

May 30th, 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 #3
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

- 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).*

Residential occupancies are calculated at a density of 1 occ. / 200SF per OBC Table 1004.1.2. Provide resident occupancy load based on square footage for the building.

3rd Letter Response: Please refer to modified sheets ALS101,102&103
- 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).*

Rezoning variance will not comply with requirement for maintaining a no build easement. If and when the variance is changed, there is no provision to maintain a no build easement for the life of the proposed building on the adjacent parcel. Language specifying this no building easement for the purposes of the proposed building on the adjacent easement will be required.

3rd Letter Response: Modified sheet cover sheet and exhibit Ca301.
- There is no transfer open to the corridor and the doors are leak tight. How will air be taken from the corridor?*

Public toilet rooms are required to exhaust at rates of 50CFM continuous or 70CFM intermittent. At ¾-inch door opening, the required exhaust rate cannot be achieved per OBC 716.5.3.1(3CFM / SF of door opening). Provide supply air that equals the required exhaust rate.

3rd Letter Response: Supply air has been added to this room, see drawing M101. (E101P for power to related smoke dampers.)
- 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.*

No door handles are allowed on 110D & 110E. Currently, sheets A101 and A301 illustrate door handles. The exit doors shall be readily distinguishable from the false doors

3rd Letter Response: (Corresponding with existing door hardware schedule and specified signage) - door handle graphics have been removed from the captioned plans.

48. *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.*

Provide continuity through roof/ceiling used as cap for stairways.

3rd Letter Response: A one hour rated top cap has been added inside the fire rated perimeter walls of each stairwell. Please refer to revised sheets A506, and S104.

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