



Planning & Development Services

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Plan Review Report

Plan analysis is based on the Boise City Code and International 2012 Codes as adopted.

Building Permit # [BLD17-02261](#) **Date** 08/26/2017

Project Name Adare Manor Apartments

Project Address 2419 W Fairview Ave

Primary Applicant Chad Weltzin

Architect Douglas Gibson

Engineer Jonny Knopp

Occupancy R2, A2, M

Construction VA (Fully sprinklered - Yes)

Occupant Load 676, 142, 117

Seismic Category

Plan Reviewer **Carl D Madsen**

Reviewer's Phone 608-7104

Note: The code items listed in this report are not intended to be a complete listing of all possible code requirements in the Boise City Code and International 2012 Codes. It is a guide to selected sections of referenced codes.

Scope of Work

PROJECT MANAGEMANT - ANGIE BROSIOUS(ADARE MANOR APARTMENTS) Building A: There are two building permits under this E-plan case. Building A consists of 118 dwelling units, a future A-2 restaurant space, and a future mercantile space, is 4 stories in height and 132,441 sq. ft. in total building area. This building is to be fully fire sprinklered with an NFPA 13 system (13r system is not allowed) for height and area increase. The assembly space on the 1st story is required to be separated with fire barriers and horizontal assemblies and can be placed no higher than the third story. A two-hour firewall separates building A and building B. All work per the approved plans. CDM

Project Information

This project consists of two buildings that are separated by a 2 hour rated fire wall for building area requirements. Building A is 132,441 sq. ft. and building B is 15,604 sq. ft. The structure is 4 stories in height with type IIIB construction and is required to be fire sprinklered with an NFPA 13 system as the building is over 4 stories in height. Building A also includes a 2,122 sq. ft. area for a future Restaurant and a 3,509 sq. ft. space for a future mercantile use.

Floor areas for building A are as follows: 1st 33,581 2nd 33,586 3rd 33,910 and 4th 32364.

The A-2 and the M occupancies have been evaluated for separation and building area purposes with no occupant load assessed at this time. The occupant loads for these spaces will be evaluated under separate permits when the improvements for the spaces are completed.

Building B is 15,604 sq. ft., type VA construction, 4 stories in height with 3,901 sq. ft. per story.

The 2-hour fire wall between the two buildings serves as a horizontal exit.

The structure is served by 4 two-hour fire rated exit enclosures for the required exiting and two elevators one of which is required to serve as an accessible means of egress with standby power.

Two-way communication is required at each elevator lobby directly adjacent to the elevators

All shafts extending through 4 stories or more are required to be provided with a minimum 2-hour fire rating.

Plan Corrections

1. The door between the two buildings through the fire wall is considered a horizontal exit. Sheet a0.02 indicates the door as an exit access door. **Resolved: horizontal exit indicated.**
2. Per section 708.3 only the dwelling units or sleeping units and corridors serving the dwelling units are allowed to be separated by a ½ hour rated fire partitions. This is not an exception for separation from other areas or common use areas. Other areas and common use areas are still required to be separated by one hour fire partitions. **Not fully resolved: Sheet a0.05 indicates a fire partition between the assembly and mercantile where a fire barrier should be indicated as shown on sheet a0.04**
3. Please indicate on sheet a0.04 the types of walls required for the separations such as fire partitions, fire barriers, exterior walls and fire walls. Blue markup lines have been added to the sheet showing examples of where one hour fire partitions are required.
Not resolved: Fire barriers between the mercantile and assembly areas are correctly indicated on sheet a0.04 but fire partitions are indicted on sheet a0.05.
4. Please clarify detail 3 for the ½ hour corridor construction assumes a solid wood joist and not an I joist for the assembly requirement and without insulation. The gyp manual requires if you insulate above an additional layer of gypsum is required to meet the same rating. (sheet a2.10b)
Resolved
5. Provide details at all areas where tubs and or showers are adjacent to rated walls either separating dwelling units from one another or from common areas indicating the sheetrock extending behind the fixture.
Resolved
6. Plan sheet a2.11a indicates a wall type I-2 however there is no wall type I-2 indicated on sheet a2.10a.
Resolved
7. Please provide a section @ stair tower 3 first floor. The floor/ceiling is required to be a minimum 2 hour horizontal assembly also required to be supported by 2 hour construction.
Resolved
8. Please clarify electrical rooms similar to room 213 on sheet a2.12b if the total amperage of the devices in the rooms are 1,200 amps or greater the doors are required to open out and be equipped with panic hardware.
Resolved
9. Please revise the exit sign placement on the fourth and 5th floors. There is no exit sign at stair number 3 on the 5th floor. Exit signs should be placed on both sides of the doors at the horizontal exit at the fire wall. Exit signs are required to be visible from any portion of the corridor such as at changes in direction in the corridors. The exit lights are inconsistent between the floors. Exit signs shall be placed not more than 100 feet apart or per the listing of the exit sign per section 1011/2012/IBC.
Resolved

10. At grid lines 2.3 and e.1 sheet M2.11 a smoke damper is required where the duct passes through the fire partition at the mechanical room per section 717.5.4.1/2012/IBC.

Resolved

11. The duct that goes from the janitors room 214 into the trash room 215 (sheet M2.22) passes through a 1 hour fire barrier and is required a fire/smoke damper per section 717.5.2/2012/IBC. Address this condition at all areas where this occurs on floors 2 through 5.

Resolved

12. Please provide a vertical schematic of the ducting system at each shaft to clarify if the requirements for enclosure of the shaft at the bottom are in compliance with section 713.11. Per the requirements the enclosure is required to comply with one of the provisions.

Resolved

Doors

13. Please address all doors on the hardware schedule where no door hardware is indicated.

Resolved

14. All doors separating the retail and assembly areas are required to be a minimum 45 minute doors as this separation is for separated occupancies with a one hour fire barrier. See table 716.5 for other fire barriers.

Resolved

15. Door 101 on the termination room is required to be minimum 90 minute door as the entire termination room is required to be enclosed with two hour rated fire barriers.

Resolved

16. Please address all of the doors at the 3 hour fire wall all of which are required to be a minimum 3 hour door per table 716.

Resolved

17. No door# is called out for the trash room at grid lines 8.1 and I on sheet a2.11b.

Resolved

18. Door S4a is required to be a minimum 90 minute door.

Resolved

19. Please review all stair enclosure doors for the 90 minute required rating as several are indicated as 20 minute doors. All of the doors on stair 4 are shown as 20 minute doors.

Resolved

20. All of the single bedroom units indicate a 2'6" door at the closet next to the entry door and per ICCA117.1 section 1003.5 are required to have a minimum clear width of 32" for type A units unless the closet is no more than 24" in depth Per section 404.2.2, fully accessible units have the same provisions. Type B units are required a minimum clear width of 31 3/4" per section 1004.5.2 ICCA117.1-2009. A viable solution is to maintain a maximum closet depth of 24" then the door is not classified as a passage door.

Resolved