

From: Steve Roland [mailto:sroland@deltonafl.gov]
Sent: Wednesday, September 11, 2019 4:18 PM
To: Madani, Mo
Subject: FW: Binding Interpretation # 169

From: Steve Roland
Sent: Wednesday, September 11, 2019 4:13 PM
To: 'mo.madoni@myfloridalicense.com' <mo.madoni@myfloridalicense.com>
Cc: 'arusso@boaf.net' <arusso@boaf.net>
Subject: Binding Interpretation # 169

Mr. Madani,

Per our conversation on 9/10/19, i am providing all the information representing my interpretation on this matter.

There is no open permit for this interpretation and why would the interpretation be for a code cycle that is two cycles old?

The building's previous occupancy was business. They were looking for an A-3 occupancy.

I've enclosed documents that provide a time line and comments related to permit # 12-03165. The plan review comments are dated when they were sent and by whom.

The permit received no action for 2 years and per chapter 1, was voided on 9/21/2015.

Respectfully,

Steven T. Roland, BCA, CBO
Building Official
Assistant Director of Building
and Enforcement Services
City of Deltona
386-878-8653



*"Moving at the speed of business...
not bureaucracy."*

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Comment Sheet

To: TBD

Date: 9/10/2019

Attention:

Pages: 3

Fax:

E-mail:

Permit Number: 12-03165

Address: 800 DELTONA BLVD

Building **Date:** 10/7/2013 **Denied** **Reviewed By:** Dave Seaman

(10/7/2013 12:58 PM DS)

- 1) The previous review stated that this structure was changing occupancy classification from Business to Assembly 3. (Place of Religious Worship) FBC 2010 303.1.
- 2) The previous building review stated that since this is an existing building, the building must comply with the applicable sections of the Florida Building Code-Existing Building 2010 Chapter 9. The following comments are the areas of Chapter 9 of FBCEB 2010 which were not adequately addressed.
- 3) Table 912.4 of FBCEB 2010 classifies this change of occupancy classification to be of a higher hazard than the previous Business occupancy. Consequently Chapter 10 of the Florida Building Code 2010 is to be used for occupant load and exiting. Since neither Sheet A1.1 nor Sheet A1.2 shows that the fixed seating (pews) were calculated and dimensioned as required by FBC 2010 sections 1004.7, 1028.8.1, 1028.10, and 1028.10.2.1 the number of seats and the required exiting widths may not be accurate.
- 4) Chapter 9 of FBCEB table 912.5 shows a higher hazard occupancy for assembly as opposed to business. One is then referred to chapter 5 of the FBC 2010 for new construction. Since the existing building is classified as type VB construction, an assembly occupancy is only allowed if this is a one story building. (See table 503 and section 504.2.) Since this is a two story type VB building, an assembly occupancy can only use this building if it is sprinklered.
- 5) Section 908 of the FBCEB 2010 states that the electrical wiring must comply with Ch. 27 of the FBC 2010 for places of assembly. Ch. 27 sends you to the National Electrical code also known as NFPA 70.
- 6) Chapter 909 of FBCEB 2010 requires that the mechanical systems meet FBC-Mechanical Code.
- 7) Chapter 910 of FBCEB 2010 requires that the plumbing meet the FBC-Plumbing 2010.
- 8) Chapter 913 of FBCEB requires that any lighting or equipment change outs meet Section 501.2 of the FBC-energy code 2010.
- 9) AS a note, if the occupant load were to exceed 300 people a Manual Fire Alarm and a structural evaluation of the building would be required. FBC 2010 1604.5 (FBCEB 907.2) and FBC 2010 907.2.1.

This is as complete a plan review as possible with the documents provided. Additional items and clarifications may be required after review of your completed response to the above listed Items. When submitting response to comments or revisions, the sheets shall be submitted with a new set of complete documents or you may come to the building department and replace/add revised sheets to the previously submitted documents. If Fire plan review is required the review will come under a separate cover.

