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Lakefront Estates Mikvah

Electronic Plan Review Results

Project Information

Phase Submittal: 100% Construction Documents
Facility Name: Lakefront Estates Mikvah
Project Name: Lakefront Estates Mikvah
Project No: Lakefront Estates Mikvah
Building Code: FBC2023
Project Description: Lakefront Estates Mikvah

A/E: Lakefront Estates Mikvah
Plans Dated: 01/01/2024
Plans Received: 9/10/24
Review Completed: 9/13/24
Review Status: Review Cycle Closed Out - Awaiting administrative review

Plan Review Summary

Discipline	Status	Reviewer	Email	Phone	License
01) Building	Approved	Victor Galego	victor.galego@bureauveritas.com	305-448-1711	
02) Mechanical	Approved_As_Noted	Manuel Espinosa	mespinosa@capfla.com	561 2250114	PX4694
03) Electrical	Approved_As_Noted	Chassler Holm	cholm@capfla.com	561.632.6100	PX4672
04) Plumbing	Approved	Anthony A. D'Auria	adauria@capfla.com	561-592-9195	PX4133
07) Fire	Approved	Herb Smith	hsmith@capfla.com	3054481711	

Plans and specifications review is performed in accordance with the Florida Building Code, Florida Statutes and all applicable codes.

Open Issues: 8

01) Building

2023_1226_Okee_MIKVAH_Permit Set.pdf [4 redlines] (Page 1)

1. Text Box B Mandatory

CAP Government, Inc Victor Galego 2/4/24 9:02 AM Express Workflow - 1	APPLICABLE BUILDING CODE IS 2023 8TH EDITION. FBC 107.2.1
OKEECHOBEE COMMUNITY DEVELOPERS Yaakov Fefer 5/3/24 10:27 AM Express Workflow - 1	Permit sets were submitted prior to Jan. 1, 2024. Applicable code should be 2020 7th edition.

2. Text Box B Mandatory

CAP Government, Inc Victor Galego 2/4/24 9:04 AM Express Workflow - 1	IN ORDER TO PROPERLY EVALUATE RESPONSE TO COMMENTS, PROVIDE A NARRATIVE SHOWING LOCATION OF CORRECTIONS. CLOUD-IN AND NUMBER IN BOLD THE LATEST REVISION NUMBER.
OKEECHOBEE COMMUNITY DEVELOPERS Yaakov Fefer 5/3/24 10:28 AM Express Workflow - 1	EOR will do the best to clarify any and all revisions. Reply

3. Text Box B Mandatory

CAP Government, Inc Victor Galego 2/4/24 9:17 AM Express Workflow - 1	PLEASE PROVIDE MINIMUM OF ACCESSIBLE PARKING ACCORDANCE WITH FBC ACCESSABILITY TABLE 208.2
OKEECHOBEE COMMUNITY DEVELOPERS Yaakov Fefer 3/11/24 10:10 AM Express Workflow - 1	Please refer to the civil drawings "PHASE 1 Commercial - 1.1 SHUL #1 & MIKVAH" sheet name "1.1.03 - LAYOUT" table on the sheet "MIKVAH CALCULATIONS PARKING"

2318_06_Structural Permit_(23-12-13)_S_S.pdf [2 redlines] (Page 1)

4. Text Box B Mandatory

CAP Government, Inc Victor Galego 2/4/24 9:02 AM Express Workflow - 1	No verifiable Engineers signature was applied. Each sheet of a submitted plan is required to be signed by the person responsible for the design. If this is the contractor, the printed name, license number and signature of the responsible person (the qualifier of the company) should be on each sheet. If this is a design professional, the title block and signature/seal of the design professional should be on each sheet. For digital plans, a digital signature on the first sheet of a pdf file with title block on every sheet is acceptable. The digital signature for design professionals must have a third party verification. Provide correction. FBC 107.1, 107.2.1/ FAC 61G15-23.001 61G15-23.001 (4) (a) requires that all pages have a title block that contains the printed name, address, and license number of the engineer who has signed, dated, and sealed the plans or prints. 61G15-23.004 (3) (e) Allows a multiple page document to be signed and sealed on the first page. The title block is required on all pages that are part of the design.
OKEECHOBEE COMMUNITY DEVELOPERS Yaakov Fefer 5/3/24 10:30 AM Express Workflow - 1	Revised drawings with a digital signature from GlobalSign will be provided

2318_06_Structural Permit_(23-12-13)_S_S.pdf [2 redlines] (Page 8)

5. Text Box B Mandatory

CAP Government, Inc Victor Galego 2/4/24 9:25 AM Express Workflow - 1	[Ver. 2] [Edited By Victor Galego]
OKEECHOBEE COMMUNITY DEVELOPERS Yaakov Fefer 5/3/24 10:30 AM Express Workflow - 1	No response required

ssdf_perf_noa_09-0112.03 Flush Outswing Steel Door.pdf [1 redline] (Page 1)

