



North Carolina Department of Administration

Roy Cooper, Governor
Machelle Sanders, Secretary

State Construction Office
Latif Kaid, P.E., Director

August 9th, 2017

Mr. John K. Farkas, AIA LEED-AP, BD + C
JKF Architecture, P.C.
625 Lynndale Court, Suite F
Greenville, NC 27858

Agency: NCDOT – NC Ports Authority
Project: Ocracoke Island Passenger Terminal
State ID#: 17-17066-01A *** Use this ID Number on all plans, specs and correspondence ***

Designers:

The **Construction Document** submittal for this project was received in this office on July 31, 2017. Per North Carolina Statute, a Code-only review was performed on this submittal. The project is:

X Approved for construction with comments: Project approval is **contingent on** resolution of the attached comments. No further submittals except change orders regarding Code issues are required. Provide this office with responses and a sealed and signed corrected set of plans and specs labelled "BID SET". **Coordinate all electrical inspections, if any, with this office.**

Should you have any questions, please feel free to contact us.

Very truly yours,

Latif Kaid, PE
Director

LK/lg

Cc via email: Sterling Baker sbaker@ncdot.gov
Thomas Riddick triddick@ncdot.gov

dot17066-01A jkf@jkf-arch.com

Mailing Address:
1307 Mail Service Center
Raleigh, N.C. 27699-1307

Telephone (919) 807-4100
Fax (919) 807-4110
State Courier #56-02-01

Location:
301 N. Wilmington St., Ste. 450
Raleigh, North Carolina 27601

An Equal Opportunity/Affirmative Action Employer

GENERAL CODE REVIEW COMMENTS

DRAWINGS – Eric Tjalma, Architect (eric.tjalma@doa.nc.gov) 919-807-4097

- A. Sheet A1.2, Detail A15: **Original Comment:** The Site Grading Plan indicates an elevational difference of approximately 4'-0" between the existing deck at the new toilet rooms and the grade below. Neither the Site Plan nor referenced Detail D11/A3.2 show a guardrail at this location as required by NCBC section 1013.1 (where a walking surface is 30" or more above the grade below). Revise plans and details to provide guardrails in compliance with section 1013 at all locations where guardrails are required. **New Comment:** Guardrail callouts are now consistently shown but some referenced details, such as D11/A3.2, still show only handrails where guardrails are required. Review and revise as needed.

CIVIL/STRUCTURAL REVIEW COMMENTS

GENERAL – Timothy Langford, PE Civil/Structural (tim.langford@doa.nc.gov) 919-807-4105

- A. The Temporary Floodplain Development Permit has been signed by this office so that the Designer can proceed with bidding but not construction.
- B. Please submit a signed copy of the 'Floodplain Development Permit,' found at <https://ncadmin.nc.gov/businesses/construction/forms-documents>. Also, submit a copy of the CAMA permit when it becomes available. When we have both these documents, we can proceed with the permitting process. Please send both documents to the attention of this reviewer.
- C. Please submit, to the attention of this reviewer, the request for a Variance to Executive Order 123. The following is a copy of the email sent to the Designer on August 2, 2017:

Because the finished floor elevation of the new restroom is not 2' above the Base Flood Elevation, a variance is required for its construction. Would you send me a memo/letter requesting a Variance from Executive Order 123 in order to construct the new restrooms so that I can begin processing it? In the memo you should:

- 1) Indicate that the structure is "functionally dependent on close proximity to the water."
- 2) Address each of the **issues** in the following paragraph:

"Variances shall only be issued by a community

upon:

(i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;"

- 3) Certify that:
- a. It is anchored to resist flotation, collapse, and lateral movement.
 - b. The portion of the structure located below freeboard (2 feet above the BFE) is constructed of flood-resistant materials.
 - c. The structure is designed to allow for the automatic entry of flood waters.
 - d. All mechanical and utility equipment is elevated or floodproofed to or above freeboard (2 feet above the BFE).
 - e. There is no floodway encroachment.

DRAWINGS – Timothy Langford, PE Civil/Structural (tim.langford@doa.nc.gov) 919-807-4105

- A. S1.1: Ensure that all the steel plate thicknesses are defined in each of the details.

PLUMBING/MECHANICAL/FIRE PROTECTION REVIEW COMMENTS

PLUMBING DRAWINGS – Nader Iskander, PE (nader.iskander@doa.nc.gov or 919-807-4104)

- A. **Previous Comment** / Main domestic water supply: Provide shut-off valve on the domestic water supply pipe outside the building **within 5 feet** of the foundation wall in a readily accessible valve box or within the building in a location where it may be accessed without the use of a ladder or a tool in accordance with 2012 NC Plumbing Code 606.1.2.

END of COMMENTS