



*Torti Gallas - Compiled Team Response – October 19, 2015
Revised - October 28, 2015*

Third-Party Plan Review Comments & Corrections List

DCRA No.:	Project Address: 901 H Street NE	1 st Reviewer: Gregory N. Nicholls, AIA	1 st Review Date: October 8, 2015								
<input checked="" type="checkbox"/> 1st Review <input type="checkbox"/> Re-Review	Project Name: 8th and H Street NE Aon FPE Project No.: 1515097-000	Review Discipline: <table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Accessibility</td> <td><input checked="" type="checkbox"/> Mechanical</td> <td><input checked="" type="checkbox"/> Electrical</td> <td><input checked="" type="checkbox"/> Fire Protection</td> </tr> <tr> <td><input checked="" type="checkbox"/> Plumbing</td> <td><input checked="" type="checkbox"/> Structural</td> <td><input checked="" type="checkbox"/> Elevator</td> <td></td> </tr> </table>		<input checked="" type="checkbox"/> Accessibility	<input checked="" type="checkbox"/> Mechanical	<input checked="" type="checkbox"/> Electrical	<input checked="" type="checkbox"/> Fire Protection	<input checked="" type="checkbox"/> Plumbing	<input checked="" type="checkbox"/> Structural	<input checked="" type="checkbox"/> Elevator	
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No.	Comment	Sheet	Reference	Status
General				
1.	The code analysis sheet refers to section 510.4 IBC for mixed uses, but this does not have any effect on the height and area for this design. Is there something in the compliance strategy where this applies? <i>This section does not apply and its reference has been removed from the code sheet.</i>	AG104	Section 510.4 IBC	Open
2.	The cover sheet of the interior set needs to include a reference to the 2013 DCMR amendments to the IBC. <i>Section has been added to cover sheet (I-001) referencing 2013 DCMR amendments to the IBC.</i>	I-001	Section 101.1 DCMR	Open
Accessibility				
3.	The matrix of Type A units does not include any of the 2 br + den class. Also, none of the Type A units has access to the large north terraces except one flat. <i>TGU contends that unit class is based on bedroom count and that 2br + dens fall under the 2 bedroom class whereby no specific Type A unit is required.</i>	AG103	Section 1107.6.2.1.1 DCMR	Open
4.	Where is the unit with the required roll-in shower? <i>Roll-in shower provided at ANSI Unit 0259.</i>	AG103 <i>A0803 A0212 A0305</i>	Section 1107.6.2.1.1 DCMR	Open
5.	The architectural plans need to reference (and comply with) the 2009 edition of ICC A117.1. The	AG104 I-001	Sections 1101.2 and Chapter 35 IBC	Open


	interior set cover sheet needs to reference the 2009 edition of ICC A117.1 as well. <i>AG104 and 1-001 have been revised to reference the 2009 edition of ICC A117.1</i>			
6.	Show the striping for the accessible unloading area for all accessible parking spaces, as it appears all have columns in this area. <i>All areas are striped – reference sheets A0201 – A0206 for dimensional information. Note the intent of the access aisle is to provide sufficient space for a person in a wheelchair to enter and exit a vehicle and to do so without being in the vehicular way. The access aisle widths provided allow for this. The columns mentioned are located outside the area of the aisle that would provide the clear space to accommodate such vehicle access. The columns are located so as to provide unobstructed access to and from this clear area at the standard minimum accessible width. Therefore TGU believes the striping and layout conforms to the intent of the referenced section.</i>	AG107A G108 <i>A0202 A0203 A0204 A0206 A0207</i>	Sections 502.4.2, 502.4.4 and 502.2 ICC A117.1	Open
7.	The standard references for the ICC A117.1 is out of date, and compliance with the 2009 edition is now current for DCMR. <i>Sheets A0665, A0801, A0802a, A0803, and A0804a have been updated to reference 2009 ICC A117.1.</i>	A0665 A0801 <i>A0802a, A0803, A0804a</i>	Chapter 35 IBC	Open
8.	Provide accessibility details for the restroom on G3 and the penthouse. (Details for other public restrooms are in the ID set.) <i>See sheet A0805 for layout information for Restroom G307, PH08, and PH09.</i>	A0314 A0223 <i>A0805</i>	Section 1109.2 IBC	Open
9.	The walk-in closets for the Type A units have the shelving in the door approach space on the interior side. <i>Closets for Type A ANSI units shall be provided similar to types 3, 5, or 7. Reference drawing A0668</i>	A0302- A0313 <i>A0668</i>	Section 1003.5 and Figure 404.2.3.2 ICC A117.1	Open

