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14 April 2026

City of Pensacola
Building Division
222 W. Main Street
Pensacola, FL 32502

attn: Mr. Robbie Weekley, Mr. Nathan Edler, and Mr. Glenn McPherson

Via email rweekly@cityofpensacola.com
gmcpherson@cityofpensacola.com
nedler@cityofpensacola.com

Re: Fricker Resource Center Renovation Project – CODE COMMENT REVISIONS
Project Number: **26-02-837** – Job Address: 900 F Street

Gentlemen:

In response to your Plan review comments, we offer the following:

BUILDING COMMENTS:

1. Comment:

Provide energy compliance forms per the FBC Energy Conservation C101.5.

Response:

Energy Compliance forms are attached and have been uploaded to MGO.

2. Comment:

Provide separate permit applications for the detached accessory structure. (Dumpster Enclosure),

Response: Reference original Drawings A1.00, A1.01, A1.03, A5.42, S.101, S.102, S5.02

The above-mentioned drawings detail the dumpster enclosure which is NOT a freestanding structure, rather simply masonry screen walls with gate, attached to the building.

3. Comment:

Multipurpose Room occupant load requires two code compliant exits per FBC Table 1006.2.1 and separated per FBC Section 1007.1.1

Response: drawings: LS 1.01, A1.01, A1.16

- Door 111 Multi-Purpose to Corridor: door swing is reversed to swing in direction of travel
- Doors 111 and 111B are separated a distance of 26', which exceed the minimum of 15' (minimum = diagonal of 45' x 1/3 per FBC 1007.1. Exception #2 for sprinklered building).

4. Comment:

Reverse the swing of the existing doors into the corridor from the gym and the new door from the multipurpose room. Doors must swing in the direction of egress travel per FBC Section 1010.1.2.1.

Response: drawings: LS1.01, A1.01, A6.01

Existing pair of doors at Gym east wall (doors labeled "EX") will be replaced with a new pair of doors labeled 142A. New doors 142A will swing in the direction of egress travel.

5. Comment:

Recalculate the occupant load of the Gym area using the correct occupant load factor (1:50) and 1 occupant for every 18" of seating for the seating area per FBC Section 1004. Increase the number of exits if required.

Response: drawings: LS1.00, LS 1.01

Gymnasium Egress is re-calculated as follows:

Gymnasium Floor: 8126 SF@1person/50 SF =

163 persons

Gymnasium Bleachers: 351 LF@1 person/1.5 LF =

234 persons

Gymnasium Total

397 persons



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6. **Comment:**

Provide the building costs minus the MEP cost for the renovated area only.

Response:

Renovation Building Cost excluding MPE: \$756,000

7. **Comment:**

Please provide the Threshold Building Inspection Plan in accordance with Section 110.8 of the 2023 Florida Building code Threshold Buildings

Response:

The assembly occupant load is less than 500; therefore, the building is not a Threshold Building.

8. **Comment:**

Please provide the name and credentials of the inspection agency and all inspection agency employees that will be conducting field inspections on this project.

Response:

Since Threshold inspections are not required, this comment should not apply. Standard inspections shall be by the local building department.

9. **Comment:**

Please indicate the structural design complies with FBC Section 1609.5 for Tornado Loads.

Response:

Tornado Design is not required for this building. Since, Exposure B and $V_t < 0.5V_{ult}$.
 $V_t = 50\text{mph}$ (using $A_e = 30,400\text{ SF}$ and MRI 1,700 years for Risk Category 3), $V_{ult} = 171\text{mph}$

10. **Comment:**

Door approach does not comply with FBC Accessibility 404.2.4. Landings at the egress doors in the gym must comply with Chapter 4 FBC Accessibility

Response: drawing A1.01, A8.01

Gymnasium door approach (two existing doors and new door 142) are revised increasing 'level' approach from 3' to 4'

LIFE SAFETY COMMENTS:

1. **Comment:**

Please show in reference codes that NFPA 1/101 are both the 2021 edition.

Response:

Drawing LS1.00 and Drawing LS1.01 Revised accordingly.

NFPA 101 7.3.1.2 says:

2. **Comment:**

Stem lab should be configured at 1/50:

Response:

Drawing LS1.00 Revised accordingly.

3. **Comment:**

Your plans show tables in "social hall". You say standing at 1/5. This should be counted as 1/15.

Response:

Drawing LS1.00 is NOT revised as tables and chairs are not fixed & may be removed for alternate use/configuration.



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4. Comment:

Need dimensions of bleachers. This occupant load will be based off of 1 person/ 18 inches.

Response:

Drawing LS1.00 & LS1.01 revised to include bleacher dimensions and revised occupant loads.

PLUMBING COMMENTS:

1. Comment:

P1.21 Please indicate the required 2-way cleanouts and the required vents at the Schear GB 250. Indicate the routing of the vents.

Response:

Two way CO's added, Vent piping clarified in plan view.

2. Comment:

P1.21 Please verify fixture schedule designations, Example P-6 in kitchen, probably hand sink is a shower on fixture schedule on P6.01 & P-3 is a lav on schedule but 3 comp is designated as a P-3 on P9.01...

Response:

Plumbing Schedule and designations have been updated.

3. Comment:

P6.01 Please indicate a P-5A for a urinal, on plan and schedule.

Response:

ADA height urinals have been identified on plan and schedule.

4. Comment:

P9.02 Please indicate Water Hammer Arrestors where required. Flush valve Water closets, urinals, ice machine, ware washer, drinking fountain, and anything with electric solenoid valves.

Response:

Notes have been added to riser diagrams specifying water hammer arrestors in accordance with FPC.

5. Comment:

P9.02 Please indicate the continuation of the 1/2" CW to the east end of bldg or right-hand end of plan. It's cut off plan.

Response:

Notes added to clarify.

MECHANICAL COMMENTS:

1. Comment:

Building Department Review Denied 3/24/2026 by Glenn Mcpherson
M1.2 Note 6/M3.1 note 3 Dryer booster fans prohibited. FBC(M) 504.6 FBC(M)504.5 UL 705 power ventilator Required.

Response:

Nomenclature has been updated "UL705 power ventilator" specified.



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We trust the above and referenced revised drawings adequately address your comments and will allow for permitting.

Yours truly,

A handwritten signature in blue ink, appearing to read 'George D. Williams', with a long horizontal flourish extending to the right.

George D. Williams, AIA
Vice-President Architecture

Cc: QSC