



NC DEPARTMENT OF  
**HEALTH AND  
HUMAN SERVICES**

ROY COOPER • Governor

KODY H. KINSLEY • Secretary

MARK PAYNE • Director, Division of Health Service Regulation

February 8, 2023

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 architectural portion of revised construction documents dated January 20, 2023 (received January 25, 2023) for the referenced project has been reviewed for conformance with licensure rules for Adult Care Homes (10A NCAC Chapter 13 Subchapter F). The architectural portion of the drawings are approved provided we receive satisfactory written responses to the following comments:

1. Show the location of the Soiled Utility that is equipped for cleaning and sanitizing of bedpans. The plans show 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)]
2. The unit doors have a privacy lock shown on the hardware schedule. If the unit doors have locking, then all staff must always carry keys to open all patient room doors. Staff must be able to always access the care resident. [NCSCB 407.4.1.1]

A review of the plumbing, mechanical, and electrical drawings will follow. If those drawings are acceptable, then final drawing approval will be included in that review.

It is our understanding that this project was designed under the 2018 edition of the North Carolina State Building Codes as a 50 bed SCU to replace Senters Rest Home in a fully-sprinklered building of Type V-A construction under Group I-2 occupancy. You may access licensure rules at our DHSR website: <http://info.ncdhhs.gov/dhsr/testrules.htm>.

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.

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

**CONSTRUCTION SECTION**

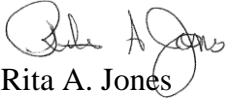
LOCATION: 1800 Umstead Drive, Williams Building, Raleigh, NC 27603  
MAILING ADDRESS: 2705 Mail Service Center, Raleigh, NC 27699-2705  
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Project No. HA-3339-RAJ/JKB  
Springs of Ballentine (The)  
New 50 Bed Assisted Living Facility

February 8, 2023  
Page 2 of 2

Sincerely,



Rita A. Jones  
Architect  
DHSR Construction Section  
[rita.a.jones@dhhs.nc.gov](mailto:rita.a.jones@dhhs.nc.gov)  
(919) 855-3927

cc: Eleven 18 Architecture - Matt Conte (via email only)  
City of Fuquay Varina Building Inspections Department – Chris Hinnant (via e-mail only)



NC DEPARTMENT OF  
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November 21, 2022

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 architectural portion of construction documents dated September 26, 2022 (received October 7, 2022 – fee paid October 6, 2022) for the referenced project has been reviewed for conformance with licensure rules for Adult Care Homes (10A NCAC Chapter 13 Subchapter F). The architectural portion of the drawings are approved provided we receive satisfactory written responses to the following comments:

1. Show the location of the Soiled Utility that is equipped for cleaning and sanitizing of bedpans. [10A NCAC 13F .0305 (J)]
2. Storage Room 170 is more than 100 square feet and must be enclosed in a 1 hour rated wall. Revise the Life Safety Plan A002 to show this rating. [North Carolina State Building Code (NCSBC) Table 509]
3. Kitchen 163 must be separated from all spaces by a smoke tight wall. Show this rating at the wall between the Kitchen and the Dining Room 158. [NCSBC Table 509]
4. Doors in 1 hour rated storage room and laundry rooms must be ¾ hour rated. Revise Doors 33, 34, 37, 38 and 52 on the Door Schedule on Sheet A701. [NCSBC Table 509] Revise note about louvers in the 1hour rated door.
5. Revise the hardware schedule at rated storage doors. The rated door must have a self or an automatic closing devise and not have kickdown hold open device. [NCSBC 716.5.9]
6. The cross corridor smoke barrier doors must be opposite swinging in the direction of egress. Doors 45 swing toward the occupant traveling on the right side of the corridor. Reversing this swing to swing away in the direction of conventional egress path will reduce the area the smoke barrier runs in the plane of the ceiling.

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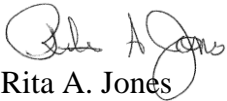
7. The cross corridor smoke barrier doors must have an astragal at the meeting edges or rabbet edge. Please revise. [NCSBC 709.5 Exception 1]
8. The unit doors have a deadbolt shown on the hardware schedule. If the unit doors have locking, then all staff must carry keys at all times to open all patient room doors. Doors must have free egress at all times. [NCSCB 407.4.1.1]
9. All doors in exits with locks must have an exit device on the interior to provide free egress at all times unless meeting NCSBC 407.11 or 407.12. Provide locking information.
10. The designation for smoke tight walls are shown at the Lobby and Reception area that are open not the corridor. Move the smoke tight designation to the Administrator Office.

A review of the plumbing, mechanical, and electrical drawings will follow. If those drawings are acceptable, then final drawing approval will be included in that review.

