



Harford County Government

Department of Inspections, Licenses and Permits

Date : July 12, 2021

Building Services Plan Review Comment Sheet

Permit Number: **BC-009658-2021**
Job Address: **200 FOUNTAIN GREEN RD, BEL AIR, MD 21015**
Work Description: **Addition to relocate drive thru window for Burger King / update exterior and interior finishes**
Use Group: **A-2, Assembly** Construction Type: **Type VB**
Project Sq Ftg: **108** Building Stories: **1**

The Harford County Department of Inspections, Licenses and Permits has completed a permit application review of the submitted documents and agency approval has been authorized for the above referenced project. The intent of this correspondence is not to cover all aspects of compliance with the codes enforced by the Department, but is meant to highlight requirements that the design professional in charge and /or owner may not have considered during the design of the project. The reviewer has highlighted or made comments regarding specifics of this project within this document and may have added redline notes on drawings and plans that were returned to the applicant or owner. Please take the time to thoroughly review all comments prior to commencing construction to avoid unnecessary delays.

The Harford County ePermit Center can be accessed online at all times to obtain further information on applicable agency approvals and to obtain up-to-date permit status information.

Failure by this Department to note a particular code requirements does not relieve the builder and/or owner of the responsibility to comply with ALL relevant sections of the following codes:

State of Maryland Accessibility Code COMAR 09.12.53
2018 International Building Code
2018 International Existing Building Code
2018 International Energy Conservation Code

Accessibility

1. Floor coverings shall be firm, stable, slip resistance and permanently fixed mats shall be installed to reduce the amount of force needed for wheelchair mobility. See chapter 3 of the 2010 ADA accessibility standards for additional details.
2. Thresholds at doorways shall not exceed 1/2 inch in height for exterior sliding doors or 3/4 inches for other types of doors. Raised thresholds and floor level changes at accessible doorways shall be beveled with a slope no greater than 1:2.
3. The plans submitted for review do not indicate any changes or modifications to the existing restrooms. Should this condition change during construction submit revised plans to this office for review and approval. If over time the restrooms have been altered and are not currently in compliance as when first approved, upgrades to the current code standards will be required.
4. Handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate.
5. Hardware required for accessible doors shall be mounted no higher than 48 inches above finished floor.
6. An 18-inch clear floor space shall be provided along the latch side of the accessible doors.
7. Doorways, to include restroom stall doors, shall have a minimum clear opening of 32 inches with the door open 90 degrees, measured between the face of the door and the opposite stop.

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Egress

1. The minimum clear width of single swinging doors shall be 32". Double doors shall have one leaf meeting the 32" minimal requirement and be the operating passage door in this arrangement. Maximum width of a swinging door is 48" and the minimal clear door opening height shall be 80". For proper measuring techniques see section 1010 of the IBC.
2. Emergency lighting shall be provided throughout the means of egress, to include interior and exterior stairways and ramps, exit passageways, exit discharge, vestibules used as exit discharge and exterior landings. The following equipment rooms shall also have emergency lighting electrical, fire pump and generator rooms along with rooms used as fire command rooms. All of the emergency lighting shall be capable of continued illumination for no less than 90 minutes.
3. Illumination shall be provided along the path of travel for the exit discharge from each exit to the public way.
4. The locking and latching mechanisms on doors shall be installed in compliance with section 1010.1.9 of the IBC.
5. The minimum and maximum door size, operation of various door types, hardware requirements and other door actions shall be in compliance with section 1010.
6. Exit lighting, emergency lighting and exit signs shall be operational during construction if building is occupied.
7. The minimum door width must be 32" and comply with the door design requirements as described in section 1010 of the IBC, as it pertains to but not limited to door swing, projection, opening force and door size.
8. The means of egress shall be identified with approved exit signs, and when necessary, supplemented with directional exit signs indicating the direction and way of egress.
9. Door handles, pulls, latches, locks and other operating devices shall be installed 34" to 48" above the finished floor.
10. The floor or landing at each side of a door shall be at the same elevation.
11. Door thresholds shall not exceed 0.50 inches, except that thresholds for sliding doors shall not exceed 0.75 inches in height. Raised thresholds and floor level changes greater than 0.25 inches shall be beveled.
12. Walking surfaces of the means of egress shall have a slip-resistant surface and be securely attached.

General

1. Installation of a new acoustical ceiling systems or repair/replacement of areas shall be installed to comply with section 808 of the IBC and according to the guidelines established in ASTM C 635 and ASTM C 636.
2. All mechanical equipment and systems shall be installed, and maintained in accordance with the International Mechanical Code.
3. Installation of glazing in general shall comply with section 2403.
4. Contractor and owner are responsible to understand and complete all required inspections and obtain all necessary permits for the various trades as related to this project prior to starting any work associated with the specific trade. This includes all inspections phases of building, energy, electrical, HVAC, plumbing and refrigerant lines and connections.
5. All interior finishes including but not limited to floor, wall and ceilings shall comply with chapter 8 of the IBC in it's entirety as it summarizes various materials and trims used for interior finishes.