10.	<p>The microwaves are out of the vertical-reach range in the Type A units. <i>Refer to drawings A0801 and A0802a. Note, where meeting this requirement proves impractical it is the intent of the developer to provide a countertop microwave.</i></p>	A0801 A0802a	Figure 308.3.12 ICC A117.1	Open
11.	<p>In conflict with sheet notes 2A and 3A, the sinks and work surfaces for the Type A units are above the 34" limit. <i>Work surface in Type A units has been adjusted to 34" however the Developer reserves the right to provide a counter at a height of 36" that is adjustable to provide a work surface at variable heights 29 inches (735 mm) minimum and 36 inches (915 mm) maximum above the floor, or that can be relocated within that range without cutting the counter or damaging adjacent cabinets, walls, doors, and structural elements, shall be permitted. See sheet A081 and A0802a.</i></p>	A0801 A0802a	Section 1003.12.3.2 and Figure 304.3 ICC A117.1	Open
12.	<p>Type A unit types in details D1, C1, D6, and B6 do not have the 30" knee space width centered under the kitchen sink. Parallel approaches are not permitted for Type A kitchen sinks. <i>Removable base cabinets shall be provided at the kitchen sinks for the above mentioned units. Forward approaches have been provided. Refer the sheet A0801 and A0802a.</i></p>	A0801 <i>A0802a</i>	Figure 1003.12.4 2 ICC A117.1 and Section 1003.12.4.1 2 ICC A117.1	Open
13.	<p>Where is the bathroom accessories legend for the markers? <i>Reference A0803 for the accessories legend.</i></p>	A0803 <i>A804a</i> <i>A804b</i>	General	Open
14.	<p>The short (24") rear grab bar reinforcing is not permitted where a full length one will fit (see detail C8). <i>Detail C8 has been modified to provide a 36" rear grab bar. New Roll-in Shower Detail A8 also includes a 36" rear grab bar.</i></p>	A0803	1003.11.1 exception 4 2 ICC A117.1	Open

15.	The water closet centerline is limited to 18" max. from the wall (see detail C1). <i>Details A1 and C1 have been modified to provide to provide 18" max. from the adjacent side wall.</i>	A0803	Figure 1003.11.2.4 2 ICC A117.1	Open
16.	The water closet flush handles must be shown on the open side for Type A accessible bathrooms. <i>A note has been added to the WATER CLOSET (FLOOR MOUNTED) detail referencing the flush control requirement.</i>	A0803 A804a	Section 1003.11.2.4.6 2 ICC A117.1	Open
17.	The shower clear space must align with the control wall (see detail C2). <i>Shower clear space has been adjusted to align with the control wall.</i>	A0803	Figure 608.2.1 ICC A117.1	Open
18.	Many of the details for all units (Types A and B) show less than 18" to the vanity from the center of the water closet for the swing-up grab bar. <i>All type A bathrooms provide for 18" or greater from the centerline of the water closet to the vanity edge. Additionally these are provided with rear and side grab bars per ICC A117.1. Type B units where the water closet was located between the vanity and the bathtub have been adjusted to accommodate the 18" requirement for swing-up grab bars.</i>	A803 A804a	Section 1003.11.2.4.4 exception and Section 1004.11.1.1 ICC A117.1	Open
19.	Please state which Type B units are using either option A or B, or bathroom compliance. <i>Type A units are identified as ANSI units on all sheets. Sheets A0803 – A0804b identify Unit Type and show related bathroom compliance.</i>	(all unit plans)	Section 1004.11.3 ICC A117.1	Open
20.	The elevator(s) from the residential floors are required to be on standby power as they are accessible egress routes. This needs to be indicated on the code diagram sheets. <i>The elevators are on standby per sheet E601.</i>	AG107 to AG112	Section 1007.2.1 IBC	Open
21.	Provide a family restroom for the 2 nd floor amenities area. <i>Section 1109.2.1 IBC does not specify the proximity of the "family restroom" to other restrooms. With this understanding, we will designate the unisex powder room on the first level as the "family restroom."</i>	A0212 I- 212	Section 1109.2.1 IBC	Open
22.	Provide tactile exit signage. Provide stairwell identification signs. <i>All code required signage will be provided prior to Certificate of Occupancy.</i>	I-800	Section 1011.4 IBC Section 1022.9 DCMR	Open