It is our understanding that this project was designed under the 2018 edition of the North Carolina State Building Codes as a 50 bed SCU to replace Senters Rest Home in a fully-sprinklered building of Type V-A construction under Group I-2 occupancy. You may access licensure rules at our DHSR website: <http://info.ncdhhs.gov/dhsr/testrules.htm>.

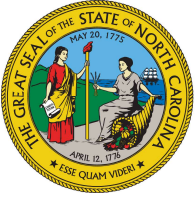
Please use our Project No. HA-3339-RAJ/JKB and FID No. 921084 on all correspondence related to this project. If you have any questions or if we can be of any further assistance, please contact our office at the telephone number or e-mail address listed below.

Sincerely,



Rita A. Jones  
Architect  
DHSR Construction Section  
[rita.a.jones@dhhs.nc.gov](mailto:rita.a.jones@dhhs.nc.gov)  
(919) 855-3927

cc: Eleven 18 Architecture - Matt Conte (via email only)  
City of Fuquay Varina Building Inspections Department – Chris Hinnant (via e-mail only)



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February 13, 2023

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 engineering portion of revised construction documents dated January 20, 2023 (received January 25, 2023) for the referenced project has been reviewed for conformance with licensure rules for Adult Care Homes (10A NCAC Chapter 13 Subchapter F). The engineering portion of the drawings are not approved until we receive satisfactory written responses to the following comments:

1. We must receive written responses to the previous engineering review comments dated February 8, 2023.
2. Reference Sheet A701 Door/Frame Schedule Notes; verify that magnetic locks will unlock when required smoke detectors are activated. [NCSBC 407.12]

It is our understanding that this project was designed under the 2018 edition of the North Carolina State Building Codes as a 50 bed SCU to replace Senter's Rest Home in a fully-sprinklered building of Type V-A construction under Group I-2 occupancy. You may access licensure rules at our DHSR website: <http://info.ncdhhs.gov/dhsr/testrules.htm>.

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,

*Keith Blackwell*

Keith Blackwell  
Engineering Plan Reviewer

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

**CONSTRUCTION SECTION**

LOCATION: 1800 Umstead Drive, Williams Building, Raleigh, NC 27603

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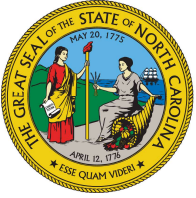
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Springs of Ballentine (The)  
New 50 Bed Assisted Living Facility

February 13, 2023  
Page 2 of 2

DHSR Construction Section  
[keith.blackwell@dhhs.nc.gov](mailto:keith.blackwell@dhhs.nc.gov)  
(919) 855-3932

cc: Eleven 18 Architecture - Matt Conte (via email only)  
Stroud Engineering – Michael Stroud (via email only)  
Harnett County Building Inspections Department – Deen Taylor (via email only)



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1. Provide complete fire sprinkler drawings that are signed and sealed by a NICET Level III designer, or an Engineer registered in North Carolina. These drawings will be cursorily reviewed once received.
2. Reference Sheet A601 and A606; coordinate drawings to show required exterior windows in the dining room 158 on floorplans and elevations. [10A NCAC 13F .0305(c)(4)]
3. Outdoor walkways and drives shall be illuminated by no less than five foot-candles of light at ground level. Please verify compliance with this rule. [10A NCAC 13F .0305(m)(3)]
4. Reference Sheets M201 and M202; the kitchen hood exhaust ducts are noted to be 20-gauge steel. The minimum is 16-gauge steel for ducts for Type I kitchen hoods. [2018 NCSMC 506.3.1]
5. Reference Sheet M103; the Beauty Shop is shown to share an exhaust system with other areas. NCSMC Table 403.3.1.1 footnote B prohibits exhaust from beauty shops being recirculated with other spaces. Please also verify this exhaust complies with hazardous exhaust requirements as applicable. [2018 NCSMC 510]

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6. Plans indicate duct smoke detectors are being used for actuation of smoke dampers, verify that if the duct detector requires a minimum airflow of 100 fpm to operate, that the smoke damper served by this device will close upon loss of airflow in the duct. [2018 NCSMC 607.3.3.2]
7. Provide fire dampers to protect the duct penetrations of Storage 167, Storage 170, Laundry 172, Soiled Hold 173, and Storage 193 as required by NCSBC 717.5.2.
8. Reference Sheet E300; notes indicate compliance with NCSBC 407.11. It appears the system is intended to be designed with NCSBC 407.12. Please clarify and make changes to drawings as necessary to comply with the following requirements:
  - A. All magnetically locked doors shall unlock prior to or concurrent with the activation of the automatic fire detection system or automatic sprinkler system. [2013 NFPA 72 21.9.5]
  - B. Magnetically locked doors shall unlock upon the loss of power controlling the locking devices.
  - C. A special locking system of electromagnetic locks may be utilized when all the following requirements are met:
    1. These types of locks may be used only in wards and wings or other portions of a facility that requires security provisions for the protection of its patients.