Building **Date:** 12/31/2012 **Denied** **Reviewed By:** Steve Roland

(12/31/2012 9:22 AM SR1)

Provide floor plan with dimensions for all rooms 1st and 2nd floor. Provide calculations for occupancy load for entire structure. This is a change of occupancy per FBC Existing Building (FBCEB) 2010 Chapter 9. Per FBC Building 2010 the occupancy is changing from B to A-3. Please provide documents indicating compliance with the FBCEB 2010 Chapter 9 where applicable.

This is as complete a plan review as possible with the documents provided. Additional items and clarifications may be required after review of your completed response to the above listed Items. If Fire plan review is required the review will come under a separate cover.

Building **Date:** 1/29/2013 **Denied** **Reviewed By:** Steve Roland

(1/29/2013 4:01 PM SR1) please provide corrections that are listed below from the first response to comments.

(12/31/2012 9:22 AM SR1)

Provide floor plan with dimensions for all rooms 1st and 2nd floor. Provide calculations for occupancy load for entire structure. This is a change of occupancy per FBC Existing Building (FBCEB) 2010 Chapter 9. Per FBC Building 2010 the occupancy is changing from B to A-3. Please provide documents indicating compliance with the FBCEB 2010 Chapter 9 where applicable.

This is as complete a plan review as possible with the documents provided. Additional items and clarifications may be required after review of your completed response to the above listed items. If Fire plan review is required the review will come under a separate cover.

Fire **Date:** 1/2/2013 **Denied** **Reviewed By:** Leigh Grosvenor

(1/2/2013 11:13 AM LG2)

Building and Zoning Services has conducted a fire/life safety review of the plans submitted for permitting under the above referenced application. Before we can forward these documents to our Building Official for issuance of a permit, the following items need to be addressed. Your prompt response to this request will accelerate this process. It is our policy to require written responses and submittals for our files. Information requested is to be provided on revised drawings. Submittal of information requested is not to be construed as automatic approval. Our office will advise you when the material and information submitted has been verified for compliance with the appropriate codes and standards. If you have questions regarding this review, they should be addressed to Leigh Grosvenor at (386) 878-8655 or by e-mail at lgrosvenor@deltonafl.gov

THIS REVIEW IS INCONCLUSIVE DUE TO THE LACK OF INFORMATION ABOUT THIS PROJECT. ONCE THE INFORMATION LISTED BELOW HAS BEEN SUBMITTED, A COMPLETE REVIEW WILL BE CONDUCTED.

The following comments are fire comments only and do not include any comments by the building department.

1. All sheets to be 24" x 36" with a minimum scale of 1/8". All dimensions shall be provided.
2. All information shall be clearly identified and in a size that is readable.

When submitting revisions, the revised sheets shall be submitted with a new set of complete documents or you may come to the building department and replace/add revised sheets to the previously submitted documents.

All fire inspections shall be scheduled through Building & Zoning Services by calling (386) 878-8655. When leaving a message, provide the permit number, address of project, the date you would like the inspection, and preference of an a.m. or p.m. inspection. Inspections shall be conducted on the following business day, unless otherwise previously scheduled.

Fire **Date:** 1/29/2013 **Denied** **Reviewed By:** Leigh Grosvenor

(1/29/2013 10:11 AM LG2)

This review is inconclusive due to the lack of information about this project. Once the information listed below has been submitted, a complete review will be conducted.

The plans shall include all applicable code requirements per NFPA 101, Life Safety Code, 2009 Edition, Ch. 12 and 13 Assembly Occupancies, Ch. 6 Classification of Occupancy and Hazard Contents, Ch. 4, General, Section 4.6, and Ch. 43 Building Rehabilitation.