Structural				
23.	The landscape plans indicate that the arbor designs are “pending structural review.” That review must be completed to be part of this permit. <i>The mentioned Arbor is non-structural in nature and not critical to the building structural design therefore 106.1.4 is not applicable. The note has been removed from the reference drawings.</i>	L4.04 L4.05	Section 106.1.4 DCMR	Open
24.	Provide a detail/explanation for construction of the pour strips. <i>Pour strip details are provided on S0.04.</i>	S2.03 to S2.12	Section 106.1.4 DCMR	Open
25.	The structural plans do not appear to coincide with the arch plans for areas which are not open – the mech roof sw of column D/10 and mech roof east of column 19/C to D.5. <i>Sheets have been revised to coincide between architectural and structural.</i>	S2.25 S2.26	General	Open
Energy				
26.	Provide documentation of energy code compliance. A COMCheck is one acceptable method of providing this documentation. The three MEP DCRA form sheets are incomplete because they do not provide information on calculated answers (envelope data, lighting budgets, service water heating, and PTAC’s). Show that the window/wall ratio allows use of the prescriptive compliance methods. <i>The forms shall be filled out and coordinated with the other disciplines for the energy code compliance. This will be in lieu of the COMCheck.</i>	M0006P 0011 E0002	Section 1301 IBC	Open
27.	The plans need to show insulation to separate the conditioned areas from the unconditioned areas (the garage and penthouse). Please indicate which rooms with heaters qualify as conditioned areas. <i>Revised drawings have been provided that clarify these locations. A PDF is also provided that highlights those areas for ease of locating them.</i>	Plans and sections	Section 106.1.11 DCMR	Open
Mechanical				
28.	The code analysis sheet indicates the mechanical will comply with ASHRAE 62.1 2007, but this is pre-empted by the 2012 IMC (which is based on the 2007 62.1). <i>AG104 has been amended as required.</i>	AG104	General	Open
29.	The outside air calculations have square-footage amounts for the club room and fitness areas that are less than those indicated by the ID plans. It also appears that part of what is termed “Amenities Misc.” on the OA calcs includes a room titled “Multi-purpose” that has seating for 16-18. Please revise the calculations to match the correct area and have a separate calculation for the multi-purpose room. <i>Outside air calculations and square-footage shall be revised accordingly.</i>	M0004	Table 403.3 IMC	Open

30.	No heat or ventilation is supplied to the generator fuel tank room on G3 – is this the design intent (is the oil heated-not in electrical)? <i>Heat and ventilation have been added to the generator fuel tank room on G3 level.</i>	M0401	General	Open
31.	The fire damper is mis-located for the pkg elevator lobby duct and needs to be in a shaft for all three floors of the garage with FD's at the shaft openings. <i>A shaft around the vertical duct has been provided in the garage floors, and fire dampers have been located on the shaft wall where the ducts penetrate the shaft wall.</i>	M0201 M0203 M0205	Section 712.1.16 IBC	Open
32.	Provide outside air to the parking office, engineer's office, and fire command room. <i>Outside air to the parking office, engineer's office and fire command room has been provided.</i>	M0205 M0208	Table 403.3 IMC	Open

