



Date: July 31, 2018

To: Applicant: Commercial Building Services
Phone: 720-730-3001
Email: steve@cbsconstruction.com

From: Community Development Department
2255 West Berry Avenue
Littleton, Colorado 80120

RE: 2nd Plan Review Report for B18-0392, PROJECT DESCRIPTION: Tenant Finish

A review of the permit application, plans and submittal documents has produced the following items that require correction or modification in order to be compliant with the adopted codes and ordinances of the City of Littleton. **Please include two (2) copies of plans when resubmitting. The drawing set for city approval must contain all sheets including revised sheets. Identify changes with a revision cloud and notation. This may be achieved by replacing revised sheets in original plan set OR by providing a new complete set of plans. The applicant is responsible for assembling this revised set in accurate sequential order.**

Community Development, Building Division: Kirk Money, p. 303-795-3767, e. kmoney@littletongov.org

Comments:

The City is seeking additional clarification for the scope of work being performed at this building. Proposed is a partial change of use and occupancy of the existing building. The new proposed primary use is an indoor firing range:

Can the design team please provide clarification and the necessary drawings on the items listed below?

1. The submittals for the gun range equipment are required to be submitted and reviewed prior to the issuance of the permit. The submittals shall include: manufacturer specifications, installation instructions, details and cut sheets for each component.
2. The buildout for the gun range will require special inspections. The City will require each component to be inspected by a special inspector including all structural elements. Please clarify the individual components of the gun range, all the structural details, the sequencing of events to complete the buildout. In addition, please clarify the frequency of inspections. Currently, the inspections for this phase will be performed by Colorado Code Consultants.
3. Please clarify what is being stored, where it is being stored, the amounts being stored and how it will be stored per code section 414.2.5.
4. Additional Security requirements: please provide light fixtures along the west elevation of the building at all exterior doors including all overhead doors. All light fixtures need to be battery powered backup per code sections 1006.1 – 1006.3.1 of the IBC.

Building, ANSI, Electrical, Energy, Mechanical: International Code Council, Jeff H. Walker.

Comments:

1. Reports are attached for review. Please submit the revised documents per International Code Council requirements.

The resubmittal package must be accompanied by a report from the design team that contains an explanation of the action taken for each comment on this initial plan review. These explanations shall be in the numerical order of the plan review comments and should any changes be made in construction documents, the explanation shall indicate the specific location of the changes within the documents, with the revisions "clouded" or noted in a similarly effective manner on the drawing, specification section, or calculations affected. If the revisions are substantial in nature, or the project is redesigned, additional plan review fees may be required, as determined by the jurisdiction and ICC.

Upon receipt of your responses in writing with revised drawings clearly demonstrating compliance with the items listed above and ordinances of the City of Littleton, the review of the permit submittal documents can be completed. New documents may require that additional information be provided.

Resubmit all documents to the Community Development Department. For additional information please contact the Building Department.



International Code Council
Eastern Regional Office
900 Montclair Road
Birmingham, AL 35213
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f: 205.991.0775
www.iccsafe.org

July 31, 2018
Plan Review #12103

ICC PLAN REVIEW SERVICE
2012 International Building Code

JURISDICTION: Littleton, Colorado
BUILDING LOCATION: 2255 West Berry Avenue
BUILDING DESCRIPTION: Triple J Armory
REVIEWED BY: Jeff Walker Ext. 5241

NOTES AND COMMENTS

NOTE: These Plan Review comments reflect submitted construction documents omissions or deficiencies that we have identified in our review. The construction documents shall be revised in accordance with the comments and the referenced code sections. Prior to approval of the project, the revised construction documents are to be resubmitted to the code official of the local jurisdiction, along with a detailed written description of how each one of the comments has been addressed.

INFORMATIONAL NOTE:

The construction document package contained the following documents:

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Structural Drawings: Commercial Building Services, Inc. – Sealed and digitally signed by Kristine Leah Dunham, P.E., and dated 06/18/18: S1.0; S1.1; S1.2; S2.0; S2.1.

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Plumbing Drawings: MEA Consulting Engineers, Inc. – Sealed and signed by Michael E. Aitken, P.E., and dated 06/08/18: P1.0.