General (Continued)

6. The use of wood for commercial construction shall be regulated by chapter 23 of the IBC, and various code section as referenced. Wood framing will have a restricted use as outlined in chapters 3, 5 and 6 of the IBC.
7. During construction if design or alterations occur that are not outlined or addressed on the approved plans, revised plans shall be presented to this office prior to completing the alternative work.
8. Separate permits must be obtained for the electrical, mechanical, plumbing and refrigerant lines associated with this building permit.
9. Awnings meeting the definition of awning shall be constructed of a non-combustible frame and structurally attached to the building for support meeting the snow load and wind load requirements outlined in chapter 16 of the current IBC being enforced. The awning cover shall be of either a combustible or combustibile material.
10. Wood studs shall not be notched or cut more than 25% of the depth of the stud. A (bored) hole shall not exceed 40 percent of the depth. In non-bearing walls, cutting or notching shall not exceed 40 percent, and bored holes shall not exceed 60 percent of the depth.
11. All flashing shall be installed per IBC requirements and manufacturers specifications for the specific material and openings being flashed. Flashing shall not permit moisture to penetrate the buildings covering material.
12. Portions of this structure involving concrete construction shall comply with chapter 19 of the IBC and ACI 318 as amended in section 1905 of the IBC.
13. Exposed slabs on grade shall comply with sections 1904 Concrete Durability Requirements and 1907 Minimum slab Provisions as outlined in the currently enforced IBC code.
14. Masonry construction shall comply with chapter 21 of the IBC as it pertains and regulates; materials, construction, quality, seismic design, stress design and various aspects of masonry construction.
15. Masonry walls receiving rebar re-enforcement, grouting, bond beams, pilasters or other type of structural design shall be inspected during installation by the engineer of record. A signed and sealed letter of certification from the structural engineer shall be submitted to this office confirming the walls were constructed as designed and meet or exceed industry standards and chapter 18 of the IBC.
16. Concrete placement shall comply with industry standards, IBC chapter 19 and the structural engineers design. A structural engineers certification of installation of the footings, reinforced concrete, rebar placement and modular building and steel building connections along with attachment to pier footings, foundation and structural slab shall be required prior to requesting a final inspection and issuance of the U & O.
17. The EIFS shall be installed per the manufacturers specifications and section 1408 of the IBC. When in conflict the most restrict requirements for installation shall take precedence The EIFS system shall be inspected by an approved agent either with factory certification or the architect or engineer to insure the EIFS product was installed properly, in compliance with industry standards and portions of the IBC as it relates to exterior finishes, flashing and flame spread index and smoke development index. This report and inspection certifying proper installation shall be signed and sealed by the proper inspection party and delivered to this office prior to the final inspection.
18. Installation of glass shall comply with section 2406 as it pertains to specific areas deemed hazardous.
19. Individual glazed panels, including mirrors, in hazardous locations shall be of approved safety-glazed materials in accordance with Section 2406 of the Building Code.
20. Exterior walls shall be constructed and installed in compliance with chapter 14 of the IBC in it's entirety as it pertains to but not limited to vapor retarder, various materials and flashing requirements. A special inspection is required by EIFS and EIFS installation shall be completed by a factory certified installer.

General (Continued)

21. This project will require a special inspection in accordance with Section 1408 of the Building Code. Exterior Insulation and Finish Systems (EIFS) shall be installed also in compliance with sections 1704.2 & 1705.16 of the IBC. The installation shall be certified by either the licensed factory installer or by an approved and recognized third-party inspection agency.
22. Installation of all masonry products shall comply with chapter 21 of the IBC and TMS 402 / ACI 530/ASCE 5 or TMS 403.
23. A swinging door shall have a clear opening of 32 inches in the width as measured with the door opened at 90 degrees and the measurement taken from the face of the door to the opposing door stop. In a door assembly with two leaves one leaf shall meet this sizing requirement without requiring the other leaf to open. The maximum width of a single swinging door leaf shall be 48 inches. Doors shall have a minimum opening height of 80 inches. For more information see section 1008.1.1 of the IBC.
24. Canopies shall be constructed of a ridged frame structure with a covering that meets or exceeds the NFPA 701 criteria or a maximum flame spread of 25 when tested using the standard ASTM E 84 or UL 723
25. This project will require a special inspection in accordance with Section 1704 of the Building Code. An engineer's certification of controlled fill soils, soil bearing capacity or other soils investigation will be required. The certification letter shall bear the original seal and signature of the engineer of record.
26. Chapter 33 of the IBC and MOSH/OSHA requirements shall be in place and followed during construction.
27. Roof decks shall be covered with approved roof covering material in compliance with chapter 15 of the IBC and manufacturers specifications.
28. Interior trim, moldings and decorations shall not exceed the flame spread and smoke development index as prescribed in section 806 of the IBC. Confirm in section 803.1.1 the interior and ceiling finishes allowed in this project based on type of construction.
29. Treated lumber in contact with the ground must be treated and have the manufacturers stamp indicating approved and treated for ground contact.
30. Masonry construction in this project shall adhere to chapter 21 of the IBC as it references materials, quality of materials, design and various masonry industry standards associated with masonry construction.
31. No work shall be concealed prior to the required inspection approvals.
32. The general notes are acknowledged and shall be adhered to during construction.
33. