

May 13th, 2019

City of Columbus  
Department of Building and Zoning Services  
111 N. Front St.  
Columbus, OH 43224-3218  
Ph: (614) 645-2979

Attention: Joshua F. Shelley, Plans Examiner  
Amit Ghosh, Chief Building Official

Subject: **Application #: NEWM1901290**  
**Adjudication letter #2**  
**Parsons Place, 354 E. Barthman Ave. Columbus, Ohio 43207**

Dear Mr. Shelly and Mr. Ghosh:

We are in receipt of your review comments for the captioned project dated May 6th, 2019. Below we have provided our responses to your comments listed consecutively, and corresponding to your correction items.

#### ADEQUACY CHECKLIST ITEMS

1. Provide occupant load per space. The construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces, OBC 106.1.1(item 3).
  - 1.) Was not able to find a table of occupant loads on sheets ALS102 and ALS103 for upper level floors  
**2nd Letter Response:** Please refer to modified sheets ALS102&103
2. (NEW COMMENT) Revise drawing set as indicated below to provide clarity, OBC 106.1.1.
  - 1.) Elevator shaft is specified as 2-HR on ALS101 thru ALS103 sheets. Wall type W2 specifies 1-HR and defines the elevator shaft on sheet A301.  
**2nd Letter Response:** Elevator shaft construction per UL#905 does qualify for a maximum fire protection rating of 2-HRs. (Refer to UL cut sheets previously provided) However - code only requires a 1-HR fire rating for a three story elevator shaft in this application. 1HR Rating necessary for code compliance will be noted on sheets ALS101-102&103.
  - 2.) Elevator shaft door, 100B, within 2-HR specified shaft is also rated 1-HR. Is this shaft intended to be 1-HR or 2-HR?  
**2nd Letter Response:** The captioned door does not penetrate the shaft - it provides access to a recessed control panel. Additionally please reference response #2-1.
  - 3.) 1<sup>st</sup> floor offices are specified as 2-HR fire barrier separation on ALS sheets and specified wall type is 2-HR, W7, on sheet A301. The door openings are not rated for 90 minutes on sheet A 701. Provide 90-min. rated doors.  
**2nd Letter Response:** Please reference revised sheet A701 for captioned 90-min. rated doors.
  - 4.) Sheet ALS101 illustrates fire partitions between units and detail D/601 identifies fire barriers between units for the first and second floor.  
**2nd Letter Response:** Dwelling unit separation walls are detailed with features that would qualify for compliance with fire barrier requirements. However - in this application code only requires a 1-HR fire partition rating for dwelling separation walls. The designation necessary for code compliance will be as noted on sheets ALS101-102&103.
  - 5.) Sheet ALS103 illustrates fire barriers between units and detail D/601 identifies fire partitions between units for the 3<sup>rd</sup> floor.  
**2nd Letter Response:** Please reference response #2-4.