Electrical Drawings: KVA – Sealed and signed by John P. Tinsley, P.E., and dated 06/08/18: E0.0; E1.0; E2.0; EN0.

Fans and Filters – Cut Sheets: Submitted by Rogers & Sons, Inc., and dated 05/25/18: 49 pages.

Structural Calculations: Commercial Building Services, Inc. – Sealed and digitally signed by Kristine Leah Dunham, P.E., and dated 06/18/18: 8 pages.

The Plan Review accomplished as indicated in the record is limited to those code sections specifically identified herein. The project was reviewed per the following codes: 2012 IBC, 2012 IMC, 2012 IPC, 2014 NEC, 2009 A117.1, and the 2012 IECC. Copyright, 2018, International Code Council, Inc. Reproduction by any means is prohibited.

Littleton Amendments to the 2012 I-codes: 53 pages.

The project consists of the renovation of an existing two-story building of Type IIB construction, housing Use Groups B and S-1. The existing floor area, to remain unchanged, is 19,848 square feet. NOTE: This review only considered the building at the Phase One level.

The structure is currently provided with an NFPA 13 automatic sprinkler system. Automatic sprinkler system shop drawings (which are beyond the scope of this review) detailing any alterations, relocations, additions and/or removal of the existing sprinkler system and/or its components are to be submitted as required by Section 107.2.2 of the IBC to the local authority having jurisdiction prior to the work being performed, and shall follow the guidelines set forth in Chapter 9 of the IBC, the IFC and NFPA 13.

The structural plan review is limited to plans and design calculations of the professional engineer to ascertain that the minimum design loads in Chapter 16 of the IBC have been referenced by the engineer. A check of the complete structural plans and the connection details is beyond the scope of this review.

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1. Sheet A0.0 provides requirements for storage and use of small arms ammunition; final arrangement of storage area(s) is as reviewed by the jurisdiction prior to occupancy. No Response Required. (IBC Sections 413 and 414)
 2. It is not documented on the plans that new portions of suspended acoustical systems shall be installed in accordance with the provisions of ASTM C 635 and ASTM C 636. (IBC Section 808.1.1.1)
 3. Revise construction documents as required to indicate locations of portable fire extinguishers, and to address the fact that portable fire extinguishers must be selected, installed and maintained in accordance with Section 906 of the IBC and IFC and NFPA 10; final location of extinguishers are to be as approved by the local authority having jurisdiction (IBC Section 906)
 4. The Main Level Door Schedule on sheet A1.0 indicates that Doors 103a, 105a, and 106a (assumed to be the door from Coffee Bar 106 to Retail Area 101) are to be provided with Hardware Type "GRP 2", which is described as a classroom lockset; each of these doors are along means of egress paths, which require that the door be readily openable from the egress side without a key or special knowledge or effort. (IBC Section 1008.1.9)
 5. Sheet A0.0 depicts egress from the Phase One Gun Range into the Phase One Storage area, which is defined as an intervening space. (IBC Section 1014.2, Item 4)
 6. It is not documented that metal wall stud design shall conform to either AISI S211 or AISI S100. (IBC Section 2211.4)

7. Revise construction documents as required to address the fact that glazing in hazardous human impact locations shall be tested in accordance with CPSC 16 CFR 1201, or, as applicable, ANSI Z97.1. (IBC Section 2406.2)
8. Revise construction documents as required to indicate safety glazing in all hazardous human impact load locations; identification of safety glazing shall be as approved by the local authority having jurisdiction prior to installation. (IBC Section 2406.4)
9. Revise construction documents as required to indicate the applicable standards to be met for gypsum board products to be used on the project and their associated accessories. (IBC Section 2506; Table 2506.2)
10. Revise construction documents as required to indicate the applicable standards to be met for installation of gypsum board products to be used for the project and their associated accessories. (IBC Section 2508; Table 2508.1)
11. Sheets A0.0 and A5.0 denotes some of the existing plumbing fixtures are to be removed and replaced, or new fixtures are to be installed; the plumbing drawing received for review (P1.0) does not provide any information regarding new fixture specifics, standard(s) to be met, and their installation. (IBC Chapter 29)

