for wheelchair transfer is maintained. (I.e. 60" or 5'-0" from toilet fixture sidewall to inside edge of lavatory of countertop). See Florida Accessibility Code, Chapter 6, and Section 604.3.1.

RESPONSE: Drawings indicate a clear floor space of 60" x 90". Dimension will be added to sheet A1-1.

13. COMMENT: Commercial Building, BLDG_CB611 - ACCESSIBILITY UPGRADES - 20% RULE: This project is an alteration to the primary function of the building. Please provide a letter from the design professional identifying construction activities and market values for specific accessibility upgrades. The overall improvement value is stated to be approximately \$500K. See Florida Accessibility Code, Chapter 2 and Advisory 202.4.

RESPONSE: Will comply ... refer to attached letter.

14. COMMENT: Commercial Building, BLDG_CB610 - VERTICAL WHEELCHAIR ACCESSIBILITY: This project is greater in floor height than one story, and therefore initiates vertical accessibility per the Florida Accessibility Code, Chapter 2 and Section 201.1.1.

RESPONSE: Owner has asked to submit for an elevator variance.

15. COMMENT: Commercial Building, BLDG_CB609 - OWNER's AFFIDAVIT: Section II of the O.A. is not properly filled out. Please identify in this section the contractor of record as the owner's agent.

RESPONSE: Will comply see revised Owner's Affidavit.

End of responses