6. Text Box B Mandatory

CAP Government, Inc Victor Galego 2/4/24 9:14 AM Express Workflow - 1	NOA IS EXPIRED, PROVIDE A CURRENT NOA. FBC 107.2.1
OKEECHOBEE COMMUNITY DEVELOPERS Yaakov Fefer 5/8/24 10:03 AM Express Workflow - 1	Please see provide updated NOA

Electrical

230515 D E001 Electrical Index, Symbol, Legend and Notes Plan Model (1).pdf [0 redlines]

12. Electrical Mandatory

CAP Government, Inc Chassler Holm 2/5/24 5:42 AM Express Workflow - 1	Applicable electrical code is NEC 2020.
Delta G Consulting Engineers Stephen Bender 4/17/24 12:29 PM Express Workflow - 1	Drawings were submitted prior to 12/31/2023. NEC 2017 is still applicable.

Mechanical

General Issues

16. Mechanical Mandatory

CAP Government, Inc Manuel Espinosa 2/4/24 6:47 AM Express Workflow - 1	Please show on plans location of the smoke detectors since RTU 1 and 2 share the same return space and a combination is more than 2000 cfm provide SD in the return 606.2.2 FMC
Delta G Consulting Engineers Stephen Bender 4/17/24 12:30 PM Express Workflow - 1	Duct Detectors are not required. RTU-1 and RTU-2 do not share the same return space. RTU-1 serves the mikvah/pool and associated spaces and is less than 1500 cfm. RTU-2 serves the remainder of the building and is a 100% outside air unit, so there is no return.

Closed Issues: 14

ACCESS

General Issues

7. Site Access for Emergency Vehicles Mandatory

CAP Government, Inc Herb Smith 5/15/24 10:49 AM Express Workflow - 1	Require plans to indicate the following: Emergency Vehicles access roads connecting to roadways shall be provided with curb cuts extending at least two feet beyond each edge of the emergency vehicle access road. NFPA 1: 18.2.3.5.3
OKEECHOBEE COMMUNITY DEVELOPERS Yaakov Fefer 7/8/24 9:52 AM Express Workflow - 1	Emergency vehicle access is provided.
CAP Government, Inc Herb Smith 9/10/24 11:57 AM Express Workflow - 2	Issue Closed

8. Site Access for Emergency Vehicles Mandatory

CAP Government, Inc Herb Smith 5/15/24 10:53 AM Express Workflow - 1	Plans should address grade of access: 18.2.3.5.6 Grade 18.2.3.5.6.1 The gradient for a fire department access road shall not exceed the design limitations of the fire apparatus of the fire department and shall be subject to approval by the AHJ. 18.2.3.5.6.2* The angle of approach and departure for any means of fire department access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.
OKEECHOBEE COMMUNITY DEVELOPERS Yaakov Fefer 7/9/24 6:20 AM Express Workflow - 1	§18.2.3.5.6.1 **UNDERSTOOD** §18.2.3.5.6.2* **GRADING IS DESIGNED TO ACCOMMODATE FIRE DEPARTMENT ACCESS ROAD CRITERIA**
CAP Government, Inc Herb Smith 9/10/24 11:57 AM Express Workflow - 2	Issue Closed

9. Site Access for Emergency Vehicles Mandatory

CAP Government, Inc Herb Smith 5/15/24 10:58 AM Express Workflow - 1	Require information (if applicable) regarding any gates or similar obstructions that can restrict access to property by emergency vehicles. Any type of gate, etc. would need the local AHJ's approval prior to installation and their approval on the process for entering/opening for access. **It was noted that a "sliding gate/fence" is being installed over access road near the dumpster.** 18.2.4.2 Closure of Accessways
OKEECHOBEE COMMUNITY DEVELOPERS Yaakov Fefer 7/9/24 6:23 AM Express Workflow - 1	EMERGENCY ACCES CAN BE OBTAINEA FRON EITHER SIDE OF THE GATE. BUT WE CAN PROPOSE A KNOX BOX ON THE GATE AS WELL.
CAP Government, Inc Herb Smith 9/10/24 11:57 AM Express Workflow - 2	Issue Closed

Egress

General Issues

10. Egress Components Mandatory

CAP Government, Inc Herb Smith 5/20/24 6:46 AM Express Workflow - 1	No mention of Locking/Opening mechanisms for egress doors. Plans should indicate information regarding type, etc. based on NFPA 101: Chapter 38.2.2.
OKEECHOBEE COMMUNITY DEVELOPERS Yaakov Fefer 6/24/24 7:54 AM Express Workflow - 1	No fire rated doors or assembly spaces therefore no code required hardware.
CAP Government, Inc Herb Smith 9/10/24 11:58 AM Express Workflow - 2	Issue Closed

