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October 3, 2022

Paragon Star North Village  
Permit No: PRCOM20220598  
September 8, 2022 FP&C Plan Review Response

Josh,

Per your plan review we have provided the following clarifications and/or changes to the drawings in conformance with your review.

1. Sheet A8.01: The stairwell doors inside the residential portion of the building are shown to be provided with access control locks that drop upon activation of the fire alarm system. This is a code modification from sections 1010.1.9.12 and will require approval from the Authority Having Jurisdiction. The doors from the garage into the building are not shown to be equipped with these special locking devices. Is the intent to provide free access from the garage into the apartment building as a 2nd means of egress through the fire wall as a horizontal exit?

**Response:** Security from public entering the residential building and accessing upper levels through the exit stairs is desired. The stairs doors always allow free passage in the direction of egress out of the building. The system is set to fail safe for access onto the floors from within the stair towers. Knox boxes would provide a key to allow fireman access as well as a constantly monitored lock release would be provided in the fire security office on the east end of the building.

All doors that are within the secured portion of the parking garage beyond the security grille are unlocked and provide free access between the garage and the apartment buildings as well as into the garage exit stair. Three doors, two on the south end of the second level parking garage and one at the northeast intermediate landing within the public access area are to be delayed egress doors which alarm if passed through without a card access. All provisions of delayed egress will be met.

2. Sheet A1.70G: Only one means of egress is provided on the east side of the parking structure on the

1st floor. This has a common path exceeding the 100' maximum as permitted by Table 1006.2.1.

**Response:** A stair has been added to allow egress west out of the lower north end of the garage.

3. Sheet A1.01: Neither stair B nor garage stair 1 discharge outside of the building and occupants are not provided with a clear and obvious path to the public way. This area does not meet the definition of an egress court as the area is not open to the sky. Section 1023.3, 1028.1

**Response:** The exit stairs for the Garage and Building D have been combined at the lower level allowing egress from the stair directly to the exterior of the building and the fire lane.

4. Are the elevators being utilized as accessible means of egress from the upper levels of the five-story portion of the building? If the fire walls are intended to be utilized as horizontal exits, confirm standpipe placement complies with Section 905.4(2) exception.

**Response:** All horizontal exits are within the 30' hose stream of a 100' hose connected to a standpipe within an adjacent stair except for the horizontal exit between Building D and E. A standpipe will be provided in the southwest corner of the garage that will be within the limits.

5. The areas for Building B and E appear larger than the maximum allowed area. Building B should be permitted a 28% area increase due to open frontage.  $12,000 + (12,000 \times 28\%) = 15,360$  SF, the actual area is 17,692 SF. Building E is permitted a 17% area increase due to open frontage.  $12,000 + (12,000 \times 17\%) = 14,040$  SF, the actual area is 15,228 SF.

**Response:** Lengths of the building fronting on a fire lane and/or open court of 30' are correct in our code tabulation based upon the actual perimeter of the building.

6. Sheet A1.01: Depending on the final layout of the retail space, two accessible means of egress will be required from each individual store (Section 1009.2). The north exits do not provide a path to the public way, ensure the requires of exterior areas of assisted rescue are met.

**Response:** All doors to the north of the retail building are for service and egress only. Should the tenant be large enough to require a second accessible exit there would be adequate location along the street frontage to provide the second exit.

7. Sheet A1.01: How are the fire walls horizontally terminating at the exterior walls? If Section 706.5

exception 1 is utilized, windows within 4' of the fire wall will require rating. This could be an issue at the fire walls at Building A/B, B/C, C/E, E/F, B/E, D/E, and A/D on all levels.

**Response:** Yes, Section 706.5 exception 1 is being utilized. We have moved any windows that were located within the 4' dimension.

8. Sheet A0.01: The structural rating table does not list interior load bearing walls as being rated for 1 hour. Table 601

**Response:** Interior structural load bearing walls are called out to be 1-hour rated on the plans. The table has been updated to reflect this.

9. Will two-way communication be provided at the elevators? Section 1009.8

**Response:** Yes, two-way communication will be provided at the elevators per the specifications on sheet A11.13.

10. Sheet A0.02: The stairs are shown to be 1-hour rated, 2-hours is required. Section 1023.2

**Response:** The stairs are called to be 2-hour rated on the plans. The information on sheet A0.02 has been updated to reflect this.

11. Sheet A1.31C: Stair C shows a storage room provided under the stairs with access into this storage area inside the stair. This is not allowed inside the stair. Section 1011.7.3

**Response:** The storage room has been removed.

12. Sheet A1.01: Stair B has an opening into the trash room inside the stair. Unoccupied spaces are not permitted to open into the stair. Section 1023.4

**Response:** This door has been removed.

13. Sheet A1.01: Ensure trash chute discharge room is separated from the remainder of the building by 2-hour fire barriers. Section 713.13.4

**Response:** The trash chute discharge room is separated from other spaces by the 3 hr concrete podium and min 2 hr concrete or CMU walls.

14. Sheet A1.01: Will the doors intended for egress from the enclosed courtyard back into the building be locked after hours?

**Response:** They will be locked only to keep persons from entering the courtyard after hours. There will always be free egress out of the courtyard into the buildings.

15. Sheet A6.07: The door schedule for the trash chute access rooms is identified with a 20 minute fire rated door. The trash chute access rooms are required to be separated from the remainder of the building by 1-hour with 60 minute rated doors. Section 713.13.3

**Response:** Doors to the trash chute rooms have been changed from 20 min to 60 minute rated doors.

16. Sheet A4.01: Portions of the building appear to exceed 60' in height. Please provide an average grade plan to ensure a NFPA 13R is allowed.

**Response:** See grade plan diagrams for height of the buildings.

17. Sheet C012: A portion of the fire department access road is required to be 26' wide when a fire hydrant is located on it. The portion of FD access road by the hydrant nearest the FDC does not appear to be 26' wide. IFC Section D103.1

**Response:** The fire department access road has been widened in this location.

18. Sheet C012: Due to the design of the garage/ FD access, not all portions of the parking garage is located within 150' of the access road. Final approval from the Fire Marshal is required for increased distance. IFC Section 503.1.1.

**Response:** Understood. Through previous reviews with the Fire Marshal, we believe we have met their requirements with respect to access including the fire lane leading up to the garage on either side and standpipes at each corner of the garage. The drive through the garage also has a clear height of 13'-10" for the passage of emergency vehicles.

19. Sheet A1.70G: Headknockers are shown to be provided at the entrance of the parking structure reducing the entrance height to 7'. A clear height of 98" is required for van parking spaces that should be provided inside the parking structure. It is also our understanding the Fire Department would like a height clearance to allow ambulances to enter the parking structure for medical emergencies which will require a clear height of 13'-6". A117.1 Section 502.6, IFC Section 503.2.1

**Response:** The 2 ADA required van parking spaces are located adjacent the building within the garage structure on the first floor. The remaining required ADA stalls are located 2 per floor of the garage and only require the 7' height clearance. The garage will be serviced by the elevators within the residential structure. The drive through on the first floor of the garage is 13'-10" clear allowing emergency vehicles to pass through the garage if needed.

20. Sheet C012; Should multiple FDCs will be provided for the residential and parking structures fire protection systems the locations must receive final approval from the Fire Marshal and be properly identified by signs to which system they serve. NFPA 13 Section 8.17.2.4.5.

**Response:** Acknowledged.