

December 3, 2009

Daniel Franco  
SBLM Architects  
11430 N. Kendall Drive  
Miami, Florida 92121

Re: PETCO/Brenneman Farms

Dear Mr. Franco,

Building plans for the above were reviewed this date with the following comments.

1. This building is classified under Use Group M, mercantile and it shall be constructed of not less than Type 2B, unprotected, non-combustible construction. Plans indicate this structure will be protected with an automatic fire suppression system.
  - A. The maximum occupant load shall be based on a floor area allowance of 30 square feet per grade floor occupant. Table 1004.1.1 International Building Code, 2006.
  - B. The minimum uniformly distributed live loads shall be not less than 100 pounds per square foot for slab on grade. Table 1607.1, IBC International Building Code, 2006.
  - C. The wind load for this project shall be calculated per exposure B at 110 miles per hour.
2. Special inspections shall be required for this project per Section 1704, Virginia Uniform Statewide Building Code, 2006. The use of a special inspector does not mean that City Building Inspector is not to be involved in the inspection process but rather in conjunction with the City inspection process. A contractor certified for such application shall install the EIFS system used. A checklist must be completed and submitted to this office prior to permit issuance and a final report by the inspector shall be required to obtain a Certificate of Occupancy.
3. The building entrance shall be accessible from the parking lot or nearest street by means of a walk uninterrupted by steps or abrupt changes in grade and at least **two** accessible means of egress shall be provided when more than one means of egress is required by the building code. Chapter 11 and Section 1007 of the International Building Code, 2006.
  - A. Thresholds at doorways shall not exceed 1/2 inch in height.

4. The use of wood is not permitted in type 1 or 2 construction except as blocking, nailers and limited trim. All plywood attached to metal stud partitions shall be FRTW.
5. All structural reinforcing in concrete shall be set, tied and inspected before the pouring of concrete.
6. Accessible restroom facilities shall be provided for this occupancy as required under Chapter 11 of the International Building Code, 2006 and ICC/ANSI A117.1-2003.
  - A. A clearance around a water closet 60 inches minimum, measured perpendicular from the sidewall, and 56 inches minimum measured perpendicular from the rear wall, shall be provided. The centerline of the water closet shall be 16 inches minimum to 18 inches maximum from the side wall or partition. Section 604.3.1 ICC/ANSI A117.1, 2003.
  - B. A vertical grab bar, 18-inches minimum in length shall be mounted with the bottom of the bar located between 39 inches and 41 inches above the floor and with the center line of the bar located between 39 inches and 41 inches from the rear wall. Section 604.5.1 ICC ANSI A 117.1-2003.
  - C. Mirrors mounted above sinks shall have the bottom edge of the reflecting surface 40 inches maximum above the floor. Section 603.3 ICC/ANSI A117.1, 2003.
  - D. Front approaches to pull side doors swinging doors shall have maneuvering space that extends 18 inches minimum beyond the latch side of the door and 60 inches minimum perpendicular to the doorway. Table 404.2.3.1 ICC/ANSI A117.1, 2003.
  - E. An accessible cashwrap counter shall be provided in this suite as required in Chapter 11, International Building Code, 2006. Such counter shall be a maximum 34 inches in height and a minimum 30 inches wide. Please provide details or elevations showing compliance.
7. All egress doors shall be side hinged swinging types. All doors shall swing in the direction of egress and two exits are required when serving an occupant load of 50 or more persons. All egress doors shall be readily openable from the side from which egress is to be made without the use of a key or special knowledge or effort. All doors shall have a minimum clear opening of not less than 32 inches. In the case of double leaf doorways, at least one leaf shall have the 32 inch clear opening. Sections 1008.1.1 and 1008.1.8 International Building Code, 2006.
  - A. Doors that are intended for general use shall be equipped with door hardware that is easily operated and shall not require a tight grasp to operate. Such doors shall comply with the requirement for accessibility to the disabled.
8. Doors in a series shall have a space between them of not less than 48 inches plus the width of the door swinging into the space. The doors shall either swing in the same direction or away from the space between doors. Section 1008.1.7, International Building Code, 2006.
9. Approved type electrically illuminated exit signs shall be installed over all required exit doors. Where necessary, directional signs shall be provided to indicate the direction and way of egress. Section 1006, International Building Code, 2006.