11. Emergency Lighting Mandatory

CAP Government, Inc Herb Smith 5/20/24 6:51 AM Express Workflow - 1	Emergency lighting to be added: 1. Mechanical Room 2. Room 113 regarding the stairs
OKEECHOBEE COMMUNITY DEVELOPERS Yaakov Fefer 6/24/24 1:09 AM Express Workflow - 1	Revised, refer to sheet G003
CAP Government, Inc Herb Smith 9/12/24 8:40 AM Express Workflow - 2	Issue Closed

Fire Alarm

General Issues

13. Shop Drawings Mandatory

CAP Government, Inc Herb Smith 5/20/24 7:01 AM Express Workflow - 1	Fire alarm shop drawings are required if system is being installed. No mention of installation on cover sheet but electrical plans indicate the presence of horn/strobes, etc. Required battery calculations, shop drawings, spec. sheets should be submitted.
OKEECHOBEE COMMUNITY DEVELOPERS Yaakov Fefer 9/5/24 1:52 AM Express Workflow - 1	Fire alarm shop drawings will be provided by the contractor as noted on page E001 [Ver. 2] [Edited By Yaakov Fefer]
CAP Government, Inc Herb Smith 9/10/24 11:58 AM Express Workflow - 2	Issue Closed

Fire Code Editions

General Issues

14. Correct Editions for Fire Codes Mandatory

CAP Government, Inc Herb Smith 5/20/24 7:18 AM Express Workflow - 1	Any references regarding plans should indicate correct edition of codes. Plans should have this information: (FFPC 7th edition) if submitted prior to January 1st, 2024. If on that date or afterwards, the 8th edition is the current version. There is some confusion on the dates of permit. In any case, I did not notice the Florida Fire Prevention Code mentioned. [Ver. 2] [Edited By Herb Smith]
OKEECHOBEE COMMUNITY DEVELOPERS Yaakov Fefer 6/3/24 5:44 AM Express Workflow - 1	Revised, refer to pg. T001
CAP Government, Inc Herb Smith 9/12/24 8:41 AM Express Workflow - 2	Issue Closed

Fire Extinguishers

General Issues

15. Fire Extinguisher information Mandatory

CAP Government, Inc Herb Smith 5/20/24 7:14 AM Express Workflow - 1	Based on NFPA 10 The Fire Extinguishers indicated on the life safety plan are not located properly. Example: The F.E. in the North Corridor is located in the N.E corner. The extinguisher in the mechanical room is almost hidden. Extinguishers should be located in the egress path specifically near the egress doors if possible, so they are easily located and accessible. If this is not practical, then they should be easily obtainable by signage directing the location. The type, rating, placement, selection, and installation can be found in NFPA 10. Reference to this should be indicated on plans. One additional F.E. required in laundry room.
OKEECHOBEE COMMUNITY DEVELOPERS Yaakov Fefer 6/21/24 1:53 AM Express Workflow - 1	Revised, refer to sheet G003 [Ver. 2] [Edited By Yaakov Fefer]
CAP Government, Inc Herb Smith 9/12/24 8:42 AM Express Workflow - 2	Issue Closed

Plumbing

General Issues

17. Plumbing Review Mandatory

CAP Government, Inc Anthony A. DAuria 2/6/24 4:08 PM Express Workflow - 1	P001 - Update and enlarge, for clarity, Water Heater Piping Diagram with Pipe Sizes; FBC 107.3.5 P104 - Show Fixture Unit Calculation for Sanitary Drainage system to confirm Total Fixture Load on the Sanitary System is sufficient; **FBC-P Section 709 and 710** - Update and Confirm all Code References to the Current 2023 FBC Eight Edition; FBC 107.3.5 - Show details for Trap Primer compliance on Floor Drains; **FBC-P 1002.4.1** - Shut Off Valves Required on Each Hose Bibb, and be protected by an atmospheric-type or a permanently attached hose connection vacuum breaker; **FBC-P 606.2 and 608.16.4.2** - In ADA/Accessibility Rooms, provide additional detail to satisfy Compliance, including but not limited to, Plumbing Fixtures and Clear Floor Space, Turning Space, Etc., for Restroom Facilities; **FBC-Acc 603 and 304** - Supply Drawings from Pool Consultant; FBC 107.3.5 - Show Roof Drains, on flat roofs, with engineered calculations on the Drawings, that shall be sized in accordance with **Section 1106**, and be installed according to the manufacturers instructions; **FBC-P Section 1105** - Show Emergency Roof Drain and Discharge location, which shall be above grade, in a location that would normally be observed by the building occupants; **FBC-P Section 1108**
Delta G Consulting Engineers Stephen Bender 4/17/24 12:35 PM Express Workflow - 1	1 Response: Please refer to revised sheet P001 2 Response: Please refer to revised sheet P104 3 Response: This project was submitted for permit under 2020 FBC 7th Edition. 4 Response: Please refer to revised sheet P001. Trap primer detail has been added. 5 Response: There are no hose bibs for this building. 6 Response: Please refer to Architectural sheets for details. 7 Response: Please refer to Pool Consultant Drawings. This is not scope for Delta G. 8 Response: Please refer to Architectural drawings 9 Response: Please refer to Architectural drawings
OKEECHOBEE COMMUNITY DEVELOPERS Yaakov Fefer 4/19/24 9:56 AM Express Workflow - 1	6 Refer to page A401 of the architectural drawings 8&9 Refer to page A105, A201 & A501 of the architectural drawings for roof scupper location and details [Ver. 4] [Edited By Yaakov Fefer]
CAP Government, Inc Anthony A. DAuria 9/11/24 1:40 PM Express Workflow - 2	Issue Closed