Fire **Date:** 10/11/2013 **Denied** **Reviewed By:** Leigh Grosvenor

(10/11/2013 4:10 PM LG2)

Building and Zoning Services has conducted a fire/life safety review of the plans submitted for permitting under the above referenced application. Before we can forward these documents to our Building Official for issuance of a permit, the following items need to be addressed. Your prompt response to this request will accelerate this process. It is our policy to require written responses and submittals for our files. Information requested is to be provided on revised drawings. Submittal of information requested is not to be construed as automatic approval. Our office will advise you when the material and information submitted has been verified for compliance with the appropriate codes and standards. If you have questions regarding this review, they should be addressed to Leigh Grosvenor at (386) 878-8655 or by e-mail at lgrosvenor@deltonafl.gov

This review is inconclusive due to the lack of information about this project. Once the information listed below has been submitted, a complete review will be conducted.

The following comments are fire comments only and do not include any comments by the building department.

This review is inconclusive due to the lack of information about this project. Once the information listed below has been submitted, a complete review will be conducted.

1. Previous Comment. The plans shall include all applicable code requirements per NFPA 101, Life Safety Code, 2009 Edition, Ch. 12 and 13 Assembly Occupancies, Ch. 6 Classification of Occupancy and Hazard Contents, Ch. 4, General, Section 4.6, and Ch. 43 Building Rehabilitation.

2. See Sheet A1.1 Building Statistics and Code Analysis. When referencing the FFPC, there is not an A-3 Occupancy Classification.

3. According to the Minimum Number of Exits, the plans state that 5 exits are provided but there are only 3 exits provided on the 1st floor plan.

4. Per the Life Safety Code, 2009 Edition, Table 7.3.1.2, the occupant load factor for bench seating is 1 person/18 linear in.

Provide the dimensions of the benches and the applicable occupant load calculations.

5. NFPA 101:13.2.2.3. Any door in a required means of egress from an area having an occupant load of 100 or more persons shall be permitted to be provided with a latch or lock only if the latch or lock is panic hardware or fire exit hardware complying with 7.2.1.7.

Provide a complete Door Schedule that includes all existing and proposed doors and hardware.

6. If applicable, provide an Interior Finish Schedule for any new interior finish materials to be installed.

7. After cross-referencing the IBC/FBC with NFPA 5000, Table D.2.1.1(b), Cross-Reference of Building Construction Types, Construction Type VB in the FBC is considered as a Construction Type V(000) in NFPA 101, Table 13.1.6, Construction Type Limitations. Therefore, an assembly occupancy in a two story building with a Construction Type of V (000) is not permitted unless the building is protected by an approved automatic sprinkler system.

8. NFPA 101:43.7.2.1. Where a change of occupancy classification occurs within the same hazard classification category or to an occupancy classification of a lesser hazard classification category (that is, a higher hazard category number), as addressed by Table 43.7.3, the building shall meet both of the following:

(1) Requirements of the applicable existing occupancy chapters for the occupancy created by the change (see Chapters 13, 15, 17, 19, 21, 23, 24, 26, 29, 31, 33, 37, 39, 40, and 42)

(2)*Automatic sprinkler and detection, alarm, and communications system requirements and the requirements for hazardous areas applicable to new construction for the occupancy created by the change (see Chapters 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 36, 38, 40, and 42)

9. The aisle accessways between rows of seating shall be provided in accordance with the Life Safety Code, 2009 Edition, Section 13.2.5.5. Provide all applicable dimensions on the floor plan for the aisle accessways between rows of seating.

10. Is all the seating in the assembly area to be secured, unsecured or a mixture of both?

11. NFPA 101:13.7.9.3. Every room constituting an assembly occupancy and not having fixed seats shall have the occupant load of the room posted in a conspicuous place near the main exit from the room.

12. Prior to the final fire/site inspection, the access box (Knox Box) shall be installed and located:

a. At or near the recognized main public entrance on the exterior of the structure with locations to be approved by the Fire Safety Division.

b. The access box shall be located at a height of not less than six (6) feet and not more than eight (8) feet above final grade.

c. The access box shall be installed in accordance with the manufacturer's recommendations and listing.

d. No steps, displays, signs or other fixtures, or structural protrusions shall be located under the access box, which would allow intruders to access the box without assistance.

13. NOTE:

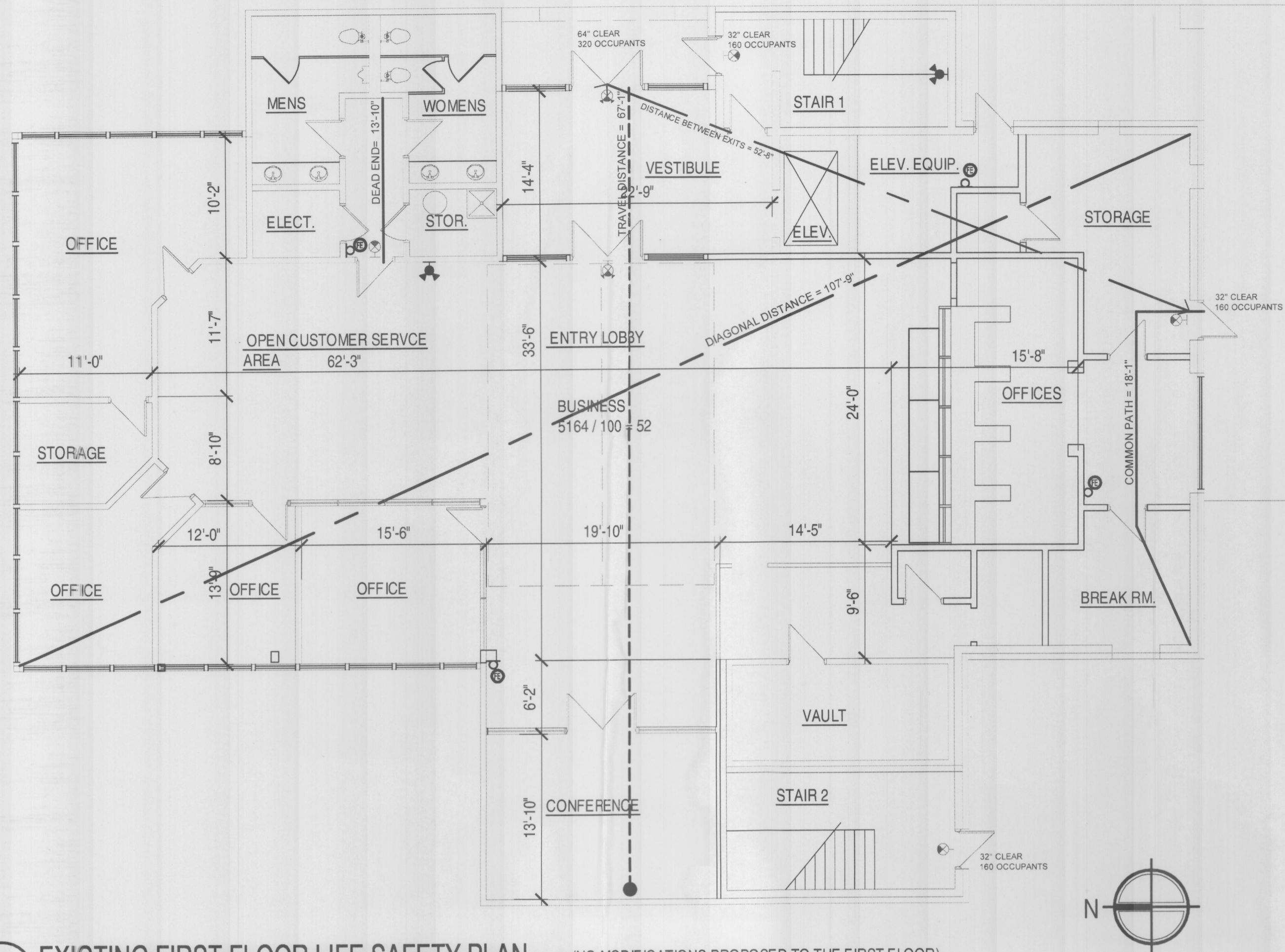
NFPA 101:13.7.13. Emergency plans shall be provided in accordance with Section 4.8.

