

June 5, 2023

Town of Smyrna
Building Safety Department
315 South Lowry St,
Smyrna, TN 37167

RE: Plan review # 23,840
Grand Wash ;
at ALMAVILLE RD 570 ;
Smyrna, Tennessee

Below are enumerated responses to your review of the permit documents for the above referenced project address.

Plan Review Comments:

REVIEWER: Steve Dawson

1) Pages G-1.1 & S-0.1, Framing notes and materials listed on page G-1.1 do not match actual construction shown on page S-0.1

Framing notes have been removed from page G-1.1

2) Page A-2.1, Provide handrail details for stairs per IBC 1011.11 & 1014.1 thru 1014.6. Handrails must extend 12" horizontally past top riser and slope 1 tread depth past bottom riser on each side of stairs and safely return to wall, guard or walking surface.

See added sheet A-6.2

3) Page A-3.3, Show minimum 5'-0" clear from finish face of wall by toilet to edge of sink.

Framing notes have been removed from page G-1.1

4) Page M-2.1, Provide vehicle impact protection in front of gas meter per IFC 312 and in front of electrical meter & disconnect per E-2.2 note-3

See updated sheets M-2.1, E-2.1 and A-2.1

5) Pages M-2.1 & M-3.0, Gas water heaters and boilers over 100,000 btu's will also need to be inspected by the Tennessee State Boiler Inspector, Tim Holt 615-499-3442. The state has specifications beyond code. See

<https://www.tn.gov/workforce/employers/safety---health/regulations-compliance/regulations---compliance-redirect/boiler-unit/boiler-unit-redirect/rules--interpretations--and-laws.html> Also contact Boiler Inspector.

See updated M2.1 and M3.0

6) Page E-2.1 General Notes, The fire alarm must meet the 2016 NFPA-72 and 2009 A117 Accessibility Code.

See updated E2.1

7) Page E-2.1, Emergency main disconnect outside of the building per NEC 90.2(c)

See updated E-2.1

8) Page E-2.2, Emergency lighting required in electrical room and upper storage area by stairs per IBC 1008.3.3.

See updated E-2.2

9) Page E-3.1, Minimum 2/0 copper ground required for 2-sets 500 kcmil/mcm, 800-amps per NEC 250.66 Note-1 and 310.15(b)(16)

See updated E-3.1

10) Page E-3.1 Concrete Encased Electrode Detail, Concrete encased electrode must be minimum 1/2" rebar bonded to 2/0 copper grounding electrode conductor per NEC 250.52(A)(3). Cannot use #6 copper.

See updated E-3.1

11) Pages P-2.1 & P-3.0, Floor drains, water closets and mop sink cannot have horizontal dry vents below the slab per IPC 905.5.

See updated P-2.1 AND P-3.0

REVIEWER: Mitchell Wensman

Revise the north elevations to meet Design Review with a minimum of 75% primary materials. Approximately 71.88% primary materials are shown currently.

See updated sheet A-5.1

Should you have any questions pertaining to the above please do not hesitate to contact me.

Sincerely,



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