

From: Terrence Justice <tjustice@cityofkeywest-fl.gov>
Sent: Wednesday, September 23, 2020 4:43 PM
To: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Cc: Danny Blanco <dblanco@cityofkeywest-fl.gov>; Timothy Anson <tanson@cityofkeywest-fl.gov>; Gerald Leggett <gleggett@cityofkeywest-fl.gov>
Subject: RE: CBO comments DRC2020.09.24 Item 4

Comments on this proposal:

Assumptions:

- This will be predominantly an **R-2** occupancy (*non-transient multi-family residential*).
- Two buildings (**G** and **H**) may possibly be **R-3** (*non-transient Boarding House*).
- All the depicted structures will be subject to **FBC 2017 Building** (not the *Residential* edition). (310.4 – 310.5)
- We're assuming it will be type **V-B** construction (unprotected, combustible materials allowed).
- Buildings will be equipped with NFPA 13R sprinkler system (903.2.8).
- One-hour horizontal fire-rated floor assemblies will separate all sleeping units (711).
- One-half hour fire-rated partitions will separate all sleeping units vertically (708).
- Exit corridors shall have one-half hour fire-rated protection. (Table 1020.1)
- Buildings will have a fire alarm system (907.2.9).
- Buildings **A** through **F** will require two means of egress from the sleeping units {Table 1006.3.2(2)}.

Questions:

1. Sheet A-1.1 shows 8 buildings with a total of 36 "units" in varying distributions between "Market Rate" and "Affordable" along with varying allocations of the total 112 sleeping units.
 - Are the affordable and market rate units intended to be rented or sold under different terms?
 - How is one floor represented as **four** 1BR "affordable" units while an adjacent floor is considered **one** 4BR market-rate unit when each floor is physically identical?
2. Will the construction of these buildings be performed by a modular manufacturer?

Requests:

1. If modular, we request that a courtesy copy of the plan set be provided to the City when they are submitted to the State (DBPR) Modular Buildings portal for approval.

Respectfully,

Terrence Justice
Chief Building Official
City of Key West
305-809-3943 direct
305-809-3956 department



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