10. Approved emergency lighting shall be provided for illumination of all means of egress. Actuation is to be automatic in the event of power failure. Section 1006.3, International Building Code, 2006.
11. Combustible materials with a flamespread rating greater than 25 and a smoke development rating greater than 50 shall not be installed in air ceiling plenums including floor/ceiling and roof/ceiling assemblies. Combustible materials may include pipe insulation, duct insulation, wall insulation, PVC, ABS and similar pipe, vapor barriers, and carpet. Section 602.2.1, International Mechanical Code, 2006.
12. Portable fire extinguishers shall be provided in occupancies and locations as required by the International Fire Code, 2006.
13. An approved fire suppression system shall be installed within this building as required Section 903 of the International Building Code, 2006. Detailed plans and specifications and shop drawings shall be submitted to the City Fire Protection Engineer for review and a fire permit secured prior to installation.
  - A. All areas of the building shall be protected by automatic sprinklers including void and blind spaces (except those which are constructed of or contain no combustible material and to which the occupants have no access).
  - B. Areas of the building protected with fire sprinklers shall be separated horizontally and vertically from adjoining areas that may not be protected by fire sprinklers.
14. All masonry construction shall comply with the provisions stated in Section 2100 and referenced standards, ie ACI 530.
15. All HVAC systems shall be installed in accordance with the provisions of the International Mechanical Code, 2006. Detailed plans and specifications shall be submitted to the City Mechanical Inspector for review and a mechanical permit secured prior to installation.
16. The electrical installation shall conform to Chapter 27 of the International Building Code, 2006 and National Electrical Code, 2005. A permit shall be secured prior to commencement of any work.
17. At least one receptacle outlet shall be installed directly above a show window for each 3.7 linear m (12 linear feet) or major fraction thereof of show window area measured horizontally at its maximum width. Article 210.62 National Electrical Code, 2005.
18. All plumbing piping within the building including storm, sanitary and water distribution, must be tested and approved by the plumbing inspector and meet the requirements of Section 107, International Plumbing Code, 2006.
19. All potable water outlets shall be protected from cross connection as required under Section 608, International Plumbing Code, 2006. The plumbing inspector should be given any information on testable backflow preventers (reduced pressure, double check assembly, or pressure vacuum breaker type). Test required by certified tester prior to plumbing final on any testable backflow device.

20. An approved service line backflow prevention device may be required to contain the facilities domestic water line or fire system water line from the waterworks. According to Article 3, Section 2.28 of the Virginia Department of Waterworks Regulations VR 355-18-006. A certified test shall be required on any such backflow preventor prior to final inspections.
21. Floor drains, if provided, shall be installed according to Section 412, International Plumbing Code, 2006.
22. Certification and computations to include envelope compliance with the International Energy Conservation Code energy conservation requirements shall be furnished to this office prior to the issuance of the building permit. Chapter 13, Virginia Uniform Statewide Building Code, 2006.
23. Each structure to which a street number has been assigned shall have said numbers displayed easily observed and readable from the public right of way. Section 110.5, Virginia Uniform Statewide Building Code, 2006.
24. The City of Virginia Beach encourages barrier free design and construction regarding individuals with physical disabilities. The accessibility measures enforced under the Virginia Uniform Statewide Building Code do not always mirror those of the Americans with Disabilities Act. It is the obligation of the owner and design professional to ensure that requirements of both the Virginia Uniform Statewide Building Code and the Americans with Disabilities Act are complied with.
25. Two sets of approved site plans shall be delivered to this office signed by the Developmental Services Center Division, indicating approval, and all DFU fees must be paid to the Department of Public Utilities prior to the issuance of the building permit.
26. Final approval subject to City Council, Planning Commission, or Development Authority conditions and approvals as well as field inspections. The building must aesthetically match any architectural renderings approved by these groups.

The majority of the preceding comments are general information to assist the contractor, owner and building inspector. The building plans shall be approved items 4 and 6E are addressed. Items 2, 22 and 25 shall be required in order to obtain a building permit.

The building permit fee shall be based on the square footage.

If there are any questions, please don't hesitate to contact me at (757) 385-4211.

Sincerely,

Andrew G. Bankowski  
Plans Examiner II

c: Fire Marshals Office

Plans are in bin 0.

