



ORANGE COUNTY PLANS REVIEW

131 West Margaret Ln.
Hillsborough, N.C. 27278
919-245-2600 fax 919-644-3347

DESIGNER: Heritage Restorations, 257 Fort Graham Rd., Waco, Texas 76705

PROJECT NAME: Brewer Barn, Chapel Hill, NC

PERMIT NUMBER: CB16-00020

INITIAL RECEIVED DATE: 2-23-2016

PLAN REVIEW COMMENT CYCLE: Second Review

DATE COMMENTS SENT: 3-07-2016

PLANS REVIEWED BY: James Baxter

ATTACHMENTS: N/A

When you respond, please include the following materials:

- A narrative responding to each of the plan review comments, referencing the comment number.
 - A description of any changes made to the plans that are not noted in the comments.
 - Show design changes by clouding around the area.
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PLEASE NOTE THE FOLLOWING:

The applicable codes for this building are the 2012 N.C. Building Code, 2012 N.C. Plumbing Code, 2012 N.C. Mechanical Code, 2011 National Electrical Code, ICC/ANSI A117.1-2009 (Accessible and Usable Buildings and Facilities) as referenced in Chapters 11 and 12 of 2012 N.C. Building Code, and the 2012 N.C. Fire Code.

This examination of the plans and documents does not relieve the owner, designers, and contractors or their representatives from their individual or collective responsibility to comply with the applicable code governing this work. This examination is not to be construed as a check of every item required, including items noted or otherwise detailed, and does not prevent the Code Enforcement Official from hereafter requiring corrections of errors in plans or construction.

SITE PLAN

Reviewed by: James Baxter

Second Review Comments:

- 1) Civil drawings are for a barn, this building appears to be banquet hall, rectify the discrepancy. What is the proposed usage?

BUILDING CODE

Reviewed by: James Baxter

Second Review Comments:

- 1) No agricultural activities listed in Barn.
- 2) Provide a full set of plans for a banquet hall, or an MEP set only if a barn.
- 3) Four-top tables for 184 guests on grade level, and 39 proposed for the loft level, is this for for lectures, or for training?
- 4) Provide stamped specification sheets for loft/ mezzanine floor trusses and roof trusses for departmental review, unless a barn.
- 5) If agricultural use is proposed for the primary use, how many will occupy the building for agricultural uses or training?

PLUMBING CODE

Reviewed by: James Baxter

Second Review Comments:

- 1) A Banquet Hall of this size and occupancy count does require one hi-low drinking fountain and a service mop sink, a barn would not.

MECHANICAL CODE

Reviewed by: James Baxter

Second Review Comments:

- 1) Supply occupancy figures anticipated for Barn for agricultural tourism.
- 2) Sheet M3 appears to have a return in the Men's toilet room, only exhaust and supply are allowed.

ELECTRICAL CODE

Reviewed by: James Baxter

Second Review Comments:

- 1) Agricultural buildings require compliance with Article 547 in the NEC for dust proof enclosures and an equipotential bonding grid to be installed in the slab in livestock areas. What type of use is proposed?

ENERGY CODE

Reviewed by: James Baxter

Second Review:

- 1) Zone 4 requires R42 in the rafters or R30 continuous above the roof deck and R13 between the studs and R 7.5 continuous insulation per T 502.2(1).

ACCESSIBILITY CODE

Reviewed by: James Baxter

Second Review Comments:

- 1) Provide 5 handicap spaces (per T1106) with one of them Van Accessible, based on number of spaces on Civil drawings.