NFPA 101:13.7.7.1. The employees or attendants of assembly occupancies shall be trained and drilled in the duties they are to perform in case of fire, panic, or other emergency to effect orderly exiting.

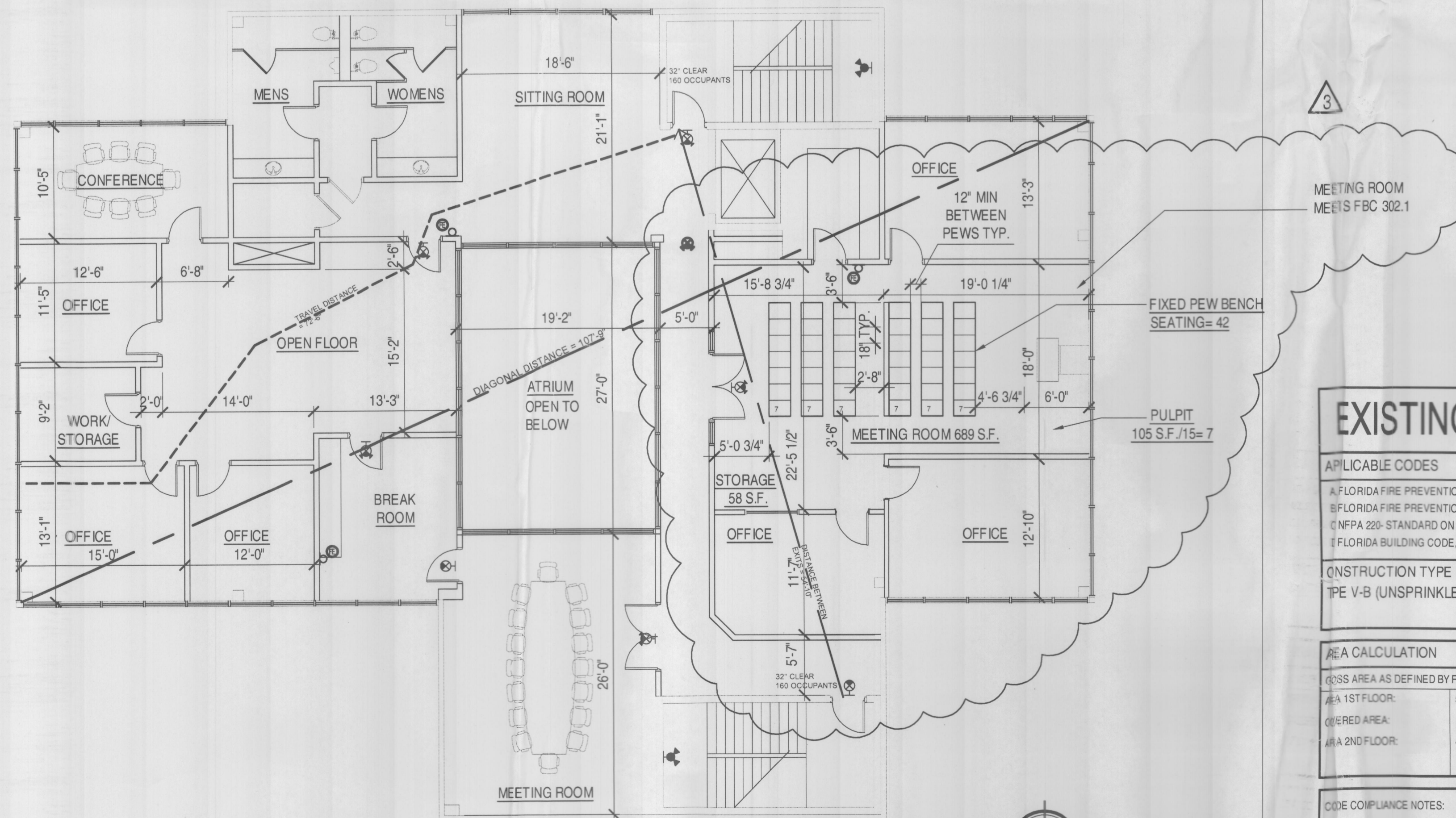
NFPA 101:13.7.7.2. Employees or attendants of assembly occupancies shall be instructed in the proper use of portable fire extinguishers and other manual fire suppression equipment where provided.