33.	The units and ductwork serving the exit stair enclosure for stair S5 and the exit passageway both need to be in and dedicated to the exits they serve. Fire dampered openings into the exit passageways and stair enclosures are not permitted. <i>Fire dampers have been deleted from the ductwork serving the exit stair enclosures. The units on M0207 are inside of a room that only serves its corresponding exit passageway. The unit on M0208 has been moved to the egress corridor.</i>	M0207 M0208	Sections 1022.5 and 1022.6 IBC	Open
34.	The exit passageways are egress corridors in the IMC and require outside air. <i>Outside air has been provided at 0.06 cfm/sf as required.</i>	M0207 M0208	Table 403.3 IMC	Open
35.	Duct riser SP-6 shown for stair ST4 goes up and down but has no openings or fan. <i>The stair #4 height is 62' above street level which is less than 75' required by the IBC 2012, 403.5.4 for smoke proof enclosure. Therefore we do not believe stair pressurization is required for this stair.</i>	M0701 M0005	General	Open
36.	Provide mechanical plans for the residential lobby and amenities areas. A note indicates that the information is in the ID plans, but no duct or cfm information is on those drawings. <i>The requested sheets shall be provided.</i>	M0208 M0211	Section 106.1.9 DCMR	Open
37.	No ventilation is provided to the IT rooms on the residential floors – is this the design intent? <i>These rooms do not have any equipment that requires ventilation or conditioning. It is an unoccupied room.</i>	M0211 to M0222	General	Open
38.	Smoke dampers are required for the residential corridors, as the system serves the corridor and interior rooms (and not their HVAC units). <i>The building is equipped throughout with an automatic sprinkler system. The 12-A DCMR – Building Code Supplement of 2013, paragraph 717.5.4.1 exception 3.a states that: 3. Smoke dampers are not required in ducted corridor penetrations where: a. The building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2;</i>	M0211 to M0222	Section 717.4.1 item c DCMR	Open
39.	Provide a two-hour enclosure where the KE and TE risers go horizontally. <i>The riser off-sets will be firespray ducts by</i>  <i>With a 2 hr rated spray.</i>	M0215 M0219 to M0222	Section 713.5 IBC	Open

40.	Provide outside air (make-up air and heat) for the penthouse restrooms and elevator lobby. <i>Ventilation has been provided to the restrooms and elevator lobby. Heating has been provided to the penthouse restroom and elevator lobby.</i>	M0223 M0224	Table 403.3 IMC	Open
41.	The plans do not indicate the limit (from the code or from the manufacturer) for the dryer exhausts. In some locations (units U0317 and U0725, for example), the length exceeds the 35' prescriptively permitted. <i>The vent duct serving the dryers are rigid metal ducts, 4" dia., with long radius elbows manufactured by In-O-Vate Technology Inc., with zero equivalent length. The dryers allows for over 60 feet with this type of elbows.</i>	M0601 M0301 M0308	Section 504.6.4 IMC	Open
42.	Provide a subduct detail to show compliance with all three code provisions. <i>Sub duct detail has been provided.</i>	M0701	Section 717.5.3 exception 2 IBC	Open

Plumbing/Fuel Gas

43.	The plans do not show the gas piping for the gas appliances, including the HVAC units, fireplaces, fire pit, and gas grilles. The gas riser diagram does not include the fireplace, fire pit, or gas grilles. <i>The drawings shall be revised to include gas pipe routing to the various equipment requiring gas connections such as fire pits, fire places, and grills. Current building load design load requirements shall be amended to include all fixtures.</i>	I-211 I-602 L1.03 P0212 P0223 P0224 P404A	Section 106.1.8 DCMR	Open
44.	The natural gas system does not have the design criteria (load, pressure, etc.) completed or pipe sizes. <i>The Gas system design criteria and pipe sizes shall be updated accordingly.</i>	P404A	Section 106.1.8 DCMR	Open
45.	Provide a secondary drainage system for all roof areas (and courtyards and terraces). <i>Roof scuppers have been provided as the secondary drainage system. See A0500 series drawings.</i>	Plans and riser	Section 1108 IPC	Open
46.	The 3" storm riser serving ST/44-45-46E is insufficient. <i>Storm riser ST-45E has been increased to a 4" riser. The storm horizontal collection pipe of Storm riser ST/44-45-46 has been increased to a 6" pipe, based on Table 1106.3 of the IPC at a rainfall rate of 4".</i>	P0210	Table 1106.3 IPC (as interpolated for DC)	Open

