

One University Place Planned Unit Development (PUD) Report  
U-Heights Building Inspector Terry Goerd

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This is a preliminary plan review of both buildings located at 1 University Place in University Heights, Iowa. This is a list of items which will be required to be noted on the plans and general requirements to obtain a certificate of occupancy. A formal plan review will be completed once a building application is applied for and a complete set of plans received.

1. Administration:

- a. Licensed sub-contractors will need to apply for and obtain their own specialty permits.
- b. A Certificate of Occupancy is needed prior to use. A CO will be issued only after a final inspection has been performed and all code issues have been addressed.
- c. A rental permit is needed prior to issuance of the CO.
- d. A Knox box shall be required on the exterior of the building at a location designated by the fire department

2. Two buildings will be constructed on the lot. One will be a three story with at grade enclosed parking garage and the other will be a five story with two levels of underground parking.

3. Fire-resistive construction:

- a. Members of the primary structural frame other than the columns that are required to have a fire-resistance rating and support more than two floors or one floor and roof, or support a load bearing wall or a non-load bearing wall more than two stories high shall be provided individual encasement protection by protecting them on all sides for their full length [704.3].
- b. Columns are required to be fire-resistance rated, and where they go through the floor system they need to be protected through the floor system [704.2]
- c. Need UL listed rated assemblies for all fire resistive rated walls and ceilings. These need to be listed on the plans.

4. Fire protection:

- a. Sprinkler and fire alarm plans need to be submitted to the Building Inspection Division. Approved audible and visual alarm notification devices are needed in locations as determined by the Fire Marshal. Lockable FDC covers are needed. Certification of system installation and testing needs to be received and approved prior to issuance of the CO. A copy of the monitoring contract is needed prior to issuance of CO
- b. Buildings greater than 30' above lowest level of fire department access require class 3 standpipe system throughout the building.
- c. Minimum 2A10BC size fire extinguishers need to be mounted in an accessible location within each apartment and within all commercial and parking areas. [Sec. 906 IFC]

5. Exiting:

- a. Emergency illumination needs to also be provided on the exterior side of exit doors. [Sec. 1006.3 IBC]
- b. Elevators, stair enclosures and trash shoots penetrating more than 3 floor levels are required to be rated at 2 hours, less than 3 stories shall be 1 hour.
- c. Occupied roofs more than penthouses shall be provided with required exits as though they were another floor level.
- d. Door from apartment into corridor required to be self-closing 20 minute rated with smoke seals [Table 715.4]
- e. A stairway in an exit enclosure shall not continue below the level of exit discharge unless an approved barrier is provided at the level of discharge to prevent persons from continuing below grade. [1022.7 IBC]
- f. Doors shall not reduce the required exit width in the stair enclosure by more than 50% of required exit width.

6. Accessibility:

- a. Accessible parking stalls need approved vertical signage even when the parking surface is marked with the symbol of accessibility
- b. Doors within common areas need lever handles or other approved accessible operating hardware.
- c. Exterior doorway threshold shall not exceed 3/4"
- d. The accessibility requirements shall be enforced per State. Either all residential units made adaptable or a percentage made completely accessible.

7. Mechanical:

- a. Elevator hoistway venting is needed. [Sec.3004.1 IBC]
  - b. Mechanical ventilation systems for enclosed parking garages shall be permitted to operate intermittently where the system is arranged to operate automatically upon detection of vehicle operation or occupant.[Section 404 IMC]. Ventilation airflow rate of not less than 0.05 per square foot is required continuously and the system shall be capable of producing a ventilations airflow rate of 0.75 cfm per square foot of floor area.
8. Glazing
- a. Windows located in bathrooms within 5'-0" horizontally of tub and/or shower required to be safety glazing
  - b. Residential units third floor and below are required to be provided with conforming egress windows.
  - c. Windows within 24" of a door in the closed position must be safety glazing[2406.4]
  - d. Windows within 36" of a landing shall be safety glazing[2406-10]
9. Fire Alarm
- a. A minimum of one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or water-flow detection devices.
10. Parking Garage
- a. Parking garages required to have a minimum ceiling height of 7'-0" to the bottom of any projection.[406.2.2]
  - b. Parking garages shall be provided with sand and oil inceptors
11. Elevator
- a. Machine room required to be a 2 hour fire rated construction(fire barrier) with 90 minute opening protection[707]. Doors required to be self-closing.
13. Air-borne sound and Structure-borne sound
- a. Walls separating dwelling units and floor/ceiling assemblies between units shall have a Sound trasmission rating of not more than 50[1207].
14. A special inspection form shall be completed and signed prior to issuance of the building permit.
15. Guards
- a. Guards on balconies of residential units shall be a minimum 42" above the walking surface with intermediate rails at not more than 4" spacing.
16. Site
- a. Buildings as located on Civil Plans have proper setbacks per code.
  - b. No fire resistive exterior wall requirements with the placement of building as noted on Civil Plans.