



City of Diamondhead

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8-8-19

CONSTRUCTION PLAN REVIEW

Prestige Fitness Club and Spa

5401 KALANI DRIVE

Parcel number: 132A-2-03-024.000

Mixed Occupancy: Business/A-2/A-3

Type of Construction: II B

STATUS: PROVIDE DOCUMENTATION; MAKE CORRECTIONS AND SUBMIT REVISED DRAWINGS

PLANS WERE ALSO REVIEWED BY THE DWSD AND DIGITAL ENGINEERING.

1 hour fire wall separating Business and A-2 and A-3 occupancies requires wall to bottom of roof deck. Show evidence of compliance. Table 508.2

Fire rated door (05) between occupancies shall have a self-closure and be 20 minute rated door.

In Phase II, you can't exit the building through an intervening room; doors 51 and 52; Show evidence of compliance

Section 1105.1 Three exits are required to be accessible. Show evidence of compliance.

1104.1 Site arrival points. *Accessible routes within the site shall be provided from public transportation stops; accessible parking; accessible passenger loading zones; and public streets or sidewalks to the accessible building entrance served.*

Interior finish- carpet Show evidence of compliance with IBC 804.

804.2 Classification. *Interior floor finish and floor covering materials required by Section 804.4.2 to be of Class I or II materials shall be classified in accordance with NFPA 253.*

The classification referred to herein corresponds to the classifications determined by NFPA 253 as follows: Class I, 0.45 watts/cm² or greater; Class II, 0.22 watts/cm² or greater.

804.4 Interior floor finish requirements. Interior floor covering materials shall comply with Sections 804.4.1 and 804.4.2 and interior floor finish materials shall comply with Section 804.4.2.

804.4.1 Test requirement. In all occupancies, interior floor covering materials shall comply with the requirements of the DOC FF-1 "pill test" (CPSC 16 CFR Part 1630) or with ASTM D 2859.

804.4.2 Minimum critical radiant flux. In all occupancies, interior floor finish and floor covering materials in enclosures for stairways and ramps, exit passageways, corridors and rooms or spaces not separated from corridors by partitions extending from the floor to the underside of the ceiling shall withstand a minimum critical radiant flux. The minimum critical radiant flux shall not be less than Class I in Groups I-1, I-2 and I-3 and not less than Class II in Groups A, B, E, H, I-4, M, R-1, R-2 and S.

Exception: Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, Class II materials are permitted in any area where Class I materials are required, and materials complying with DOC FF-1 "pill test" (CPSC 16 CFR Part 1630) or with ASTM D 2859 are permitted in any area where Class II materials are required.

Door Schedule:

- 01 provide panic hardware
- 10 provide panic hardware
- 06 to swing out
- 57 In phase 2; provide panic hardware

Provide color schemes for exterior walls

PLUMBING

IPC Table 403.1; Show evidence of compliance

Child care: provide 1 drinking fountain and service sink

Restaurant: provide 1 drinking fountain(exempt if free water is provided) and service sink

Gym: provide 5 female water closets; 2 drinking fountains

ELECTRICAL

Provide a fire alarm system in accordance with IBC 907.2.1 and NFPA 72. Provide submittals before the framing inspection.

Provide exit and directional exit signs; at door 06-exit sign; in corridor near women's locker room=directional exit sign

The exterior lighting at all exits shall be on the emergency lighting circuit.

A layout of all emergency lighting fixtures is shown on the plans but I doubt you will be able to comply with IBC 1006.2. If you decide to keep the same emergency lighting and comply with 1006.3, compliance will be determined at final inspection. If you address the emergency lighting differently provide plans and evidence of compliance.

1006.1 Illumination required. The *means of egress*, including the *exit discharge*, shall be illuminated at all times the building space served by the *means of egress* is occupied.

Exceptions:

1. Occupancies in Group U.
2. *Aisle accessways* in Group A.
3. *Dwelling units* and *sleeping units* in Groups R-1, R-2 and R-3.
4. *Sleeping units* of Group I occupancies.

1006.2 Illumination level. The *means of egress* illumination level shall not be less than 1 footcandle (11 lux) at the walking surface.

1006.3 Emergency power for illumination. The power supply for *means of egress* illumination shall normally be provided by the premises' electrical supply.

In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. *Aisles* and unenclosed egress stairways in rooms and spaces that require two or more *means of egress*.
2. *Corridors*, *interior exit stairways* and *ramps* and *exit passageways* in buildings required to have two or more *exits*.
3. Exterior egress components at other than their levels of *exit discharge* until *exit discharge* is accomplished for buildings required to have two or more *exits*.
4. Interior *exit discharge* elements, as permitted in Section 1027.1, in buildings required to have two or more *exits*.
5. Exterior landings as required by Section 1008.1.6 for *exit discharge* doorways in buildings required to have two or more *exits*.

The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702.

1011.1 Where required. *Exits* and *exit access* doors shall be marked by an *approved* exit sign readily visible from any direction of egress travel. The path of egress travel to *exits* and within *exits* shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the *exit* or the path of egress travel is not immediately

visible to the occupants. Intervening *means of egress* doors within *exits* shall be marked by exit signs. Exit sign placement shall be such that no point in an *exit access corridor* or *exit passageway* is more than 100 feet (30 480 mm) or the *listed* viewing distance for the sign, whichever is less, from the nearest visible *exit* sign.

1011.5 Internally illuminated exit signs. Electrically powered, *self-luminous* and *photoluminescent exit* signs shall be *listed* and labeled in accordance with UL 924 and shall be

installed in accordance with the manufacturer's instructions and Chapter 27. Exit signs shall be illuminated at all times.

1011.6.3 Power source. Exit signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes in case of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Chapter 27.

MECHANICAL

IBC 903 Provide sprinkler drawings and calculations in accordance with NFPA 13 and NFPA 24 and shall be monitored in accordance with the IBC and NFPA 72. UNDER GROUND PIPING TO BE PROVIDED BEFORE THE FOUNDATION INSPECTION. ABOVE GROUND PIPING TO BE PROVIDED BEFORE THE FRAMING INSPECTION.

Provide the R-values for wall and ceilings.

IMC 606.2.1 Return air systems. Smoke detectors shall be installed in return air systems with a design capacity greater than 2,000 cfm (0.9 m³/s), in the return air duct or *plenum* upstream of any filters, *exhaust air* connections, outdoor air connections, or decontamination *equipment* and appliances.

FIRE

IBC 906 NFPA 10 Provide plan showing location of 3A40BC portable fire extinguishers identified by label with arrow direction in accordance with NFPA 10. Show evidence of compliance.

IFC 404.2 An approved fire safety and evacuation plan shall be prepared and maintained for Group A. TO BE PROVIDED BEFORE THE CO.

Provide address on building.