An on/off emergency release switch(es) must be capable of interrupting power to all electromagnetically locked doors within the ward, wing, or other portions of the facility. Release switch(es) shall be located and identified at each nurses/staff station serving the locked ward, wing, or other portions of the facility and any other control situation responsible for the evacuation of the occupants of the locked units that are manned 24 hours.
    2. These systems may be used provided not more than one such system is located in any egress path.
    3. A wiring diagram and system components location map shall be provided under glass adjacent to the fire alarm panel.
    4. An additional on/off emergency release switch shall be provided for each locked door and located within 3 feet of the door and shall not depend on relays or other devices to cause the interruption of power.
    5. Any required emergency release switch shall interrupt the power to the locking device(s). If any required emergency release switch is of the locking type, all staff that are responsible for the evacuation of the occupants of the locked unit must carry emergency release switch keys. Additional convenience release devices may be provided.
  - D. Each special locking installation shall be approved by the appropriate fire and building inspection authority prior to installation, after installation, and prior to initial use and reviewed periodically thereafter.
  - E. Emergency lighting shall be provided on the egress side of each door such that it illuminates the locking controls involved in the special locking arrangement.
9. Provide local locking release devices at Doors 051, 001B, 039 and 017.



10. Reference Sheet E300; note indicates the local door emergency releases are to be provided under glass. Our understanding is the facility is using an alarming cover that is lifted to activate the release switch and not using a glass break device. Please confirm.
11. Reference Sheet E302; provide a call system bed station and bathroom station for Room 153. [10A NCAC 13F .0311(i)]
12. It is our understanding that the generator is being used as optional stand by power and that the required emergency lighting is powered by 90-minute battery powered fixtures only. Please confirm.
13. Provide a remote emergency stop switch to shut down the prime mover that is located outside the equipment room or generator enclosure. [2020 NFPA 70 445.18(C)] This should not be located on the exterior of the enclosure.
14. Reference Sheets FA102 and A201; provide a pull station within 5 feet of the exit door #017. [10A NCAC 13F .0307(c)(1)]
15. Provide heat detectors in the laundry rooms 112 and 172. [10A NCAC 13F .0307(c)(3)]
16. Reference Sheets P002 and P104; the Plumbing Fixture Schedule does not specify the fixtures to be used. Verify wrist type lever handles will be provided for the handwashing sink in Meds Room 178. [10A NCAC 13F.0305(f)(5)]
17. Ovens, ranges and cook tops located in resident activity or recreational areas shall not be used except under facility staff supervision. The operation of the equipment shall have a locking feature provided, that shall be controlled by staff. Please confirm if ovens, ranges and cook tops will be provided. [10A NCAC 13F .0311(b)(4)]
18. Mechanical drawing notes indicate system to be balance within 10% of design. Please note the bathrooms, laundry's, soiled rooms etc. are required to have 2 CFM per square foot of floor space. The design drawings indicate the absolute minimum for most of these spaces, with no allowance for a 10% variance from design. Please verify the final product will comply as noted. [10A NCAC 13F .0311(g)]
19. Reference sheet E205; provide verification of which light fixture the corridor battery lights are connected to. Please also verify these emergency lights located at locked door locations are connected to the light fixture which is being used to provide the emergency light at the locked door location in a non-power outage situation. The fixture should not be switched. The battery light is to be connected to the fixture in this area ahead of any switches. [NEC 700.12(I)(2)(3)]
20. Provide smoke detector coverage for Vestibule 100 and verify correct spacing coverage for Lobby 101. [10A NCAC 13F .0307]
21. Provide verification smoke detector spacing is in compliance with manufacturer and NFPA 72 requirements at the corridor outside the janitor closet. Typically spacing is set so that no device is more than 15 feet from an end wall.
22. Reference sheets FA 101 & FA 102; Smoke detector spacing in Corridor 134 is greater than 62 feet. Please note typical spacing is 30 feet between devices.

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Page 4 of 4

It is our understanding that this project was designed under the 2018 edition of the North Carolina State Building Codes as a 50 bed SCU to replace Senter's Rest Home in a fully-sprinklered building of Type V-A construction under Group I-2 occupancy. You may access licensure rules at our DHSR website: <http://info.ncdhhs.gov/dhsr/testrules.htm>.

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,

*Keith Blackwell*

Keith Blackwell  
Engineering Plan Reviewer  
DHSR Construction Section  
[keith.blackwell@dhhs.nc.gov](mailto:keith.blackwell@dhhs.nc.gov)  
(919) 855-3932

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Stroud Engineering – Michael Stroud (via email only)  
Harnett County Building Inspections Department – Deen Taylor (via email only)