

## COMMENT RESPONSE NARRATIVE



DATE: June 20, 2023  
PROJECT ARCHITECT: ELEVEN18 ARCHITECTURE, PL  
CONTACT NAME AND NUMBER: Matt Conte, AIA LEED AP | 407-745-5300

PROJECT NAME: **The Springs of Ballentine**  
PERMIT NUMBER:

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PLEASE NOTE THE FOLLOWING REVISIONS TO THE PROPOSED SET OF DRAWINGS HAVE BEEN COMPLETED IN RESPONSE TO THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES FOR THE ARCHITECTURAL REVIEW DATED 4/12/2023 AND MEP REVIEW DATED 6/7/2023 AS WELL AS CITY COMMENTS DATE 6/13/2023.

**1. Show the location of the Soiled Utility that is equipped for cleaning and sanitizing bedpans. The plans show two sinks, a flushing sink and hand washing sink, a separate sink from the hand washing sink is required for cleaning and sanitizing of bed pans. [10A NCAC 13F .0305 (J)] An additional (3rd) sink is required for cleaning and sanitizing in addition to the flushing and rinsing sink and the handwashing sink.**

**RESPONSE:** A third sink has been added to the Soiled Utility room (room 173). Refer to revised sheets A201, A203, A601-1 and A606-2 and plumbing.

**2. The unit doors have a privacy lock shown on the hardware schedule. If the unit doors are locked, then all staff must always carry keys to open all patient room doors. Staff must always be able to access the care resident. [NCSCB 407.4.1.1] The patient room locks must be keyed not opened with a coin.**

**RESPONSE:** Refer to revised A701 hardware set 22. The lockset that will be specified for the Assisted Living Unit Entry doors shall be Hager 3540 Privacy Set Lever or equal. The privacy lockset will not be locked or unlocked with a key. See ANSI # F76.

- The outside lever is locked by push button inside.
- The outside lever is unlocked by 1.) Operating the Inside Lever, 2.) Closing the Door, 3.) Emergency Release Outside.

The Emergency Release is not operable only by staff from the corridor side and the lockset does not restrict the means of egress from the care recipient's room.

**3. The 1-hour roof ceiling assembly P522 on Sheet A006 was tested with specific products. Please submit confirmation that that specific product was used if this assembly is used with the 16" on center resilient channels.**

**RESPONSE:** P522 on sheet A006 has been moved to sheet A013 per revision 4. All sections and details have been updated from "hat track" to "resilient channel." Refer to revised sheets A302 – A305 and A401-A405. If another alternate product is used as part of P522 the contractor/architect will submit that information to the AHJ.

**4. Reference Sheet A701; remove note 2b from the Door/Frame Schedule notes as discussed in our phone conversation on June 5, 2023.**

**RESPONSE:** The 2b note from the Door/Frame Schedule Notes was removed from sheet A701.

**5. Provide written responses to the comments in the architectural review letter dated April 12, 2023.**

**RESPONSE:** Acknowledged. Please refer to the responses in this document.

**06/13/2023 CITY COMMENTS:**

**1. Please review notes on LS plan by HCFM.**

**RESPONSE:** Additional comments on LS plan were not received by the HCFM.

**2. No structural drawings provided.**

**RESPONSE:** Structural drawings have been provided.

**3. Appendix B jurisdiction should be County, Harnett.**

**RESPONSE:** Appendix B on sheet A006 has been updated to show County: Harnett.

**4. Appendix B structural design occupancy category should be III. Marked as II. This will affect the structural design of the building.**

**RESPONSE:** Appendix B on sheet A006 has been updated to show the structural design occupancy category to III.

**5. Life safety plan shows room 162 egress exceeds max allowed of 200 feet.**

**RESPONSE:** Room 162 egress path has been updated to be less than 200 ft from an exit on the life safety plan sheet.

**6. Pg E101, 3.01 Note "C" should be removed.**

**RESPONSE:** Note has been revised to prohibit NMC.

**7. All essential electrical system wiring shall be in EMT, IMC, or Rigid. Not sure what he is meaning by this one. We have never done this.**

**RESPONSE:** This is not a health care facility here patients are being treated. Therefore, essential electrical systems are not required.

**8. Pg E102 - update label requirements and circuit separation requirements per NCEC2020 517.31 (C) (1).**

**RESPONSE:** This is not a health care facility here patients are being treated. Therefore, essential electrical systems are not required.

**9. Main electrical room shall have two means of egress with panic hardware.**

**RESPONSE:** The 2020 NC Electrical Code article 110.26 C 2 1 states the following "For equipment rated 1200 amperes or more and over 1.8m (6ft) wide". The switchboard is over 1200 ampere however it is not over 6 ft wide. It is 5'-6" wide per the submittal from the contractor. Therefore, this article is not applicable to this installation and the one egress door is code compliant.

**10. Dishwasher shall be provided with GFCI protection.**

**RESPONSE:** This was already shown as such in the notes in the Kitchen equipment schedule. Branch circuit in panel schedule for Panel K has been revised to reflect as well.

**11. Provide shunt trip information for all electrical equipment located under kitchen hood.**

**RESPONSE:** Per cutsheets provided by kitchen equipment supplier, none of the equipment under the hood requires electrical. All of it is gas.

**12. No smoke dampers shown on the plan. M102 note 2 references M208det1. No M208 sheet provided in plans. Not sure about this one, it is in the mechanical drawings.**

RESPONSE: Duct detector is shown by a square with "DD" in it. Symbol schedule revised to add this symbol.

**13. No hood information found for dishwasher in kitchen.**

RESPONSE: A hood is not required for the dishwasher in the kitchen, because the dishwasher used is a low temp machine and does not produce steam. See attached spec sheet.