



JC CODE & CONSTRUCTION CONSULTANTS, INC.

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Re: Construction Drawing Review – Square Grouper, Ft. Pierce Florida

- 1) *At what level do we need to sprinkle the residential portion of the building?*
First things first: the occupant load of the A-2 restaurant is shown as 89 persons and the area is less than 5,000 square feet (Life Safety Plan Pg. A-5) which means that the A-2 portion of the structure does not require the installation of an NFPA 13 automatic fire sprinkler system:

903.2.1.2 Group A-2. [F] *An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:*

1. *The fire area exceeds 5,000 square feet (464.5 m²);*
2. *The fire area has an occupant load of 100 or more; or*
3. *The fire area is located on a floor other than a level of exit discharge serving such occupancies.*

- 2) *If so and the building falls within NFPA 13R can my plumber design and install the system under the current code?*

An NFPA 13R system is required in the residential portion of the building; a plumber is only permitted to install P2904 systems under the residential code. Since this is a mixed occupancy building will be constructed under the building code volume, a full NFPA 13R system is required (Section 903.3.1.2) and must be installed by licensed fire sprinkler contractor per F.S. 633.334(1)(a):

903.3.1.2 NFPA 13R sprinkler systems. [F] *Automatic sprinkler systems in Group R occupancies up to and including four stories in height shall be permitted to be installed throughout in accordance with NFPA 13R.*

633.334 Requirements for installation, inspection, and maintenance of fire protection systems. (Partial Section Shown)

(1) The requirements for installation of fire protection systems are as follows:

(a) Contractors of fire protection systems shall be certified under s. 633.318.

3) Do I have to install an elevator? (Q7 from City of Ft Pierce Plan review)
Accessibility Code Ch. 2.

Vertical accessibility to the 2nd floor residential sleeping units is not required as it is not a place of public accommodation or a commercial facility:

201.1 Scope. *This code establishes standards for accessibility to **places of public accommodation and commercial facilities** by individuals with disabilities. This code shall also apply: to state and local government facilities pursuant to Section 553.503, F.S.; to private clubs pursuant to Section 553.505, F.S.; and to residential buildings pursuant to Section 553.504(2), F.S., and the ADA Standards for Accessible Design. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with this code.*

As Defined:

Place of Public Accommodation. *A facility, operated by a private entity, whose operations affect commerce and fall within at least one of the following categories:*

- (1) *Places of lodging. Except for an establishment located within a facility that contains not more than five rooms for rent or hire and that actually is occupied by the proprietor of the establishment as the residence of the proprietor. For purposes of this part, a facility is a “place of lodging” if it is -*
 - (i) *An inn, hotel, or motel; or*
 - (ii) *A facility that –*
 - (A) *Provides guest rooms for sleeping for stays that primarily are short-term in nature (generally 30 days or less) where the occupant does not have the right to return to a specific room or unit after the conclusion of his or her stay; and*
 - (B) *Provides guest rooms under conditions and with amenities similar to a hotel, motel, or inn, including the following –*
 - (1) *On- or off-site management and reservations service;*
 - (2) *Rooms available on a walk-up or call-in basis;*
 - (3) *Availability of housekeeping or linen service; and*
 - (4) *Acceptance of reservations for a guest room type without guaranteeing a particular unit or room until check-in, and without a prior lease or security deposit.*

Resort condominiums are considered to be public lodging establishments pursuant to Section 509.242, F.S.;
- (2) *Establishments serving food and drink. A restaurant, bar, or other establishment serving food or drink;*
- (3) *Places of exhibition or entertainment. A motion picture house, theater, concert hall, stadium, or other place of exhibition or entertainment;*
- (4) *Places of public gathering. An auditorium, convention center, lecture hall, or other place of public gathering;*

- (5) *Sales or rental establishments. A bakery, grocery store, clothing store, hardware store, shopping center, or other sales or rental establishment;*
- (6) *Service establishments. A laundromat, dry-cleaner, bank, barber shop, beauty shop, travel service, shoe repair service, funeral parlor, gas station, office of an accountant or lawyer, pharmacy, insurance office, professional office of a health care provider, hospital, or other service establishment;*
- (7) *Stations used for specified public transportation. A terminal, depot, or other station used for specified public transportation;*
- (8) *Places of public display or collection. A museum, library, gallery, or other place of public display or collection;*
- (9) *Places of recreation. A park, zoo, amusement park, or other place of recreation;*
- (10) *Places of education. A nursery, elementary, secondary, undergraduate, or postgraduate private school, or other place of education;*
- (11) *Social service center establishments. A day care center, senior citizen center, homeless shelter, food bank, adoption agency, or other social service center establishment;*
- (12) *Places of exercise or recreation. A gymnasium, health spa, bowling alley, golf course, or other place of exercise or recreation;*

NOTE: the residential sleeping units do not fall under the requirements of the *Fair Housing Act* (FHA) as the units are **sleeping units and not dwelling units**.

- 4) [Do I have to supply a handicap bath on the second floor?](#)
No, as it is not as it is not a place of public accommodation or a commercial facility.
- 5) [Can I use a Guard rail with openings no greater that 6" dia for the retaining wall on the north side of the property surrounding the bar patron beach/seating area.](#)
Yes; the requirements for guards in Ch. 10 are intended to provide protection in areas comprising the means of egress – i.e. areas typically leading into the building, within the building, and between buildings.

Main Structure:

- 1. The proposed two hour (2.0 hr.) horizontal separation between the A-2 occupancy and the R-2 residential occupancy meets the rating required by *FBC Table 508.4*.
- 2. The proposed three hour (3.0 hr.) vertical separation between the R-2 sleeping units exceeds the one hour (1.0) rating required by *FBC Section 709*.

Respectfully Submitted,

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