- 3.&4.** Provide frontage calculations to verify area increase. Rough calculations were performed and the resulting frontage increase factor was below 25%. Every building shall adjoin or have access to a public way to receive an area factor increases based on frontage. Area factor increase shall be determined in accordance with Sections 506.3.1 through 506.3.3, OBC 506.3. Provide calculations to allow verification of application.
- 1.) **Include Ca301 calculations as part of the plan set in a relevant location. Provide recorded deeds with building restrictions/easements associated with this parcel(s).**  
**2nd Letter Response:** Please refer to revised cover sheet for duplication of Ca301 area factor increase calculations based on additional frontage. Note provision of City of Columbus Legislation Reports regarding rulings of restrictions and easements for both the currently proposed building site and the relevant City owned re-zoned parcel directly North of the proposed Parsons Place development site. Originally a single address; the city has since issued a new address for the Parsons Place site. Beyond text limiting development of the Parcel North of the Parsons Place site to use as an Orchard, please note the ordinance included site plan assuring sufficient setback on the Orchard site to provide fire truck access to the rear of Parsons Place.
5. The 2<sup>nd</sup> and 3<sup>rd</sup> stories which contain R-2 occupancies have actual area that is greater than the allowable floor area calculated. The allowable area of a building shall be determined in accordance with the applicable provisions of Sections 506.2.1 through 506.2.4 and Section 506.3, OBC 506.2. Provide area calculations to verify 2<sup>nd</sup> and 3<sup>rd</sup> floor code compliance.
- 1.) **1<sup>st</sup> floor offices are specified as 2-HR fire barrier separation on ALS sheets and specified wall type is 2-HR, W7, on sheet A301. The door openings are not rated for 90 minutes on sheet A 701. Provide 90-min. rated doors.**  
**2nd Letter Response:** Please refer to response #2-3.
6. If there will be separated occupancies on the first and/or other floors then fire barriers are required. Fire barriers must provide the following code compliant features:
- 1.) **Provide a section to provide required design information that illustrates fire barrier continuity through the fire-resistance rated ceiling to the underside of the floor/ceiling assembly as required for fire barrier continuity, OBC 707.5.**  
*Fire barriers shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing. Such fire barriers shall be continuous through concealed spaces, such as the space above a suspended ceiling OBC 707.5. Revise drawing set as needed to comply with requirement.*  
**2nd Letter Response:** Please refer to added section E/A601.
- 2.) **1<sup>st</sup> floor offices are specified as 2-HR fire barrier separation on ALS sheets and specified wall type is 2-HR, W7, on sheet A301. The door openings are not rated for 90 minutes on sheet A 701. Provide 90-min. rated doors.**  
*Door openings in fire barriers shall be 3/4-HR fire-resistance-rated per Table 716.5.*  
**2nd Letter Response:** Please refer to response #2-3.
- 3.) **Mechanical room #118 on sheet M101 has (4) ducts that penetrate the 2-HR fire barrier separation walls between the B and R-2 occupancies. Fire barriers extend through fire rated ceilings per OBC 707.5.**  
*Ducts and air transfer openings of fire barriers shall be protected with approved fire dampers, OBC 717.5.2.*  
**2nd Letter Response:** Fire dampers have been added to the documents.
7. **Can be verified once all other building information pertaining to questions #3 and #4 is provided. Provide illustrated calculations and recorded deeds with building restrictions/easements associated with this parcel.**  
*It is unclear if you are trying to use separated occupancies for the first floor. In each story, the building area shall be such that the sum of the ratios of the actual building area of each separated occupancy divided by the allowable building area of each separated occupancy shall not exceed 1, OBC 508.4.2. Provide calculations for floors where separated occupancies are utilized to verify the ratios are  $\leq 1$ .*  
**2nd Letter Response:** Please refer to response #3/4-1.

10. There is no transfer open to the corridor and the doors are leak tight. How will air be taken from the corridor.

*How will conditioned air be provided to the restrooms since the corridor door entries will be leak tight per 717.5.4.1(item 3). Documents shall include information necessary to determine building code and other applicable codes OBC 106.1.1. Provide method of delivering conditioned air to public restrooms.*

**2nd Letter Response:** 716.5.3.1 allows up to 3 CFM air passage per SF of door.

NFPA 1995 2-6.5 The clearance under the bottom of the door shall be as follows: b) Where there is no sill, the clearance between the bottom of the door and the floor shall not exceed 3/4 in.

15. After further review it appears the C/A603 is actually D/A601. Verify and revise sheets A101 through A103 accordingly.

*Reference sheet A101 through A103, reference detail C/A603 does not identify the correct detail. Rated separation fire partition detail appears to be missing from the set. Documents shall include information necessary to determine compliance with the building code and other applicable codes OBC 106.1.1. Provide partition detail to verify required draft stop above units.*

**2nd Letter Response:** Single section cut tag per sheet revised.

16. See comment below.

- 1.) The non-operational doors #116C, #116D and #116E must have door hardware removed and signage identifying the door as not a door. Means of egress doors shall be readily distinguishable from the adjacent construction and finishes such that door are easily recognizable as doors, OBC 1010.1.

*Missing door hardware identification in door schedule and description of door hardware. Documents shall include information necessary to determine compliance with the building code and other applicable codes OBC 106.1.1. Provide door hardware for doors and hardware description.*

**2nd Letter Response:** Please refer to previously provided door schedule sheet A701. Hardware sets for these two doors are noted as "Not Applicable". No door hardware is scheduled to be provided - no exit signage is associated with these door/window assemblies. (Signage will be provided and installed distinguishing the referenced door/window assemblies as "not an exit")

30. Due to V-A construction type, typical bearing wall supported structure, identify, by wall type, the few columns that are primary structure requiring 1-HR encasement.