Safety Markings

General Issues

18. Truss/Floor Firefighter Placard Markings Mandatory

CAP Government, Inc Herb Smith 5/20/24 6:56 AM Express Workflow - 1	(F.A.C 69A-60-0081) Required signage attached to exterior of building if applicable. Did not see mentioned in plans.
OKEECHOBEE COMMUNITY DEVELOPERS Yaakov Fefer 6/24/24 12:49 AM Express Workflow - 1	Revised, refer to sheet G003
CAP Government, Inc Herb Smith 9/12/24 8:43 AM Express Workflow - 2	Issue Closed

Water supply

General Issues

19. Fire Flow Requirements Mandatory

CAP Government, Inc Herb Smith 5/15/24 11:00 AM Express Workflow - 1	Require fire flow requirements for site including the building and/or buildings. NFPA 1:18.4 (Adequate water supply to be available upon construction of buildings.)
OKEECHOBEE COMMUNITY DEVELOPERS Yaakov Fefer 7/9/24 11:52 AM Express Workflow - 1	Fire flow will meet all requirments [Ver. 2] [Edited By Yaakov Fefer]
CAP Government, Inc Herb Smith 9/10/24 11:59 AM Express Workflow - 2	Issue Closed

20. Fire Hydrants Mandatory

CAP Government, Inc Herb Smith 5/15/24 11:18 AM Express Workflow - 1	Require information on site plan indicating the number of hydrants and locations and any other pertinent information. This shall be based on NFPA 1: 18.5. **Note: It appears that one hydrant has been proposed but the number of hydrants can be influenced by their flow capabilities, building construction, and required spacing.** [Ver. 2] [Edited By Herb Smith]

OKEECHOBEE COMMUNITY DEVELOPERS Yaakov Fefer 7/9/24 11:53 AM Express Workflow - 1	LOCATION OF PROPOSED FIRE HYDRANTS MEETS CRITERIA
CAP Government, Inc Herb Smith 9/10/24 12:00 PM Express Workflow - 2	Issue Closed

21. Fire Hydrants Mandatory

CAP Government, Inc Herb Smith 5/15/24 11:06 AM Express Workflow - 1	18.5.10 Marking of Hydrants 18.5.10.1 Fire hydrants shall be marked with an approved reflector affixed to the roadway surface where required by the AHJ. 18.5.10.2 Fire hydrants shall be marked with an approved flag or other device affixed to or proximate to the fire hydrant where required by the AHJ. 18.5.10.3* Where required by the AHJ, fire hydrants shall be color coded or otherwise marked with an approved system indicating the available flow capacity.
OKEECHOBEE COMMUNITY DEVELOPERS Yaakov Fefer 7/9/24 11:56 AM Express Workflow - 1	§18.5.10.1 **UNDERSTOOD. NO CHANGES TO OUR PLAN REQUIRED** §18.5.10.2 **UNDERSTOOD. NO CHANGES TO OUR PLAN REQUIRED** §18.5.10.3* **UNDERSTOOD. NO CHANGES TO OUR PLAN REQUIRED**
CAP Government, Inc Herb Smith 9/10/24 12:00 PM Express Workflow - 2	Issue Closed

22. FDC Mandatory

CAP Government, Inc Herb Smith 5/15/24 11:14 AM Express Workflow - 1	NFPA 13 shall be utilized to determine the location of FDC's and the required spacing between fire apparatus road access, hydrants, side of buildings, etc... Plans shall reflect such information if applicable.
OKEECHOBEE COMMUNITY DEVELOPERS Yaakov Fefer 7/9/24 11:58 AM Express Workflow - 1	LOCATION OF FDC'S AND HYDRANTS ARE SHOWN IN THE SITE PLAN.

CAP Government, Inc Herb Smith 9/10/24 12:00 PM Express Workflow - 2	Issue Closed