47.	Please extend the storm risers to their discharge and add pipe sizes – it is not clear at some plan locations where size transitions are made. <i>The drawings have been revised to include pipe sizes, so it is clear where size transitions occur.</i>	P0210 P402B	Table 1106.3 IPC	Open
48.	Provide penthouse roof plans to show drainage and vents. The roof drain locations over ST5 do not match the arch plans. The enlarged plans do not contain any fuel gas or storm drain information. <i>The Penthouse roof plans are shown on drawing P0225. The drain has been shown in the correct location. The drawing has been revised to show gas and storm piping in areas where required.</i>	P0223 P0224 P0310	Sections 106.1.8 and 106.1.10 DCMR	Open
49.	The storm riser markers on the plans do not match the riser diagrams for all west locations. <i>The Drawing has been revised to make sure that the floor plans and the riser diagrams designations are the same.</i>	P402C	Section 1106.3 IPC	Open
50.	An intermediate pipe section of the storm piping is mis-marked at 12" leading to the cistern. <i>The drawing has been revised to show the correct storm pipe size to the cistern.</i>	P0205	Table 1106.3 IPC	Open
51.	The plumbing plans need to show the discharge piping for the elevator sumps. <i>The drawings have been revised to include the elevator sumps pump discharge.</i>	P0202 P0201	Section 106.1.10 DCMR	Open
52.	Show the sanitary piping from the break room restroom and residential lobby restroom. <i>The drawings have been revised to include the plumbing system for the restrooms for both the lobby and break room.</i>	P0102 P0206	Section 106.1.10 DCMR	Open
53.	Provide risers and/or ISO drawings for the public restrooms at the amenities area and penthouse. <i>Riser diagrams have been provided for the amenities areas and penthouse restrooms.</i>	P401C	Section 106.1.10 DCMR	Open
Electrical				
54.	Provide a receptacle within 25' to the HVAC by the west elevator and lobby. ("?" receptacle in generator room!) <i>Receptacle has been provided.</i>	E0205	Section 210.63 NEC	Open
55.	Provide and identify circuits to the HVAC in the parking office, the CATV room, and the mechanical closets behind the elevator shafts. <i>Circuits have been provided and identified.</i>	E0205 E0206	Section 106.1.7 DCMR	Open
56.	Complete the electrical drawings for the amenities and penthouse restroom areas. <i>Drawings provided meet the intent of the code. Additional devices would be supplemental to those shown.</i>	E0211 E0212 E0223	Section 106.1.7 DCMR	Open
57.	The garage elevator lobbies are shown switched – this is not permitted for the egress lighting (which is needed 24/7) in the lobbies. <i>Life Safety egress lighting is required, this is provided by one fixture</i>	E0301 to E0306	Section 1006.1 IBC	Open

	<i>being on the lifesafety circuit. The whole Lobby does not to be on life safety.</i>			
58.	Provide lighting for the parking office and parking G354 (in the SW corner by air intake shaft). <i>Lighting has been provided.</i>	E0305	Section 1205.1 IBC	Open
59.	The open garage stair is not an exit route according to the arch plans and should not have an exit sign (and it has no emergency egress lighting, but a night light is highly recommended). <i>Exit sign has been removed.</i>	E0308 E0306	Section 1011.1 IBC Section 1006.3 IBC	Open
60.	The first floor west egress passageway cannot have an exit sign to the loading dock – exit is at east end to exterior stair. All exit signs along this path need to be revised for this correction of direction. <i>Exit sign locations have been updated.</i>	E0307	Section 1011.1 IBC	Open
61.	The exit stairwells on first floor west need emergency egress lighting. <i>Emergency Egress lighting has been provided.</i>	E0307	Section 1006.3 IBC	Open
62.	The west retail box room, stair enclosures, docks, and dumpster areas need lighting. The east box room and stair enclosures need lighting. <i>Lighting has been provided.</i>	E0307 E0308	Section 1006.1 and Section 1006.3 IBC	Open
63.	Provide exit signage for stairs 8 and 9, and not the docks. Provide exit signage for the doors from the amenities area. <i>Exit signage has been provided.</i>	E0308 E0311 E0312	Section 1011.1 IBC	Open
64.	The stairs on the platform/mezzanine level need lights. The exit passageway needs emergency lights. <i>Lighting and emergency lighting have been provided.</i>	E0309 E0310	Section 1006.3 IBC	Open
65.	Provide lighting and a receptacle for the east roof mechanical room. <i>Lighting and receptacle have been provided.</i>	E0322 E0222	Section 210.63 NEC Section 1006.1 IBC	Open
66.	Provide exit signs and emergency egress lighting for to the west exit stair on the roof. Show all proposed pool and deck area lighting and power. <i>Exit and emergency egress lighting has been provided. Pool and deck lighting and power shall be provided.</i>	E0323 E0324 E0223 E0224	Section 1011.1 IBC Section 1006.3 IBC	Open
67.	Provide emergency egress lighting in the roof stairs. <i>Emergency Egress lighting has been provided.</i>	E0223 E0224	Section 1006.3 IBC	Open
68.	Provide GFI receptacles at the kitchen and bath for unit U-0323. <i>GFI outlets have been provided.</i>	E0502	Section 210.8(A)(1) and (6) NEC	Open
69.	What does the boxed CP symbol in all dwelling units mean (not in the legend)? <i>'COMMUNICATIONS PANEL' has been added to the legend.</i>	E0001	Section 106.1.7 DCMR	Open
70.	The SBGL panel schedule does not include the elevator troughs. <i>Panel has been updated accordingly.</i>	E0901	General	Open
71.	Provide load calculations for house and unit loads. <i>Unit Load Calcs provided on E905 House Load has also been provided.</i>	E0901	Section 106.1.7 DCMR	Open

