

Agenda for Preliminary Review

Mecklenburg County

- Building
- Backflow
- Mechanical, Plumbing
- Electrical
- Fire
- Health

Project Name:

Date:

Location: 700 Tryon St., Charlotte, NC

Conference room:

Time: 2:00 to 4:00 pm

I. Project Overview

The site is located on Dale Street. This multifamily development incorporates, 320 residential units, in 12 Apartment Buildings and 4 duplexes. The Site Area known as Parcel D is 27.69 Acres and will have 11.56DUA. It will be part of a larger development which will also include future office buildings. The residential apartment buildings are 3 stories and 3 stories with Basement, Type VA wood framed construction. The residential building will be sprinklered with an NFPA 13R system. Vehicular fire access covers most of the perimeter of the buildings with fire department t-turns. The t-turn adjacent to the pond at the pool courtyard tucks in under the building footprint. This area would be protected with 2 hour walls and ceilings and would meet the required 14' clearance, it would also be stripped for no parking.

II. Building

- A. Review and confirm Applicable Building Codes. Local Amendments?
- B. Review typical Type V-A construction.
- C. Review Basement Conditions $\frac{3}{4}$ splits
- D. Review "Top Chord Bearing" structural system
- E. Based on our communications with Mecklenburg County this is a Mega project, can this project be reviewed under the "Express Review Process"?

Sample Agenda – For reference on how to prepare for a preliminary review

III. Health

- A. Pool deck and pool design.
- B. Showers, location. Bathroom facilities.
- C. Pool equipment and chem. room.

IV. HVAC

- A. During the review and construction of the Smith projects that were recently reviewed by your department, the Issue of Protection of the Ceiling Membrane penetration with ductwork presented itself. It is our understanding that your jurisdiction requires a Dynamic Fire Damper to be installed, even though there are no U.L. listings for this, additionally there are no Manufacturer Installation instructions for this. Should we use the same type fire damper and installation detail that we presented previously?
- B. If we install the apartment unit toilet exhaust fans in the wall, rather than in the ceiling, will we be required to wrap the exhaust duct located in the floor/ceiling assembly in the same fashion as we are required to wrap the dryer vent?

V. Plumbing

- A. No questions for Plumbing

VI. Fire

- A. Review Fire Apparatus Access Plan
- B. Review Fire Riser entry into apartment buildings, duplexes, and clubhouse

VII. Electrical

- A. If single phase to buildings will probably have more than one service locations around the building. One service per power company transformer. Will have a plaque at each service. Is this acceptable?
- B. Site lighting requirements and/or ordinances?
- C. Energy study required to be on drawings for any portion of the building?
- D. Fire alarm shown on electrical drawings will be devices only with a specification. Fire alarm vendor will submit drawings with wiring, battery calcs, strobe intensities, etc. Is this acceptable?
- E. We will not indicate circuit work on Apartment unit floor plans. We will indicate minimum code number of branch circuits required in the apartment load calculations and panel schedules so as to let the contractor have flexibility in routing circuit work. Is this acceptable?