End of Report



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July 31, 2018
Plan Review #12103

**ICC PLAN REVIEW SERVICE
2009 ICC A117.1**

JURISDICTION: Littleton, Colorado
BUILDING LOCATION: 2255 West Berry Avenue
BUILDING DESCRIPTION: Triple J Armory
REVIEWED BY: Jeff Walker Ext. 5241

NOTES AND COMMENTS

NOTE: These Plan Review comments reflect submitted construction documents omissions or deficiencies that we have identified in our review. The construction documents shall be revised in accordance with the comments and the referenced code sections. Prior to approval of the project, the revised construction documents are to be resubmitted to the code official of the local jurisdiction, along with a detailed written description of how each one of the comments has been addressed.

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1. Service counter / point of sale counter at new Retail Area 102 is not depicted, but requires accessible elements (height of counter, reach ranges, approach, etc.) (IBC Section 1109.12.3; A117.1 Section 904.3)
 2. Signage for accessible features where required is not currently indicated on plans. (IBC Section 1110; A117.1 Section 703)

End of Report



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July 31, 2018
Plan Review #12103

ICC PLAN REVIEW SERVICE
2012 International Energy Conservation Code

JURISDICTION: Littleton, Colorado
BUILDING LOCATION: 2255 West Berry Avenue
BUILDING DESCRIPTION: Triple J Armory
REVIEWED BY: Jeff Walker Ext. 5241

NOTES AND COMMENTS

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1. No deficiencies found regarding energy conservation.

End of Report



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July 31, 2018
Plan Review #12103

ICC PLAN REVIEW SERVICE
2012 International Mechanical Code

JURISDICTION: Littleton, Colorado
BUILDING LOCATION: 2255 West Berry Avenue
BUILDING DESCRIPTION: Triple J Armory
REVIEWED BY: Jeff Walker Ext. 5241

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1. Revise construction documents as required to indicate that existing gas piping, fittings, valves and other materials may only be re-used if free of foreign materials and determined after inspection to be sound and adequate for the service intended; this process shall be to the satisfaction of the local authority having jurisdiction prior to connection. (IMC Section 101.2; IFGC Section 403.2)
 2. Revise construction documents as required to address the fact that steel or wrought-iron piping for fuel gas systems shall comply with ASME B36.10-10M, ASTM A53/A53M, or ASTM A106. (IMC Section 101.2; IFGC Section 403.4.2)
 3. Revise construction documents as required to indicate the applicable standard for all types of gas valves to be used on the project, also verifying the pressure and application of each valve type. (IMC Section 101.2; IFGC Section 409.1.1)
 4. The Ventilation Note on sheet M-2 states in part, "75'/min maintained across the shooting line..."; verify that the ventilation rate is actually 75 cubic feet per minute (CFM). (IMC Sections 403.1 and 502.19)
 5. The ducts for new make-up air unit MUA-1 and exhaust fan CUF-1 are not documented as to their material type(s), installation requirements, and standards to be met. (IMC Section 603)

End of Report



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July 31, 2018
Plan Review #12103

**ICC PLAN REVIEW SERVICE
2011 National Electrical Code**

JURISDICTION: Littleton, Colorado
BUILDING LOCATION: 2255 West Berry Avenue
BUILDING DESCRIPTION: Triple J Armory
REVIEWED BY: Jeff Walker Ext. 5241

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1. The existing means of egress illumination, including emergency illumination where required, is not depicted on sheet W2.0 or Architectural sheet A0.0, but is required to verify that the entire means of egress system (i.e., exit access, exits, and exit discharge to public way) is provided with illumination as needed. (IBC Section 1006)
 2. The existing exit signage is not depicted on sheet W2.0 or Architectural sheet A0.0 but is required to verify that the entire means of egress system (i.e., exit access, exits, and exit discharge to public way) is provided with sufficient exit signage. (IBC Section 1011)
 3. The disconnect location is not indicated on the plans for the Centrifugal Utility Fan CUH-1. (NEC Section 430, Part IX)
 4. The disconnect location is not indicated on the plans for the Make-Up Air Unit MUA-1. (NEC Section 430, Part IX)

End of Report