When submitting revisions, the revised sheets shall be submitted with a new set of complete documents or you may come to the building department and replace/add revised sheets to the previously submitted documents.

All fire inspections shall be scheduled through Building & Zoning Services by calling (386) 878-8655. When leaving a message, provide the permit number, address of project, the date you would like the inspection, and preference of an a.m. or p.m. inspection. Inspections shall be conducted on the following business day, unless otherwise previously scheduled.



1 EXISTING FIRST FLOOR LIFE SAFETY PLAN (NO MODIFICATIONS PROPOSED TO THE FIRST FLOOR).
Scale: 1/8" = 1'-0"



2 EXISTING SECOND FLOOR LIFE SAFETY PLAN (NO MODIFICATIONS PROPOSED TO THE SECOND FLOOR).
Scale: 1/8" = 1'-0"

(8) PARKING SPACES AT EXISTING "DRIVE THRU" AREA

LIFE SAFETY LEGEND	
FIRE RATED WALL LEGEND	
	1 HOUR RATED WALL - UL U465
LIFE SAFETY SYMBOLS	
	DIAGONAL DISTANCE OF BUILDING
	DISTANCE BETWEEN TWO MOST REMOTE EXITS
	TRAVEL DISTANCE TO THE EXTERIOR
WAYFINDING DEVICES	
	EXIT LIGHT - CEILING MOUNTED
	EXIT LIGHT - WALL MOUNTED
	EXIT LIGHT W/ EMERGENCY LIGHTING - WALL MOUNTED
	EMERGENCY LIGHTING - WALL MOUNTED
FIRE EXTINGUISHERS	
	ALL FIRE EXTINGUISHERS ARE 3-A:40-B:C
SPECIALTY SIGNALING DEVICES	
THERE ARE NO CHANGES TO SIGNALING OR SPECIALTY DEVICES.	