72.	The amp loads shown for all units exceeds the 100A equipment provided. <i>Panels are sized per demand loads indicated on E905 per NEC 220.82.</i>	E0905	Section 110.3 NEC	Open
Architectural				
73.	Terraces on floors 5-8 serve multiple units; how will units be secure and still provide egress to re-enter the units? <i>Units do not have combined access to one large terrace. The terrace has been divided so that each individual unit has access to a space dedicated to that unit.</i>	A0216 to A0221	Section 1008.1.9 IBC	Open
74.	For the locations where the units open to large terraces, the common path of travel should be back from the farthest point to their own unit door (?), which is over 125 feet for many locations. <i>AG0109 – AG0112 provide common path of travel distances from those areas deemed to have the most remote, longest travel distance as it relates to common path of travel. In no event do they or any common path of travel distance extend beyond 125’.</i>	A0216 to A0221 <i>AG0109 to AG0112</i>	Section 1014.3 IBC	Open
75.	The exit passageways (this is the code’s term) can be rated for only one hour until they merge with an exit stair; and then, they must have the same rating as the stair enclosure. This means the exit passageway going west must be two-hour rated where it picks up Stair 4 (and have a 90-minute door; the door is shown but has no marker). All doors to the exit passageways (with the one-hour rating) must have 60-minute doors. <i>The rating of the exit passageway where it picks up stair 4 has been modified to 2HR rating. Associated doors with the 2HR rating are all 90 minute doors. All doors along the 1HR rated passageway are rated 60 minute doors.</i>	A0207 A0208 A0704	Section 1023.3 IBC Table 716.5 IBC	Open

76.	The west elevator lobby dumps into an exit passageway that serves stair 5; so, the lobby must be separated from the exit passageway, as elevators are prohibited from opening to the passageway. The adjacent mechanical closet must be enclosed with the exit passageway, but no rating is shown for the rear wall. The elevator lobby doors and the mechanical closet doors have no markers. <i>The lobby is separated from the exit passageway with a 2HR rated separation. The doors within the separation are rated 90 minutes. The relevant partition tags have been added to the sheet.</i>	A0207	Section 1023.5 IBC Section 1022.3.1 IBC Section 1022.5 IBC	Open
77.	At the termination of exit stairs/passageways for stairs 1, 4, and 5, the walls facing the interior of the niche must be rated to one hour with opening protectives. <i>The walls facing the interior of the niche have been rated to meet the requirement of Section 1022.7. As there are no openings within these walls no opening protective are required.</i>	A0207 <i>A0322 A0350</i>	Section 1022.7 IBC	Open
78.	Sheet A0410 and mezzanine plans reference sheet A0411 for details, but sheet A0411 is not in sets or in index. <i>The detail reference has been removed.</i>	A0209 A0210 A0411	General	Open
79.	The garage ramp is shown with an access ladder at the platform level (good idea?), but this is not matched on the first floor plan. <i>The ladder symbol has been removed from the location indicated.</i>	A0208 A0210	General/mechanical access	Open
80.	Provide information on the risers, treads, and railings for the monumental stair in the residential lobby. <i>Reference sheet ID.</i>	A0208 A0212 A0321 <i>ID0</i>	Sections 1009.7 and 1013 IBC	Open
81.	The interior plan for the penthouse restrooms and adjacent areas does not correspond to the architectural plan. Since only the interior set had any accessibility information, both may need to be revised. <i>Drawings have been updated to match architectural drawings.</i>	A0223 A0224 I-107	General coordination	Open
82.	Door but no opening on A0208 from lower dock into stair 8 but no door marker. <i>Opening and door marker have been provided.</i>	A0208 A0354	General	Open
83.	D3 on sheet A0356 shows enlarged elevator shaft for corridor duct, but this is prohibited and not consistent with other arch and mech plans. <i>Rated partition separating elevator shaft and duct shaft has been provided.</i>	A0356 A0216 M0216	ASME A17.1	Open
84.	Provide sizes for elevator shaft vents. <i>Elevator shaft vent sizes are provided on sheet A0709.</i>	A0355 A0356 <i>A0709</i>	Section 3004.3 IBC	Open
85.	The plans sometimes show shaft walls between vertical ducts and sometimes do not. The general note 6 on the floor plans is not enough guidance for plan review or inspection (or construction?) that compliance will follow. <i>Plans have been updated to</i>	A0201- A0225	Section 909.20.6.1 IBC Section 506.3.11 IMC	Open

