

NC DEPARTMENT OF  
**HEALTH AND  
HUMAN SERVICES**

ROY COOPER • Governor

KODY H. KINSLEY • Secretary

MARK PAYNE • Director, Division of Health Service Regulation

October 28, 2024

Mr. Kinch Waldrep, Development Project Manager (via email only)  
Springs of Ballentine (The)  
40 Rawls Club Road  
Fuquay Varina, NC 27526

Re: Project No. HA-3339-RAJ/JKB  
FID No. 921084  
Springs of Ballentine (The)  
New 50 Bed Assisted Living Facility  
Fuquay Varina (Harnett)

Dear Mr. Waldrep:

The referenced project was inspected on October 17, 2024, by Rita Jones, Keith Blackwell, Jerry Rivera and Don Schlagle. This project cannot be approved until the following deficiency has been corrected:

1. The attic smoke barrier wall must be corrected to be continuous through the ceiling at the showers.
2. Tape and mud all joints at the attic smoke barrier wall.
3. Correct the attic smoke barrier wall to read 1 hour smoke “barrier” not “partition”.
4. Add a stencil to the wall in the attic at the Smoke Compartment A, where it is missing.
5. Remove paint from the label at the smoke compartment doors next to the entry.
6. The Dry Storage Room in the kitchen must be 1 hour rated room. Verify the rating of the ceiling and replace the door with a 45-minute door.
7. The NC State Building Code requires a minimum of 72 inches in width for the corridor in residential I-2 buildings. Widen the Corridor to 72” at Room 304.
8. Window can be limited to 6” but not less. Adjust the screws installed so the windows open to 6” high.
9. Repair gypsum ceiling at the sprinkler in Room 210.
10. Verify the Wood Paneling in the entry Lobby is Class B finish since it covers more than 10% of the surface area.

**NC DEPARTMENT OF HEALTH AND HUMAN SERVICES • DIVISION OF HEALTH SERVICE REGULATION**

**CONSTRUCTION SECTION**

LOCATION: 1800 Umstead Drive, Williams Building, Raleigh, NC 27603  
MAILING ADDRESS: 2705 Mail Service Center, Raleigh, NC 27699-2705  
info.ncdhhs.gov/dhstr/ • TEL: 919-855-3893 • FAX: 919-733-6592

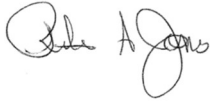
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11. Tel/Elec room at the front lobby has a fire rated door with an air transfer louver that is open to the corridor. The fire rated door cannot have vents. Change this door to a flush door. The room is not served by a supply, return or exhaust. Please explain the designer's intent for the louver in the door. Please note corridors shall not serve as the primary means for supply, return or exhaust area for spaces except rooms such as toilet rooms. [NCSMC 601]
12. Fire sprinkler pipes contained spray on insulation foam in several locations. Oil or solvent based paints etc. may be chemically incompatible with the sprinkler piping. Provide verification that the spray foam has been verified to be compatible for contact with the sprinkler piping.
13. Spray foam was noted on several sprinkler heads in the attic. Fire sprinkler heads shall not be chemically or mechanically cleaned. The only means allowed to remove lint dirt etc. is by vacuuming or blowing off with compressed air. [NFPA 25 5.2.1.1.1] The sprinkler heads that have spray foam on them must be replaced unless the material can be removed as indicated.
14. Provide an access door in the return duct of AHU-10 for the duct detector.
15. Provide verification from the local Fire Marshal for their approval of the kitchen hood which falls short of the required 6-inch overhang for the appliances under the hood.
16. Provide a label identifying the emergency shut off for AHU-2 and the AHU in the living room.
17. The remote annunciator panel for the generator did not provide indication of battery charger failure. Provide the malfunction indicator for the remote annunciator panel.
18. In room 102, there was a light fixture that did not function. Provide a functional light fixture for the room.
19. Provide emergency lighting for the storage room that contains electrical panels.
20. Provide emergency lighting for the corridor by Spa/Bath, corridor by Men's/Women's restroom by the main entrance, and the main entrance vestibule.
21. Several NCBC 407.12 maglock doors have a momentary release switch instead of a switch of the on/off type. Please provide an on/off type switch for the NCBC 407.12 maglock doors.
22. The maglock doors by the nurse station needs a release switch on both sides of the door because both paths are a means of egress.
23. Provide a wiring diagram and system components location map adjacent to the fire alarm panel to comply with NCBC 407.12.3.3.

When the deficiencies listed above have been corrected, we must receive a letter addressing each and confirming that the work is complete. Once the letter is received, we will schedule a re-inspection.

Please use our Project No. HA-3339-RAJ/JKB and FID No. 921084 on all correspondence related to this project. If you have any questions or if we can be of any further assistance, please contact our office at the telephone number or e-mail address listed below.

Sincerely,



Rita A. Jones  
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*Keith Blackwell*

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cc: Eleven 18 Architecture - Matt Conte (via email only)  
Harnett County Building Inspections Department – (via email only)  
Perkins & Will – Charles Pierce (via e-mail only)