

Plan Review - Review Comments Report

Project Name: **BD23008494001**

Workflow Started: **5/31/2024 3:44:54 PM**

Report Generated: **08/20/2024 06:42 AM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1		Permitting Coordinator Ronald Daniel Garcia 6/3/24 3:07 PM	Comment Missing Digital seal and signature: The City of Miami is not accepting physically signed and sealed documents/drawings unless they have been scanned and sent from Blue Digital, our third-party scanning agency. If you do not wish to have your documents scanned by a third party, we also accept digital signatures with Digital Certificates from any of our trusted providers (Globalsign Entrust, Identrust) P-1.pdf		Responded by: Alejandro Pages - 6/5/24 5:28 PM Thank you Ronald, Attached the file with the signature.	Resolved
2		Permitting Coordinator Ronald Daniel Garcia 6/3/24 3:08 PM	Comment . If you have any questions, please send me an email at RGarcia@miamigov.com			Info Only
3	1	Plumbing Gonzalo Mendez 6/10/24 12:23 PM	Comment Need to provide vertical accessibility for bathroom on second floor as per FBC Accessibility 201.1. Florida vertical accessibility requires all levels in all new buildings, structures and facilities and all altered areas of existing buildings, structures and facilities to be accessible to persons with disabilities. All new and altered areas must comply with the ADA Standards for Accessible Design including requirements for accessible routes.		Reviewer Response: Gonzalo Mendez - 6/17/24 2:19 PM If mezzanine is occupiable space as an employee area, All employee areas as exempted by 203.9. Spaces and elements within employee work areas shall only be required to comply with 206.2.8, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area.	Unresolved
					Responded by: Alejandro Pages - 6/12/24 6:45 PM Per FBC Accessibility 201.1.1 (exception 3), vertical accessibility is not required for occupiable spaces and rooms that are not open to the public and that house no more than five persons. The occupant load for the mezzanine level was calculated at 5 and, per the client's revised program, the public will not be allowed to enter; It will be for staff use only. Customers, patrons and visitors to this establishment are being provided with the code required restroom accommodations at the existing restroom facilities noted on sheet A0.2.	



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4	1	Plumbing Gonzalo Mendez 6/10/24 12:29 PM	Changemark drinking fountain Where drinking fountains are required, not fewer than two drinking fountains shall be provided. One drinking fountain shall comply with the requirements for people who use a wheelchair and one drinking fountain shall comply with the requirements for standing persons. FBC Plumbing 410.3. In occupancies where three or more drinking fountains are required, water dispensers shall be permitted to be substituted for not more than 50 percent of the required number of drinking fountains.	A1-0 - PROPOSED PLAN.pdf	Reviewer Response: Gonzalo Mendez - 6/17/24 2:24 PM not resolve. ----- Responded by: Alejandro Pages - 6/12/24 6:45 PM Bottle filler on the mezzanine level is not required. The required drinking fountain is being provided with the existing hi/lo drinking fountain at the existing restroom facilities noted on sheet A0.2	Unresolved
5	1	Plumbing Gonzalo Mendez 6/10/24 12:29 PM	Changemark bathroom For structures and tenant spaces intended for public utilization, customers, patrons and visitors shall be provided with public toilet facilities. FBC Plumbing 403.3.	A1-0 - PROPOSED PLAN.pdf	Reviewer Response: Gonzalo Mendez - 6/17/24 2:25 PM not resolve, Employees associated with structures and tenant spaces shall be provided with toilet facilities. The number of plumbing fixtures located within the required toilet facilities shall be provided in accordance with Section 403 for all users. Employee toilet facilities shall be either separate or combined employee and public toilet facilities. ----- Responded by: Alejandro Pages - 6/12/24 6:46 PM Customers, patrons and visitors are being provided with the code required restroom accommodations at the existing restroom facilities noted on sheet A0.2. Per the client's revised program, the mezzanine level is not intended for public utilization and the public will not be allowed to enter; It will be for staff use only.	Unresolved
6	1	Plumbing Gonzalo Mendez 6/10/24 12:32 PM	Comment The public shall have access to the required toilet facilities at all times that the building is occupied.		Reviewer Response: Gonzalo Mendez - 6/17/24 2:31 PM not resolve. ----- Responded by: Alejandro Pages - 6/12/24 6:47 PM The toilet facilities are accessible at all times.	Unresolved