	<i>provide uniformity of shaft partition types at all vertical ducts. Refer to included A0200 series sheets and A0300 series sheets.</i>			
86.	The wood wall infill at the storefronts is not permitted. <i>Section 801.7 indicates Show windows in the exterior walls of the first story above grade plane shall be permitted to be of wood or of unprotected metal framing. We are not clear on the comment - The wood wall infill provided is a temporary measure design to provide weather closure while spaces await tenant fit out. They are not permanent nor are they structural.</i>	A0640	Section 801.7 IBC	Open
87.	Indicate the baluster spacing for all guardrails other than in the exit stairs. <i>Railing balusters indicated on the identified sheets are spaced 4.5 inches on center with 1 inch balusters. The design is such that a 4 inch sphere is unable to pass through the balusters.</i>	A0641- A0652	Section 1013.4 IBC	Open
88.	Dwelling unit windows with sills less than 36" above the floor must have barriers with max. 4" openings. See also note 14 on sheet I-001. <i>Reference General Note #6 on A0708 which states All operable windows to open a max. 4" dimension.</i>	A0501- A0510 <i>A0708</i>	Section 1013.8 IBC	Open

89.	<p>Is gate detail A7/A0666 used on this project? Provide gate operation and hardware information on all the roof gates. Which gates get the panic hardware – only the ones designated as “egress” gates? <i>Gate shown on A7/A0666 is intended for use at the 1st floor landings of each egress stair that extends below grade. It is intended to prevent tenants exiting from upper floors from missing the level of exit discharge. Additionally the gate allows occupants in the garage levels to exit, swinging in the direction of egress travel. There is no latching hardware. The hinge bar includes spring tension to keep the gate against the indicated steel stop.</i></p> <p><i>For the gates on L4.02 these gates have been noted with panic hardware on hardscape plans. Panic hardware product information has been provided on product information sheets.</i></p>	A0666 L4.02	Section 1022.8 IBC?	Open
90.	<p>Provide a hardware schedule to complete the review for fire-rated openings and egress. <i>Please find the attached hardware schedule / specification.</i></p>	A0704	Section 1008.1.9 IBC	Open
91.	<p>The elevations, notes, and schedules are not clear on what glazing is proposed for sidelights. Doors that appear to have them (e.g., north, east, and west exit stair discharges; garage elevator lobbies; residential lobby) have no markers and/or are not in the schedule. <i>A0705 has been updated to show the requested information.</i></p>	A0705	Section 2406.4 IBC Section 716.2 IBC	Open
92.	<p>Neither the arch nor ID sets have information on the doors and partitions in the residential lobby or the amenities area. <i>Sheets A0208 and A0212 have been updated to provide related partition types. Interior design drawings have been updated to provide door types.</i></p>	A0208 A0212 I- 208 I- 211 I- 212	Section 1008.1.9 IBC	Open
93.	<p>The roof has dead ends in excess of 20 feet on the north side of the mechanical core. This may depend on the gate operations. <i>Gates are intended to operate to allow through access negating the dead end issue.</i></p>	A0223 A0224	Section 1018.4 IBC	Open
94.	<p>What is the proposed occupant capacity for the amenities courtyard? (This will affect exits, signage, and lighting.) <i>Reference AG0109 for occupant load calculations.</i></p>	A0211 A0212 <i>AG0109</i>	Section 1004.1.2 IBC	Open