EXISTING BUILDING STATISTICS & CODE ANALYSIS	
APPLICABLE CODES	
A. FLORIDA FIRE PREVENTION CODE, FIFTH EDITION, NFPA 1-UNIFORM FIRE CODE 2012	
B. FLORIDA FIRE PREVENTION CODE, FIFTH NFPA 101-LIFE SAFETY CODE, FLORIDA EDITION, 2012	
C. NFPA 220- STANDARD ON TYPES OF BUILDING CONSTRUCTION	
D. FLORIDA BUILDING CODE, FIFTH EDITION (2014)	
CONSTRUCTION TYPE PER FBC 2014- CHAPTER 6 & TABLE 601	
TYPE V-B (UNSPRINKLERED PER FBC 903)	
OCCUPANCY CLASSIFICATION PER FBC & FFPC- 2014	
EXISTING BUILDING STATISTICS	
FBC 304-GROUP B AND FFPC-NFPA 101-39- EXISTING BUSINESS	
AREA CALCULATION	
GROSS AREA AS DEFINED BY FBC 202	
AREA 1ST FLOOR:	5,214 SQ.FT.
COVERED AREA:	1,777 SQ.FT.
AREA 2ND FLOOR:	4,696 SQ.FT.
FBC TABLE 1004.1.2- AREA ALLOWANCES PER OCCUPANT	
EXISTING 1ST FLOOR BUSINESS: 5164/100= 52 OCCUPANTS	
EXISTING 2ND FLOOR BUSINESS: 4077/100 = 41 OCCUPANTS	
EXISTING 2ND FLOOR BUSINESS: 689/15 = 46 OCCUPANTS- ACTUAL: 48	
OCCUPANCY LOAD 1ST: 52- SEE LIFE SAFETY PLAN	
OCCUPANCY LOAD 2ND: 87- SEE LIFE SAFETY PLAN	
CODE COMPLIANCE NOTES:	
1. THERE ARE NO RENOVATIONS AND NO CHANGE OF USE OR OCCUPANCY INVOLVED IN THIS PROJECT.	
2. THESE PLANS ARE BEING SUBMITTED TO DEMONSTRATE COMPLIANCE WITH FBC FIFTH EDITION 2014 AND FFPC- FIFTH EDITION 2012 FOR EXISTING BUSINESS OCCUPANCIES.	
3. A SECOND FLOOR OPEN OFFICE AREA WILL BE USED AS A MEETING ROOM IN COMPLIANCE WITH FBC SECTION 303.1.1 AND 303.1.2.1 AND 303.1.2.2.	

GREATER FAITH AME
DELTONA, FLORIDA

PERMIT SET 2016.005
01-12-16 issue date DTV drawn by JWM approved by project number

REVISION SCHEDULE	
DATE	DESCRIPTION
1 12.31.12	ADD ROOM DIMENSIONS TO PLAN
2 03.07.13	ADDRESS & TITLE CHANGE
3 02-02-16	PERMIT COMMENTS

FIRST & SECOND FLOOR LIFE SAFETY PLANS **A1.1**
sheet number

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CITY OF DELTONA PLAN REVIEW FEB 12 2016 REVIEWED FOR CODE COMPLIANCE

bhm architecture
BHM ARCHITECTURE, INC.
MAIL ONLY: 478 E. ALTA MONTE DR., SUITE 108 PMS 284, ALTA MONTE SPRINGS, FL 32701-4622
PHONE: 407.333.2005 LICENSE # AAC000233

2.12.16

PermitTRAK

Tree Site Browse

- Permit 12-03165
 - No Parent Activities
 - No Sub-Permits
 - No Sub-Cases
 - No Issues

Main Menu

- WorkSpace
- LandTRAK
- PermitTRAK**
- ProjectTRAK
- CodeTRAK
- AEC TRAK
- LicenseTRAK
- CRM TRAK
- Reports

Permit #: 12-03165

Permit Information Permit #: 12-03165

Description: INTERIOR RENOVATION

Applicant: TBD

Type: COMM BUILD OUT SMALL

Subtype: COMMERCIAL

Status: VOID

Applied: 12/27/2012 CW2

Approved:

Issued:

Finalized:

Expiration:

CO Issued:

Assessor PIN: 36183014000010

Address: 800 DELTONA BLVD

City, State, Zip: DELTONA FL 32725

Type: PARCEL Alternate ID: 4992430

Owner: GREATER FAITH AME CHURCH

Subdivision:

Tract: Block: Lot:

Contacts (4) Owner: GREATER FAITH AME CHURCH Contractor: TBD Applicant: TBD

Valuation Details Job Value: \$15,000.00

Financial Information Charged: \$1,119.90 Paid: \$90.00 Due: \$1,029.90 Deposits Avail: \$0.00

Plan Reviews (6)

Inspections

Chronology (5)

Action Type	Staff Name	Action Date	Completion Date
ADDITIONAL INFO	Cathy White	09/21/2015	
RESPONSE TO COMMENTS	Suzanne Lasky	10/04/2013	
RESPONSE TO COMMENTS	Cathy White	04/09/2013	

Functions

- Add Record
- Duplicate Record
- Add Notes

Link to...

