



**MIKE CAUSEY**  
INSURANCE COMMISSIONER & STATE FIRE MARSHAL

**BRIAN TAYLOR**, CHIEF STATE FIRE MARSHAL

April 4, 2023

Mr. Matthew Conte  
Eleven18 Architecture  
424 East Central Boulevard, Suite 542  
Orlando, FL 32801

**RE: The Springs of Ballentine  
Hectors Creek, NC – Harnett County**

Dear Mr. Conte,

Updated construction documents received on 3-24-2023 relative to the above-named project have been reviewed for a schematic design in general compliance with the 2018 edition of the North Carolina State Building Code with the following comments. This review does not replace the plan review of the local Authority Having Jurisdiction (AHJ). This review is in addition to the plan review of the local AHJ. This plan review may contain comments related to Accessibility, Plumbing, Mechanical, Electrical, and Fire Codes.

Please provide a written response to the review comments and submit clouded revised signed, sealed plans as necessary. The comments shall describe which items are being addressed with the document set as well as where they are being addressed. Please also provide an electronic version of these updated plans, geotechnical reports and any other documents on a thumb drive or via a download link as we are transitioning to electronic plans review, no CDs please.

1. Pages S200 and S201 not updated. Provide the specific street address for this project. Hector's Creek is not an actual town and does not have a recognized zip code and apply corrections to all address blocks.
2. Project name varies depending on which document is viewed. The Springs of Ballentine are on some and Senters is on others. Pages S201, S202 and all Civil pages to be corrected with clouded revisions.
3. Response #3 noted, however unable to still find the following and previous corrections were not clouded per paragraph #2 above. Civil packages shall include the following but not limited to: generator location, remote FDC detail, ADA parking space striping details and signage, utility transformer, underground electric lines, Knox box location at riser room door and main entry doors, etc.
4. Response #4 noted but sheets were not updated. The first accessible space in each parking facility cluster (2 clusters are shown) shall be identified as a van space per NC

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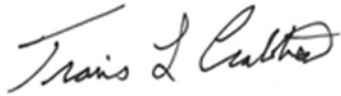
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- Building Code, Section 1106.5. This shall be located on the shortest accessible route of travel from accessible parking to the accessible entrance. Impacts pages C-3, C-6 – C-9.
5. Response #5 noted but detail(s) were not updated. Page C-14 - The sign detail for ADA parking signage must be updated. The bottom of the lowest sign (R7-8D) must be at least 60 inches minimum from the final grade. This is usually the maximum penalty sign per NCDOI ADA update created June 2016. Condition 1 & 2 were dropped in 2016.
  6. Page A002 - Interior and exterior emergency lights shall be shown on the Life Safety Plan. Exterior emergency lights are missing from east and north exterior exit doors as well as all the electrical rooms including rooms 155 and 193.
  7. Life Safety, Architectural and MEP's – If electrical equipment is considered large (over 6-foot wide or 1200 amps), a second egress is required from the electrical room. 2020 NC Electrical Code, article 110.26 C 2 1. Please confirm equipment size to confirm if this is applicable.
  8. Response noted. Submit manufacturers signed, sealed and dated pre-engineered truss drawings including layout.
  9. Response #8 noted however there are still three designs included in the submittal that are not listed on the Fire Protection Ratings Table. Page A002 – Fire Protection Ratings table to be completed – Design # for Rated Assembly, Sheet numbers, etc. include any other designs listed in the submittal should be added to this table in their appropriate areas. Currently Designs U305, U356, P522 and X528 are provided in the table but designs U337, U379 and Y616 are provided but are not included in the table. These should match.
  10. Pages A002 and A701 – Doors 018 and 054 have panic hardware assigned to them on the Life Safety sheet. Please add the “3” and/or “4” in Comments column to identify hardware sets. Also, Door 054 has no hardware set assigned to it on Door Schedule.
  11. Special inspection information provided, however it is not in the correct format, it has no address and it's not signed or dated at the design professional seal as requested during first review. Provide a schedule of special inspections. Refer to tables listed under section 1704 for further guidance regarding the layout of the schedule. Schedules are in table format and provide information regarding inspection frequency and referenced standards.
  12. Page M203 – Job name in the middle between Notes and the Legend – Fire Cabinet Tank System doesn't match this project.
  13. Project title not listed on ComCheck reports.
  14. Provide UL listing information for the automatic transfer switch.
  15. Unable to locate the table requested during first review that includes the volume of each chemical. SDS sheets provided did not include the diesel fuel nor the oxygen. Provide a Hazardous Materials Disclosure Inventory Statement formatted in accordance with Table 307.1 of the North Carolina Building Code that includes the volume of alcohol hand cleaning chemicals, aerosols, oxygen, paints and diesel fuel planned for this institutional project with regard to what would be on-site when open. These shall be identified as a solid, liquid or gas and be identified in pounds, gallons or cubic feet.

Please provide a breakdown of the amounts being used and whether they are being used in an open or closed system. Control area may need to be identified as well.

Further reviews will follow when the above issues have been addressed. We will await further information from you concerning this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Travis L. Culter". The signature is written in a cursive style with a large, stylized initial 'T'.

Building and Fire Code Consultant

TLC

CC: Harnett County