

33.

City of Black Diamond Permit Trax Summary (as of)
November 3, 2014



Review Process Status Report

Permit: BLD13-0027

PERMITTRAX

1010 - Planning Review

Complete? Y

06/20/2013 By: SWELSH

Minutes: 15

Original Due Date: 06/21/2013

Action: CMP

Y

PARKING ANALYSIS SUBMITTED UNDER FIRE PERMIT FOR THE PROPANE TANK WAS OK, NO OTHER COMMENTS, OK TO APPROVE.

Total Time:

15



1030 - Building Review

Complete? Y

06/20/2013 By: GCHRISTENSON Minutes: 120 Original Due Date: 06/26/2013 Action: SUB N

Scope of review: a change of occupancy from a "B" hair salon to an "M" mercantile.

- 1) Please provide a floor plan/ layout for the entire structure defining all existing occupancies and fire resistive assemblies/ separations.
- 2) Please provide allowable area calculations for the structure per IBC Sections 506 and 508.
- 3) Please define the proposed change of occupancy as "separated" or "non-separated" per IBC 508.3 and 508.4.
- 4) Please define the proposed "storage". What is stored?
- 5) Please define and include on plan any required separation of the "storage" per IBC Section 508. Please note that the aggregate "accessory occupancies" are limited to 10% of the building area of the space.
- 6) Please define and include on plan the construction type of the structure.
- 7) Please define and include on plan all details for the tactile exit signage required at each egress stair, exit passageway, and exit discharge per IBC 1011.3.
- 8) Please define and include on plan the lock at main entry door. The lock specifically must be "readily distinguishable as locked" per IBC 1008.1.9.3.2.1.
- 9) Please define and include on plan the signage required at the main entrance door per IBC 1008.1.9.3.2.2; "this door to remain unlocked when building is occupied".
- 10) Please define and include on plan the 90 minute emergency power source for egress lighting at the exterior of all exterior discharge doors per IBC 1006.3.5.
- 11) Please define and include on plan the means of egress illumination per IBC 1006.
- 12) Please clarify "existing shower" and its intended use.
- 13) Please provide a complete door and hardware schedule for the proposed project defining accessibility.
- 14) Please define and include on plan the 18" vertical fixed side wall grab bar required per ANSI A117.1-2003, Section 604.5.1.
- 15) Please define and include on plan all restroom signage location requirements per ANSI A117.1-2003 703.3.10 and 703.3.11.
- 16) Please define and include on plan the accessibility of the proposed lockers per IBC 1109.8. See employee locker room.
- 17) Please define and include on plan the non-absorbent wainscot and floor covering required at restroom per IBC Section 1210. Please note that any type of paint is not an approved wainscot.
- 18) Please define and provide information as to how the space is to be ventilated per IMC/WSA Chapter 4 requirements.
- 19) The submitted floor plan appears to indicate non-compliant maneuvering clearances at door "A" per ANSI- A1117.1-2003 Table 404.2.3.1. The door requires an 18" clearance past the latch side. Please address this issue.
- 20) Plan page note at restroom indicates; "66 inch x 48 inch clear access". Per ANSI- A1117.1-2003-604.3.1; a 60 inch wide by 56 inch deep clearance is required. The plan appears to indicate sufficient clearance but has to be defined correctly on the plan documents. Please amend plan to comply.
- 21) Interior elevation "C" appears to indicate the lever/ control on the non-compliant side. Per ANSI- A1117.1-2003-604.6. Please address this issue.
- 22) Please define and provide information regarding "display gondolas per owner" i.e. size, height, anchorage, etc.
- 23) It appears that when the proposed storage areas are compliant with IBC requirements the occupant load will increase. The entry doors currently swing in a direction that will be non-compliant. Please address this issue. If the space requires two (2) exits per IBC Section 1021 please define the exit separation per IBC 1015.2.1.
- 24) Please clarify plan comment at project general notes; "refer to IBC 414.2.5(1) re quantities of hazardous solid or liquid hazardous materials for one control area".

06/26/2013 By: GCHRISTENSON Minutes: 120 Original Due Date: 06/26/2013 Action: COR Y
CSAA

07/31/2013 By: CDCOUNTER Minutes: 60 Original Due Date: 06/26/2013 Action: COM N
Met with the architect at the counter to discuss comments and resubmittal.

