**Permit Information & Inspection Request**

Click Here To Go Back To Permit Information

**Permit Number:** C20-1058

**Permit Type:** Commercial Building Permit - None BldgNew

**Address:** W 1310 32ND AVE Anchorage

**Location:**
- 16,882 SQ FT OF TYPE R-2 VB
- 1585 SQ FT OF TYPE S-1 VB
- 115 SQ FT OF TYPE B VB
- 674 SQ FT OF TYPE A3GEN- VB

**Work Description:** 3 STORY MULTIFAMILY WOOD FRAME CONSTRUCTION. AE

**Status:** Open

**Project Name:** COOK INLET HOUSING AUTHORITY WEST 32ND AVE

**Review Type:** Architectural

**Result:** FandF

**Result Date:** 3/13/2020 4:55:00 PM

**Comments:**

<table>
<thead>
<tr>
<th>Code Section</th>
<th>Review Comment</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
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<td>Drawing G1.00, Code Analysis; For Chapter 11, please address Chapter 11, Accessibility, Section 1107.6.2, Group R-2, in the code study.</td>
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Advisory Information:
March 03, 2020

Attn: Gretchen Stuller
    MOA Development Services Division
    4700 Elmore Drive
    Anchorage, Alaska 99507

Re: Cook Inlet Housing Authority – West 1310 32\textsuperscript{nd} Ave
    MOA Permit C20-1058 Architectural Review Responses

Ms. Stuller,

Please find below and attached, the responses to the Architectural review comments for Permit C20-1058 dated 03.13.2020.

1) Drawing G1.00, Code Analysis; For Chapter 3, please address the B and small A-3 (analyzed as B) occupancies.

Per G1.00 Section 508.2.1; common lobbies on level 2 and 3 equal 1.7% of the total floor area and are thus allowed to base classified as the same use in which they are located (R-2).

2) Drawing G1.00, Code Analysis; For Chapter 5, please address section 506, Building Area Modifications, by stating "Sprinkler System Area Increase NOT USED" for this permit. This is an important statement, since an NFPA 13R Sprinkler System is provided, and not an NFPA 13 Sprinkler System.

Refer to revised G1.00 which includes additional language for Section 506.

3) Drawing G1.00, Code Analysis; For Chapter 7, please address section 708.3 by indicating that the Exceptions do not apply for this permit. Again, this is an important statement, since an NFPA 13R Sprinkler System is provided, and not an NFPA 13 Sprinkler System.

Refer to revised G1.00 which includes additional language for Section 708.3.

4) Drawing G1.00, Code Analysis; For Chapter 7, please address section 711.3 by indicating that the Exception does not apply for this permit. Again, this is an important statement, since an NFPA 13R Sprinkler System is provided, and not an NFPA 13 Sprinkler System.

Refer to revised G1.00 which includes additional language for Section 711.3.
5) Drawing G1.00, Code Analysis; For Chapter 7, please address section 708.3 by indicating that the Exceptions do not apply for this permit. Again, this is an important statement, since an NFPA 13R Sprinkler System is provided, and not an NFPA 13 Sprinkler System.

Duplicate comment, refer to response to Item 3.

6) Drawing G1.00, Code Analysis; For Chapter 7, please revise 7012.1.5 to 712.1.5.

Typo corrected.

7) Drawing G1.00, Code Analysis; For Chapter 7, please address section 713, Shaft Enclosures, in the code study.

Refer to G1.00, language has been included for 713.2 and 713.4.

8) Drawing G1.00, Code Analysis; For Chapter 7, please address section 716.5 by indicating that the 1/2-hour fire partitions are not allowed.

Refer to G1.00, Section has been modified to include 1-hour Fire Partitions.

9) Drawing G1.00, Code Analysis; For Chapter 9, please address section 907.2.11.3, Interconnection, by indicating that Interconnection of smoke alarms is required.

Refer to G1.00, Section 907.2.11.3 has been included.

10) Drawing G1.00, Code Analysis; For Chapter 10, please address the B Occupancy for inclusion in Table 1015.1.

Refer to G1.00, Occupancy B has been included.

11) Drawing G1.00, Code Analysis; For Chapter 10, please address the A-3 Occupancy for inclusion in Table 1016.2.

Refer to G1.00, A-3 Occupancy has been included.
12)  **Drawing G1.00, Code Analysis; For Chapter 10, please address the 1/2-hour Fire Partitions in the R Occupancy in Table 1018.1. In particular, even though normally allowed with an NFPA 13R Sprinkler System, the first floor is a mixed occupancy and thus, would require 1-hour Fire Partitions.**

Per IBC Table 1018.1 Notation c. Buildings equipped throughout with sprinkler systems per 903.3.1.2 are allowed to be ½-hour rated. However, per 708.1 Walls separating dwelling units are provided with 1-hour separation as are corridors.

13)  **Drawing G1.00, Code Analysis; For Chapter 10, Section 1022.7, The statement here in the code study is correct and it is shown correctly on the Life Safety Plans. However, the Floor Plans at all three levels do not reflect this requirement. Wall Type X6 and Y6 are used; please revise accordingly.**

Refer to G2.00, Wall Type X* and Wall Type Y* have been added.

14)  **Drawing G1.00, Code Analysis; For Chapter 11, please address Chapter 11, Accessibility, Section 1107.6.2, Group R-2, in the code study.**

Refer to G1.00, language has been included to address Chapter 11.

15)  **Drawing G1.00, Code Analysis; For Chapter 13, please address Chapter 13, Energy Efficiency, in the code study.**

Refer to G1.00, language has been included to address Chapter 13.

16)  **Drawing G1.01, Life Safety Plan - Level 1; Show the 1-hour Fire Partition around the Studio Apartment adjacent to the lobby.**

Refer to G1.01, 1-Hour fire partition has been added.

17)  **Drawing G1.01, Life Safety Plan - Level 1; Show the 1-hour Fire Partition to include the Office and Storage Rooms adjacent to, but to be separated from the lobby. Refer to IBC Section 1018.6, where the exception does not include Office and Storage Rooms.**

Walls are shown to be ½ Fire Partitions per Table 1018.1 Corridor Fire-Resistance Rating, Exception c. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.2 where allowed.
18) Drawing G1.01 and G1.02, Life Safety Plans; Show the actual use for the "Use and Occupancies" table. Accessory uses can be treated as the primary occupancy; however, they are still indicated as what they actually are.

Refer to G1.01 and G1.02, labels have been modified.

19) Drawing G1.01 and G1.02, Life Safety Plans; Show the 1-hour (not 1/2 hour) partitions as noted previously around the R Occupancies.

1-Hour Partitions are shown between units with ½ hour partitions at corridors per Tables 716.5 and 1018.1.

20) Drawing A1.01, Floor Plan - Level 1; Door 101VB and its adjacent wall requires a 1-hour fire resistive rating, since it is an exit from the rated Stair 1. Refer to IBC Section 1022.3.

Accepted and modified.

21) Drawing A5.11, Door Schedule; Revise Door 102 to be a 20-minute fire resistive rated door.

Accepted and modified.

22) Drawing A5.11, Door Schedule; Revise Door 103 to be a 20-minute fire resistive rated door. The toilet room 103 could possibly be outside of the protected corridor.

Accepted and modified.

23) Drawing A5.11, Door Schedule; Revise Door 101VB to be a 60-minute fire resistive rated door.

Accepted and Modified.

24) Drawing A5.11, Door Schedule; Revise Door 209A to be a 20-minute fire resistive rated door.

Accepted and Modified.