



Lee County Division of Development Services

P.O. Box 398
Fort Myers, FL 33902

January 5, 2015

Ogden Brothers Construction, Inc.

Phone # (239) 333-4321

E-Mail: rob@ogdenbrothers.com

**RE: COM2014-01890 - Around The Clock Fitness (Interior Build Out).
2nd Review**

Dear Sirs:

We are in receipt of resubmitted plans for the above referenced project. Some items of our original letter have not been adequately addressed as follows:

Please provide cover letter showing where each item can be found on the plans.

ARCHITECTURAL REVIEW: - by – Rafiu Oyebanjo.

4.0.

2012 Florida Accessibility Code Chapter 2, Section 201.1.1. Second level (mezzanine) is required to be accessible to handicapped persons on wheelchairs. Please provide detailed compliance on plans view.

Second Review Response: Not Acceptable Per ADA chapter 206.7.3. Lift can serve no more than five people.

7.0.

2010 FBC Chapter 5 Section 505.2: Proposed mezzanine exceeds area limitation allowed by Section 505.2, exception 2 (enclosed areas below are not parts of the common atmosphere with the mezzanine), therefore: it is a second floor and is being reviewed as such.

Second Review Response: Not acceptable per our calculation this does not meet the requirements of a mezzanine please provide plan with area calculation for clarity.

8.0.

2010 FBC Chapter 10 Table 1015.1: Two exit stairways complying with Section 1015.2.1 are required from 2nd level. Please review and revise as required.

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Second Review Response: Not acceptable Not acceptable per our calculation this does not meet the requirements of a mezzanine please provide plan with area calculation for clarity.

9.0.

2010 FBC Chapter 10 Section 1022.1: The two required exits shall be enclosed by one hour fire protected assemblies and one hour fire rated protected doors. Please provide details.

Second Review Response: Not acceptable Not acceptable per our calculation this does not meet the requirements of a mezzanine please provide plan with area calculation for clarity.

10.0.

2010 FBC Chapter 10 Section 1022.2: Exit enclosure shall terminate at an exit discharge or a public way. Please provide details.

Second Review Response: Not acceptable Not acceptable per our calculation this does not meet the requirements of a mezzanine please provide plan with area calculation for clarity.

Should you have any questions contact me at (239) 533 – 8597 (Option1) Ext. 48827.

PLUMBING/MECHANICAL by Nick Powell

1. 2010 FPC Sec 1003.3.4 - Please provide calculation for under counter/ in floor grease interceptors/automatic grease removal devices based upon PDI G101. Also provide manufacturer's specification/instructions with each set of plans. See table 1003.3.4.1. For 3 basin sink. **2nd Review – Acceptable.**
2. 2010 FMC Sec. 307 - Please show all piping and the termination location and details of the condensate drain. Please terminate the condensate drains to the outside in a french drain or to a grassy area 12" from the building foundation. **2nd Review – Acceptable.**
3. 2010 FMC Sec. 606.2.1 - Duct smoke detectors shall be installed in supply air system with a designed capacity greater than 2000 CFM. **2nd Review – Acceptable.**
4. 2010 FBC Energy Conservation Code - Please provide Energy Calculations for this project. Please include input data sheets as part of the energy packet. **2nd Review – Unacceptable. If using form 502-2010 (Building Envelope Prescriptive Method) you must show that the existing components meet the building envelope criteria. Roof must have a minimum R value of R-38, exterior walls must have a R value of R-19, windows must have a U value of $U \leq 0.45$ and a minimum SHGC of 0.25. To obtain a passing criteria using the prescriptive method is almost**

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impossible. Please run the space using flacom software based on a performance method. The website is <http://energygauge.com>. Please include all input data forms to accompany the energy calculations.

5. 2010 FMC Section 503.2 - Calculation of heating and cooling loads. - Design loads shall be determined in accordance with the procedures described in the ASHRAE/ACCA Standard 183 or ACCA Manual N and shall be attached to the code compliance form submitted to the building department when the building is permitted or, in the event the mechanical permit is obtained at a later time, the sizing calculation shall be submitted with the application for the mechanical permit. **2nd Review – Acceptable.**

Note: Gas installation requires a separate permit.

For any questions contact Nick Powell at 239-533-8597. Option #1 Ext:48820.

Please submit four (4) sealed sets of revised plans to the building department. Either complete sets or individual sheets may be resubmitted. If individual sheets are resubmitted, they must be properly collated into the plans by the person responsible for the resubmittal. Three sets of plans will have the revisions collated and the fourth set to be sent to the fire department for their review.

PLEASE NOTE:

Plans must be submitted in person. Mailed in plans will not be accepted.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services