- Additional Site
- Parent Project
- Parent Permit
- Sub-Permit
- Sub-Case
- Parent License

Functions

- Add Actions
- Delete Action

TRAKIT

LicenseTRAK

Tree **Site** Browse

13385 NON-PROFIT ADDR

No Issues
No Additional Sites

- Main Menu
- Workspace
 - LandTRAK
 - PermitTRAK
 - ProjectTRAK
 - CodeTRAK
 - AEC TRAK
 - LicenseTRAK**
 - CRM TRAK
 - Reports

Business #: 13385

Business Information Business #: 13385 License #: 13385

Business Name:	GREATER FAITH AME CH	Fee Code:	NONPROFIT
Classification:	NON-PROFIT	State or Local:	ADMIN OFFICE ONLY!!!
Business Subtype:		EMPLOYEES:	0
Type of Ownership:	CORPORATION	Status:	ACTIVE
State Registration:		Issued:	01/28/2013 MEP1
Class Code:	NONPROFIT	Expired:	09/11/2019 SR1
FEIN or SSN:	ADMIN OFFICE ONLY!!!		

Assessor PIN:	36183014000010	Phone:	(407)314-4914
Address:	800 DELTONA BLVD	Fax:	() -
City,State,Zip:	DELTONA FL 32725	Emergency:	() -
Type:	PARCEL	Alternate ID:	4992430
		E-Mail:	

Additional Business Information

Contacts (2) Owner: GREATER FAITH AME CHURCH, INC.

Conditions

Financial Information Charged: \$25.00 Paid: \$25.00 Due: \$0.00 Deposits Avail: \$0.00

	Inv	Lock	Pd	Description	Comments	QTY	Amount	Date Paid	Receipt #
<input type="checkbox"/>		Lock	\$	NON-PROFIT	FY 2012		0.00	N/A	
<input type="checkbox"/>		Lock	\$	FIRE PROTECTION FEE	COMMERCIAL		25.00	1/28/2013	BUS4781

- Functions
- + Add Record
 - + Duplicate Record
 - + Add Sub Case
 - Delete Record
 - Registration & Insura...

- Link to...
- Additional Site
 - Link to Permit

- Functions
- + Add Fee
 - + Add Deposit

LicenseTRAK

Tree Site Browse

13385 NON-PROFIT ADDR

No Issues
No Additional Sites

- Main Menu
- WorkSpace
 - LandTRAK
 - PermitTRAK
 - ProjectTRAK
 - CodeTRAK
 - AEC TRAK
 - LicenseTRAK**
 - CRM TRAK
 - Reports

Business #: 13385

License Reviews

Inspections (5)

Inspection Type	Inspector	Scheduled	Time	Completed Date	Time	Result	Durati
BUILDING INSPECTION	Leigh Grosvenor	04/26/2013		04/26/2013	PM	FAIL	30
BUILDING INSPECTION	Leigh Grosvenor	05/06/2013	AM	05/06/2013		PASS	15
FIRE INSPECTION	Leigh Grosvenor	04/26/2013		04/26/2013		FAIL	30
FIRE INSPECTION	Leigh Grosvenor	05/06/2013	AM	05/06/2013		PASS	15
ZONING INSPECTION	Ron Paradise	01/28/2013	AM	01/28/2013	AM	PASS	30

Functions

- Add Inspections
- Void Inspection
- View Inspections
- Add Notes
- Record Message
- Play Message

Utilities

Chronology (3)

Action Type	Staff Name	Action Date	Completion Date
Business License Printed	Mary Perez	05/07/2013	
Update Business Information	Mary Perez	05/07/2013	05/07/2013
Application Received	Mary Perez	01/28/2013	01/28/2013

Functions

- Add Actions
- Void Actions
- Edit Actions
- Add Notes
- Schedule Events

Utilities