

Building Review

Group	Title	Year, Code	Section(s)	Comment Text
Accessibility	ASSEMBLY TABLE/BOOTH SEATING INADEQUATE	2018 IBC	1109.11, 1109.11.1	Please show all the required accessible fixed and booth seating on the plans. Ensure that at least 5 percent of the total seating is accessible and is dispersed throughout the space. (IBC 1109.11 and 1109.11.1.)
Accessibility	ASSEMBLY COUNTER SEATING INADEQUATE	2018 IBC	1109.11	Please show all the required accessible counter and bar seating on the plans. Ensure that at least 5 percent of the total seating is accessible. Accessible table seating in the immediate vicinity of the counter or bar may be substituted for accessible bar seating as noted in the IBC Commentary. (IBC 1109.11)
Accessibility	ASSEMBLY DINING SEATING INADEQUATE	2018 IBC	1109.11	Please show all the required accessible dining and drinking area seating on the plans. Please provide a total seating count and an accessible seating count on the plan. Ensure that at least 5 percent of the total dining surfaces are accessible and located on a level accessed by an accessible route. (IBC 1109.11)
Accessibility	ASSEMBLY SEATING AREA REQUIRED	2018 IBC, 2017 ICC A117.1	1108.2	Please provide the correct number of accessible wheelchair spaces for the assembly seating areas. Ensure that accessible seats are integrated and dispersed within the space. Provide at least one companion seat adjacent to each wheelchair space. (IBC 1108.2)
Accessibility	SALES/SERVICE COUNTER HEIGHT NOT ACCESSIBLE	2017 ICC A117.1	904	Please ensure that the sales and/or service counter is accessible. The counter shall provide the same service afforded to a standing customer and shall provide a single level surface from the customer to the service provider. The accessible portion of the counter shall extend for the full depth of the counter. For a parallel approach, the counter shall be 36" minimum in length and 36" maximum above finished floor. For a forward approach, the counter shall be 30" minimum in length and 36" minimum above finished floor, and have knee and toe clearance under the counter. Check writing ledges and/or pass-through openings are not permitted. (ICC A117.1 904)
Accessibility	KITCHENETTE SINK NOT ACCESSIBLE	2017 ICC A117.1	606, 804.4	Kitchen and kitchenette sinks shall have a maximum height of 34" above finished floor. Please provide a forward approach to the sink when a cook top or conventional range is provided; a parallel sink approach is not permitted. (ICC A117.1 804.4, 606)
Accessibility	SHOWER NOT FULLY ACCESSIBLE	2017 ICC A117.1	608.2.1	Please ensure that transfer-type showers comply with ICC A117.1 608.2.1. The shower controls shall be on the wall opposite the seat. Please show the clear floor space, seat and controls on plan.
Egress	DOORS IN SERIES INCORRECT	2018 IBC	1010.1.8	Please ensure there is 48" of clear space between doors in series outside the arc of the door swing. Doors in series shall either swing in the same direction or away from each other. (IBC 1010.1.8)
Egress	DOOR SWING INCORRECT	2018 IBC	1010.1.2.1	Please ensure doors are side-hinged and swing in the direction of egress travel where serving an occupant load of 50 or more. (IBC 1010.1.2.1)
Egress	FLUSH BOLTS NOT PERMITTED	2018 IBC	1010.1.9.3(3), 1010.1.9.4	Manually operated surface or flush bolts are not permitted on means of egress doors. Where egress doors are used in pairs, please ensure that automatic flush bolts are used only on the inactive leaf and surface mounted hardware shall not be applied on inactive leaf. (IBC 1010.1.9.3(3), 1010.1.9.4)
Egress	HARDWARE FUNCTION INCORRECT	2018 IBC	1010.1.9	Please ensure all doors in a means of egress are readily openable from the egress side without the use of a key or special knowledge or effort. (IBC 1010.1.9)
Egress	PANIC HARDWARE REQUIRED	2018 IBC	1010.1.10	Doors capable of latching or locking in a means of egress from a Group A or E occupancy with an occupant load of 50 or more shall be equipped with panic or fire exit hardware; please note on drawings. (IBC 1010.1.10)
Egress	DOOR HARDWARE SCHEDULE REQUIRED	2018 IBC	106.3.1, 1010.9.11	Door operation compliance with IBC 1010.1.9 is not clear on the drawings. Please provide a door and hardware schedule. Exiting and accessibility reviews cannot be completed without knowing door function. (IBC 106.3.1, 1010.1.9)
Egress	UNLATCHING OF DOOR	2018 IBC	1010.1.9.5	Please ensure the unlatching of any door does not require more than one operation. (IBC 1010.1.9.5)

Building Review

EIFS	EIFS EVALUATION REPORT REQUIRED	2018 IBC	107.2.1, 1407	Please provide a copy of the ICC-ES evaluation report for the EIFS specified in the plans. (IBC 107.2.1, 1407)
EIFS	DETAILS FROM EIFS EVALUATION REPORT REQUIRED	2018 IBC	107.2.1, 1407	Please provide drawings of EIFS installation details on the plans as required by the ICC-ES evaluation report. (IBC 107.2.1, 1407)
EIFS	EIFS SPECIAL INSPECTIONS REQUIRED	2018 IBC	1705.16, 1705.16.1	Please add special inspection requirements to the drawings for the EIFS. (IBC 1705.16, 1705.16.1)
General	FACTORY BUILT NON-RESIDENTIAL STRUCTURES			Factory built non-residential structures require approval by the Colorado Division of Housing prior to plan approval by Commerce City.
Occupancy	ACCESSORY OCCUPANCIES CALCULATIONS REQUIRED	2018 IBC	Table 506.2, 508.2	Please provide area calculations of the accessory uses. Ensure that accessory occupancies comply with IBC 508.2 such that they are subsidiary to the main occupancy and occupy less than 10 percent of the floor area and shall not exceed the tabular values of IBC Table 506.2 for the specific accessory occupancy. The total of all accessories shall not occupy more than 10 percent of the total floor area.
Occupancy	NOTE ACCESSORY OCCUPANCIES	2018 IBC	508.2.1	Show on plans the classification of all accessory occupancies. (IBC 508.2.1)
Occupancy	NONSEPARATED OCCUPANCIES INADEQUATE	2018 IBC	503, 508.3.2	Non-separated occupancies shall comply with IBC 508.3.2. The entire non-separated area or building shall meet the height and area restrictions of IBC 503 for the most restrictive occupancy. The most restrictive provisions of Chapter 9 shall also apply throughout the whole building. Please provide calculations demonstrating that the building meets the height and area restrictions.