08/13/2013 By: ADONLAN Minutes: 0 Original Due Date: 06/26/2013 Action: SUB N
Rec'd Revised plans per correction letter. Sent to GC and RY. Ad

08/21/2013	By: ADONLAN	Minutes: 0	Original Due Date: 08/27/2013	Action: SUB	N
	<i>REC'D REVISED DRAWINGS. SENT TO GC & RY. AD</i>				
08/27/2013	By: GCHRISTENSON	Minutes: 90	Original Due Date: 08/27/2013	Action: COM	N
	<i>Counter plan review and review time for email comments sent on 8/14/13.</i>				
08/27/2013	By: CDCOUNTER	Minutes: 0	Original Due Date: 08/27/2013	Action: SUB	N
	<i>Rec'd Revised plans.</i>				
08/28/2013	By: GCHRISTENSON	Minutes: 60	Original Due Date: 08/27/2013	Action: CMP	Y
	<i>Appvd</i>				

Total Time: 450

1050 - Public Works Review

Complete? Y

06/26/2013	By: DDALSANTO	Minutes: 0	Original Due Date:	Action: CMP	Y
	<i>no comment</i>				

Total Time: 0

1060 - Fire Review**Complete? Y**

06/25/2013 By: RYOUNG Minutes: 60 Original Due Date: 06/25/2013 Action: COR Y

The proposed plans are lacking in details required to make a complete plan review. I will need specific answers to the following questions before completing my review. (At the end of the questions I do have a couple of specific conditions that I do know will be required).

1. Plans show storage, but do not define it specific enough to allow for review:

a) What type of materials are to be stored? Commodity classification as described in IFC Chapter 32 need to be provided or at least enough information as to the nature of the products and its containers to allow me to classify it. Specific details and amounts of any combustible or flammables will be needed.

b) Method of storage needs to be shown/described. Such as piles, pallets, racks, or shelves need to be described or shown.

c) Height of storage must be provided, in general any storage over 6 feet in height will require a specific review and may trigger high piled storage requirements as per IFC Chapter 32.

d) This information is needed not just for the rooms marked storage, but also for the display area marked "display gondola's" as well.

2. Means of egress illumination and egress lighting required by IBC/IFC Section 1006 is not shown on the plans. 90 minutes of power and a means to meet the above requirement must be provided.

3. Portable fire extinguisher (at least one (1) 2A portable fire extinguisher will be required, however more may be needed. I will need specific answers to question 1 (a-e) to determine the exact number and type of fire extinguishers to require for this proposed use.

4. Concur with the comments of the Building Plan Reviewer in regards to the need for specific area separation and that proper plans need to be submitted to detail how this requirement is to be met.

KNOWN CONDITIONS:

1. Main entry door lock must be specified, it must be readily distinguishable as locked. A durable sign must be located over the door stating: "This door to remain unlocked when building is occupied", letters must be at least 1 inch in height and on a contrasting background. The use of this key operated locking device is revocable by the Fire Code Official for due cause.

The use of a key lock is only allowed on the main entrance/exit door, if occupant load or travel distance exceeds IBC/IFC requirements and a second door is required, this door may NOT be equipped with a key locking device. It must be equipped with exit hardware in accordance with IBC/IFC requirements.

2. Key Box for rapid access will be required as described in IFC Section 506. It's location must be approved by the Fire Code Official.

3. Premises ID as per IFC 505.1 will be required. This premises ID will need to be located near the main entrance for this occupancy and be clearly visible as per the code section listed above.

08/13/2013 By: ADONLAN Minutes: 0 Original Due Date: 06/25/2013 Action: SUB N

Rec'd Revised plans per correction letter. Sent to GC and RY. Ad

08/15/2013 By: RYOUNG Minutes: 30 Original Due Date: 08/20/2013 Action: COR Y

Concur with comments of Building Plans reviewer relating to area separation and termination of 2 hour fire wall. I noted indication for recessed egress illumination, however as with Building Plans Reviewer feel further clarification is necessary for this issue.

Fire specific questions are answered with one correction required. On explanation letter #1 (c) it states storage height to not exceed 6 feet as it does on plan page A1, however on plans sheet cover A0 it appears to state storage height not to exceed 8 feet. Please correct this to read as the other sheets 6 feet.

08/21/2013 By: ADONLAN Minutes: 0 Original Due Date: 08/20/2013 Action: SUB N

REC'D REVISED DRAWINGS PER CORRECTIONS. SENT TO GC AND RY. AD

08/28/2013 By: RYOUNG Minutes: 30 Original Due Date: 08/20/2013 Action: CMP Y

*Fire Issues resolved with correction to 6 foot high storage throughout plans.
I remain interested in answers to building plan reviewer that have a fire relationship, but will follow building plan reviewer lead in these areas.*

Total Time: 120

1190 - Permit Tech Review

Complete? Y

08/29/2013 By: ADONLAN Minutes: 0 Original Due Date: 08/27/2013 Action: CMP Y

Total Time: 0

Total Reviews: 16 Total Time: 585