



October 23, 2023

Seminole County
Building Department
1101 East 1st, Room 1020
Sanford, FL. 32771

Re: Starbuck
3645 Aloma Avenue
Oviedo, FL 32765

Project Name: BP23-00013900

Mr. Perez

We have received plan review comments from the code compliance regarding building issues you have brought to our attention and offer the following comments/clarifications:

Item 7 Library Comment

1003.3.1 Grease interceptors and automatic grease removal devices required. FBC-P 7th Edition: A Seminole County Code (Municode) Chapter 270 Water and Sewer. Required minimum 750 gallon grease interceptor outside the building. In order to proceed with this review, it will be necessary to provide an Acceptance/Approval or Exception Letter from Seminole County Environmental Services, for assistants please email Seminole County Environmental Services at, industrialpretreatment@seminolecountyfl.gov (For all Buildings connected to the Seminole County Utility System, Please upload Acceptance/Approval or Exception Letter into the Document Folder for grease interceptor system with all parties signatures).

Response: Refer to Grease interceptor detail on Plumbing Drawing P102 for size of Grease Interceptor.

Item 8 Library Comment

107.3.5 SCC Ch 40 appendix A: Please provide Grease interceptor sizing calculations and interceptor details.

Response: Grease Interceptor sizing calculations and grease interceptor detail added Plumbing Drawing P102.



Item 9 Library Comment

608.3 FBC-P 7th Edition: Devices, appurtenances, appliances and apparatus intended to serve some special function, such as sterilization, distillation, processing, cooling, or storage of ice or foods, and that connect to the water supply system, shall be provided with protection against backflow and contamination of the water supply system. Please provide details for the type of backflow protection used on floor plans for each equipment mentioned.

Response: Per Civil Utility drawing C2, 1-1/2" reduce pressure backflow preventer and domestic water meter provided by landlord.

Item 10 Library Comment

608.17.1.2 Coffee machines and noncarbonated beverage dispensers. FBC-P 7th Edition: The water supply connection to coffee machines and noncarbonated beverage dispensers shall be protected against backflow by a backflow prevention device conforming to ASSE 1024 or by an air gap. Please provide details for the type of backflow protection used for each coffee machine and noncarbonated beverage dispenser on floor plans.

Response: Added Backflow preventer Schedule to Plumbing Drawing P101.

Item 11 Library Comment

608.17.1.1 Carbonated beverage dispensers. FBC-P 7th Edition: The water supply connection to carbonated beverage dispensers shall be protected against backflow by a backflow prevention device conforming to ASSE 1022 or by an air gap. The portion of the backflow preventer device downstream from the second check valve of the device and the piping downstream therefrom shall not be affected by carbon dioxide gas. Please provide details for the type of backflow protection used for each carbonated beverage dispenser on floor plan.

Response: Added Backflow Preventer Schedule to Plumbing Drawing P101.



Item 12 Library Comment

107.2.1 SCC Ch 40 appendix A: Not of sufficient clarity to be legible. Drawing is not clear enough to read. Please address resubmit. Some of the water supply drops re missing on the domestic water riser on P601

Response: See revised Water Riser on Plumbing Drawing P601.

Item 13 Library Comment

C404.4 Insulation of piping. FBC-EC 7th Edition: The following piping shall be insulated to levels shown in Table C403.2.10: Please provide insulation thickness details on plans for compliance (Requires minimum 1-inch thick insulation for piping less than 1 inch).

Response: Pipe Insulation Table C403.2.10 added to Plumbing Drawing P601.

Item 14 Library Comment

C404.5.1 Maximum allowable pipe length method. FBC-EC 7th Edition: The maximum allowable piping length from the nearest source of heated water (heated water = water heater, circulation loop or heat trace system) to the termination of the fixture supply pipe shall be in accordance with the following. Where the piping contains more than one size of pipe, the largest size of pipe within the piping shall be used for determining the maximum allowable length of the piping in Table C404.5.1. For public lavs: 3/8-inch pipe = 3 feet, 1/2-inch pipe = 2 feet, 3/4 inch and larger maximum piping length of .5 feet (6 inches). All other fixtures: 1/2 inch = 43 feet, 3/4 inch = 21 feet, 1 inch = 13 feet, 1 1/4 inch = 8 feet, 1 1/2 inch = 6 feet and 2 inch or larger 4 feet. Please update floor plan and isometric for compliance.

Response: Revised Plumbing Drawings P101 and P601 to comply with Table C404.5.1.



Item 15 Library Comment

C404.6.1 Circulation systems. FBC-EC 7th Edition: Heated-water circulation systems shall be provided with a circulation pump. The system return pipe shall be a dedicated return pipe or a cold-water supply pipe. Gravity and thermo-syphon circulation systems shall be prohibited. Controls for circulating hot water system pumps shall start the pump based on the identification of a demand for hot water within the occupancy. The controls shall automatically turn off the pump when the water in the circulation loop is at the desired temperature and when there is no demand for hot water. Please provide specifications, controls, schematic diagram and details on plans showing Energy code compliance. (In a demand recirculating system, when the system is activated the pump starts recirculating cooled water that's been sitting in the hot water line and sends it back to the water heater through the cold water line, demand systems can be controlled by a timer, or motion sensor, when the water reaches a desired temperature a control turns off the pump. Examples: Flow and temperature control of recirculation pump, Time clock and aquastat that control recirculation pump). Please show on pump detail Time clock and aquastat.

Response: Added note to Miscellaneous Schedule on Plumbing Drawing P601.

Item 16 Library Comment

606.5 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks. Please address and resubmit.

Response: Added Note #J to General Notes on Plumbing Drawing P101.

Item 17 Library Comment

07.3.5 SCC Ch 40 appendix A: Please provide all plumbing fixture, faucet, appliance and equipment schedules, include manufacturer and model numbers.

Response: Refer to exhibit for manufacturer and model numbers for all plumbing fixture, appliance and equipment.

Item 18 Library Comment

802.1.1 Food handling. Equipment and fixtures utilized for the storage, preparation and handling of food shall discharge through an indirect waste pipe by means of an air gap. Each well of a multiple-compartment sink shall discharge independently to a waste receptor. Please show detail of drainage on 3 compartment sink.



Response: Refer to Sanitizing (generic) Plumbing detail on sheet P503.

Item 19 Library Comment

107.3.5 SCC Ch 40 appendix A: Please provide a written narrative responding to each "NOT MET" Plumbing condition and to any other change to the plans. The changes should be indicated on the drawings. All revisions should be clouded and numbered. Additional corrections may be required based on the plan resubmittal. Plan review will continue when all necessary information has been provided.

Response: Please refer to previous responses in this letter for revised plumbing conditions. All changes on plans have been clouded (delta 1) for reference to changes.

Thank you for reviewing this plan. If there are any questions, please contact us.

Regards,

Brad Shaffer
M-Engineering