

Review comments for: Q-07-7787

Permit Number: 72490151

Review Discipline: BUILDING REVIEW

Code Year: 2003

Review Number: 1660600

Reviewer: TOD CONNORS

Date of Review: 10/31/2008

No.	Recorded Date	Resolved Date	Comment
1	09/14/2007	10/30/2008	Clarify and coordinate the codes and standards used in this design. The 2003 USBC references 2003 IBC, 2003 IMC, 2003 IPC, 2002 NEC, and 2003 ANSI A117.1. Do not design to BOCA or ADAAG.
2	09/14/2007	10/30/2008	The construction documents shall clearly indicate all structural design loads and related factors as listed in Section 1603.0. For Fairfax County ground snow load = 25 PSF, basic wind speed = 90 mph, and earthquake spectral response accelerations $S_s = 0.16$ and $S_1 = 0.053$. The construction documents shall clearly indicate all structural design loads and related factors as listed in Section 1603.0. For Fairfax County ground snow load = 25 PSF, basic wind speed = 90 mph, and earthquake spectral response accelerations $S_s = 0.16$ and $S_1 = 0.053$. Structural notes use BOCA seismic design criteria.
3	09/14/2007	10/31/2008	The "Statement of Special Inspections" is missing. Attach a completed copy to each set of drawings. The form is available at www.fairfaxcounty.gov/dpwes/forms .
4	09/14/2007	10/31/2008	The construction documents shall clearly indicate all live loads as required by Section 1603.1.1 and listed in Table 1607.1. Provide all design loads and attachment details for fire escape. Is it cantilevered off the building? I cannot find a IBC section that allows a fire escape. Do not discharge it onto an egress ramp.
5	09/14/2007	10/31/2008	Provide a fireresistance design number (and a copy of the listing if other than UL) for each of the elements listed below. Lift shaft enclosure.
6	09/14/2007		Any structural element supporting or penetrating a shaft must have a rating equal to or greater than the shaft in accordance with 707.5. Provide details for lift shaft and surrounding (supporting?) structure. The walls for the elevator shaft cannot sit on the unrated floor. Provide a section through the shaft.
7	09/14/2007	10/31/2008	Provide handrail details on the plans complying with Section 1009.11.

			Ramp and stair handrails required on both sides. Extensions not correct.
8	09/14/2007	10/31/2008	Accessibility Compliance Form is not correct. Please use our current form located at: http://www.fairfaxcounty.gov/dpwes/forms/ada_form.pdf The form shall be signed by the registered design professional who sealed the plans. If the plans are not sealed, the responsible designer may sign the form. Attach a form with an original signature to the County plan set.
9	09/14/2007	10/31/2008	All restrooms are required to be fully accessible in accordance with IBC 1109.2 and 2003 ICC/ANSI A117.1 Chapter 6. Clear floor spaces not correct.
10	09/14/2007		Door approaches do not have the required maneuvering clearances (ICC/ANSI A117.1 Section 404.2.3). 18" required on pull side. 12" required on push side where both closer and latch are required (404.2.3.1). Unclear without hardware info. Door approach not correct leaving restrooms. Lavatory obstructs door approach. Clarify on plans whether restroom doors are self-closing.
11	09/14/2007	10/31/2008	Grab bars in restrooms shall comply with 2003 ICC/ANSI A117.1 Section 604.5. Vertical grab bar required. See Fig. 604.5.1 and 604.5.2. Please do not reference design to ADAAG.
12	09/14/2007		An additional permit is required for each future tenant location. An additional permit is required for interior alteration or amend existing permit to include interior work. Plans and work description must be coordinated. The permit description does not mention the addition or the interior alteration.
13	09/14/2007		Doors are not compliant due to incorrect size (Section 1008.1.1) or improper hardware (Section 1008.1.8.2). Provide a door and hardware schedule. Provide door hardware function for each door on the plans. Accessibility and exiting review incomplete.
14	09/14/2007	10/31/2008	Drawings details and calculations shall bear an original seal, signature, and date of an architect or engineer registered in the Commonwealth of Virginia in accordance with USBC 109.3. Note 7 on the foundation plans implies the anchoring of the building to the foundation will be per the contractor's design. This must be designed by a licensed professional and shown on this plan.
15	09/14/2007	10/31/2008	The architectural plans involve mechanical, plumbing, and electrical work which must be deigned as part of this plan set. I have not sent the plans to be reviewed by MEP and Fire Marshal at this time, but those reviews will be required once the plans are complete.
16	10/31/2008		Revise the use of the upper level to 'Office' until a second stair is added.

17	10/31/2008	Specific Occupancy Areas require a separation per Table 302.1.1. Storage over 100 sf must be fire rated with 45 minute doors.
----	------------	--

PRINT