**2nd Letter Response:** Please refer to sheet A301 for addition of identification tag S1 and new coded note #44.

Provide a detail that illustrates protection of column S1 that includes individual encasement of the column connection per OBC 704.2.

**2nd Letter Response:** Please refer to sheet A002 for addition of detail illustration protection of column S1.

Detail S/S201 is a good detail for encasement for the pipe columns by S2 wall type. Detail B/A403 does not utilize wall type S2 1-HR encasement.

**2nd Letter Response:** The type of decorative column represented by detail B/A403 may surround a steel column. However - in that case - as with encasement of a steel column inside a partition - both the steel support column and the associated fire protection material are independent of the surrounding framing.

*Columns supporting primary structural beams on the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor elevator lobby area require individual 1-HR fire-resistance-rated encasement. Where columns are required to have protection to achieve a fire-resistance rating, the entire column shall be provided individual encasement protection by protecting it on all sides of the full column height, including connection to other structural members, with materials having the required fire-resistance rating. Where the column extends through a ceiling, the encasement protection shall be continuous from the top of the foundation or floor/ceiling assembly below through the ceiling space to the top of the column, OBC 704.2. Provide individual encasement for primary structural columns.*

43. Correct, provide a **stack vent** not a vent stack for sanitary vertical pipe of one story - one branch interval. See definitions OPC Sec. 202.

*Reference P402, Stack C, the isometric indicates a vertical pipe connected multiple stories of washing machines without a stack vent. A vertical section of pipe between the connections of horizontal branches (OPC 202), 8 feet or more in developed length, is considered a drainage stack and must have a stack vent sized per OPC Sec. 916 Provide stack vent. The waste stack shall be vertical, and both horizontal and vertical offsets shall be prohibited between the lowest fixture drain connection and the highest fixture drain connection, OBC 913.2. Provide individual waste stacks.*

**2nd Letter Response:** A 2" stack vent has been added to horizontal offset

44. Comply with code requirement. No merging of different venting methods when a waste stack venting method is used.

*The following waste stack vents need to be independent from other venting methods to the termination of the stack into the building drain: B, B1, B2, B3 and B4. A waste stack shall be considered a vent for all of the fixtures discharging to the stack where installed in accordance with the requirements of this section, OPC 913.*

**2nd Letter Response:** Venting for referenced stacks have been revised to individual fixture vents.

48. (NEW COMMENT) Reference details A/A506 and A/A504; 1-HR stairways and elevator shaft are required to be protected by fire barriers that require penetration of horizontal fire-resistance-rated assemblies to the underside sheathing of the roof/ceiling assembly or top cap per exception. Penetrate, by fire barrier wall, horizontal assemblies through the bottom portion and terminate the fire barrier wall at the top sheathing of said horizontal assembly for both the stairway and elevator shafts.

**2nd Letter Response:** Elevator Shaft - Elevator shaft walls have been extended to encapsulate the sides of the rated floor/ceiling cap assembly.

**2nd Letter Response:** Stairway - In this case fire continuity through the side of the assembly does not apply. The exception to 707.5 refers specifically to interior stairs.

**707.5 Continuity.** Fire barriers shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above and shall be securely attached thereto. Such fire barriers shall be continuous through concealed space, such as the space above a suspended ceiling. Joints and voids at intersections shall comply with Sections 707.8 and 707.9

**Exceptions:**

1. Shaft enclosures shall be permitted to terminate at a top enclosure complying with Section 713.12.
2. Interior exit stairway and ramp enclosures required by Section 1023 and exit access stairway and ramp enclosures required by Section 1019 shall be permitted to terminate at a top enclosure complying with Section 713.12.

We trust this correspondence adequately responds to your review comments, however, should you require else please do not hesitate to contact us.

Respectfully,



T. Michael DeLorme  
Sr. Project Manager - TMD  
Copy: Christopher Bruzzese