



October 12, 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. Vineyard

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 3 Library Comment

C103.2 Information on construction documents. FBC-EC 7th Edition: Please provide energy compliance forms.

Response: Please refer to added Mechanical Energy Compliance sheets. Sheets M005 and M006, respectively.

Item 4 Library Comment

107.3.5 SCC Ch 40 appendix A: Please provide a mechanical roof plan that shows the required minimum distances of plumbing vents and exhaust outlets from mechanical air intakes.

Response: Dimensions added to Mechanical Roof Plan, sheet M102, to show required distances between rooftop unit air intakes and exhaust fan/plumbing vents.

Item 5 Library Comment

301.15 FBC-M 7th Edition: Please provide an engineered/sealed detail or Florida Product Approval/Miami Dade NOA for installing and securing RTUs, Ice machine condenser and exhaust fan to resist wind pressures. The details provided needs to include information on the support, fastening the unit to the support and the wind speed each detail is designed for. The detail provided should include information on the support stand and fastening the stand to the roof.



Response: The building shell is pre-existing and is addressed through separate permit, BP23-000010398. No additional equipment has been installed on the roof.

Keyed Notes #4 and #6 on Mechanical Design Plan, sheet M101, updated to reflect existing equipment.

Keyed Notes #1 and #2 on Mechanical Roof Plan, sheet M102, updated to reflect existing rooftop equipment.

Landlord Rooftop Unit Schedule updated to be Existing Landlord Rooftop Unit Schedule. Landlord Exhaust Fan Schedule updated to be Existing Landlord Exhaust Fan Schedule. On sheet M601, respectively.

Item 6 Library Comment

403.3.1.1 Outdoor airflow rate. FBC-M 7th Edition: Please provide a mechanical ventilation calculation that includes HVAC System associated with the space or room.

Response: Added Outdoor Air Ventilation Schedule on HVAC Load Calcs / EMS Commissioning, sheet M003. The Landlord Rooftop Unit Schedule was also updated in order to use the required outside air, on sheet M601.