Fire Protection and Life Safety

95.	<p>For the suspended panels shown in many common areas by the interior drawings, have they been investigated for their effect on sprinkler clearances? <i>All elements shall be designed to accommodate the necessary and code required sprinkler layout. Where applicable or necessary supplemental wall sprinklers may be installed below the suspended elements to</i></p>	I-805 to I-816, I-417 I-491	(NFPA 13)	Open
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	<i>supplement coverage for any spray radius issues from the ceilings above. As for the upper levels, the slats are directly attached to the ceilings, and the sprinkler heads shall be installed to allow for complete coverage below the slats.</i>			
96.	Provide standpipes to the garage levels and in ST 4. Show all horizontal fire-riser piping to source. Where is riser F/2W on the plans? <i>The required stand pipes shall be provided on separate and relevant Fire Protection Drawings.</i>	P201 to P215 P405A	Section 905.3.1 IBC	Open
97.	Provide a pull station outside of the stair enclosure on G3 west and one to stair 9 to the rear. <i>Pull stations have been provided.</i>	E0401 E0408	Section 907.4.2.1 IBC	Open
98.	Provide a smoke detector for the elevator lobby, first floor north, and the east lobby on floors 3-4. <i>Smoke detectors have been provided.</i>	E0408 E0414	Section 907.2.13.1.1 IBC	Open
99.	Provide horn/strobe coverage for the occupied roof areas. <i>Horn/strobe coverage has been provided.</i>	E0423 E0424	Section 907.5.2.2 IBC	Open
100.	Provide the emergency paging in the stairwells on the first floor exit stairs. Please include the emergency paging and firemen's phone jacks in the fire alarm legend for clarity. Provide the firemen's phone jacks on the first floor exit stair enclosures. <i>Required items have been provided.</i>	E0001 E0407 E0408	Section 907.5.2.2 IBC	Open

101.	Revise the fire alarm riser to indicate which stairwell the symbols are supposed to be in. This will help to correct the risers for stairs which don't go all the way to the roof. Also, the risers indicate garage stair firemen's jack and emergency paging, but none exist on the garage alarm plans. <i>Fire Alarm Riser shall be amended to clarify the requested item.</i>	E0604 E0605	General	Open
102.	The annunciator panel graphic needs to correct stair 4, as it ends at floor 5. <i>Panel graphic has been amended to conform.</i>	E0703	Section 907.6.3.1.1.2.1 DCMR	Open
103.	The annunciator panel shows switching for elevator shaft pressurization, but none exists in the mechanical plans. Stair pressurization fans are shown for too many and/or incorrect stairs. <i>Drawings shall be updated to show the Annunciator diagram matches updated mechanical work.</i>	E0703	Section 907.6.3.1.1.2.1 DCMR	Open
104.	A note on the alarm panel sheet indicates tying into the fire alarm at Park Chelsie, but that does not appear to be appropriate for this location. <i>Note has been removed.</i>	E0703	Section 907.6.3.1.1.2.1 DCMR	Open
105.	Provide key boxes for fire dept access. <i>A knox box has been located adjacent to the residential Lobby. Reference A0208.</i>	A0704	Section 917.1 DCMR	Open

Disclaimer

The scope of Aon Fire Protection Engineering Corporation's (Aon FPE) Third Party Plans Review Certification is strictly limited to the code and/or regulatory compliance plans review performed by Aon FPE on behalf of DCRA, an activity that was established under the Building and Land Regulation Administration Third Party Plans Review Program. Aon FPE's review of the permit plans for this project should not be construed as a due diligence review of the engineering design of any of the systems depicted on the plans, which were reviewed only for compliance with the minimum requirements of the codes and regulations enforced by BLRA. Aon FPE's Third Party Plans Review Certification is not to be construed as certification of any portion of the design of the project, or as certification of compliance with FHAA, OSHA, or any other federal law or regulation, and does not relieve the registered designer(s) of record and other parties of their responsibilities for the design or construction of the project.