



Architectural Developers, LLC.

1803 Banks Rd., Margate, FL 33063  
Ph. (561) 213-7611 Fax: (561) 771-1731  
[ocabeza@ad-architecture.com](mailto:ocabeza@ad-architecture.com)

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**DEVELOPMENT REVIEW COMMITTEE  
BUILDING DIVISION COMMENTS**

PROJECT: Universal Air & Heat  
980 SW 12<sup>th</sup> Ave  
Pompano Beach, Florida  
Project No. P&Z 18-12000037

1. FBC\_BCA 107.1 as per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.

**R. Acknowledged. Separate applications will be provided.**

2. FBC 701.1 the enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

**R. Acknowledged.**

3. FBC\_BCA 107.3.5.6 the enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation. Refer to window schedule on sheet A2.2.

**R. Acknowledged. Product approvals will be provided.**

4. FBC\_BCA 107.3.5.2 the enforcing agency will require that all shop drawings, (I.E. components attached to building structure, trusses, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

**R. Acknowledged.**

5. F.S. 481.221(2) the enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61G1-16.005 each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC\_BCA 107.3.4.0.1). Refer to all architectural and engineering sheets.

**R. Acknowledged, digital signature panel will be active.**

**AAC**

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6. FBC\_BCA 110.10.1 the enforcing agency will require a special inspector for Various components of the building as determined by the building official. Building dept will require special inspector form be completed and submitted for approval.

**R. Acknowledged. Special Inspector Form will be provided.**

7. FBC\_BCA 110.7 for threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

**R. Acknowledged.**

8. FBC 1512.3.1 the enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have a HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor. FBC 1512.3.2 the uniform roofing permit shall include calculations in accordance with chapter 16 (high-velocity hurricane zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

**R. Acknowledged.**

9. If applicable, FBC R802.1.7.1 [IRC R802.10.1] truss design drawings, prepared in conformance with section r802.1.7.1, shall be provided to the building official and approved prior to installation.

**R. Acknowledged.**

10. 1804.4 site grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

**R. 5% slope has been shown on plans. Sheet ST.2.**

11. FBC\_BCA 110.13.2.1 it shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction.

**R. Acknowledged.**

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12. FBC\_BCA 109.3 building permit valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

**R. Acknowledged. Permit valuation will be provided.**

Oscar Cabeza

Digitally signed  
by Oscar Cabeza  
Date: 2020.09.10  
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Oscar Cabeza  
Architect – AR96758

**AAC**

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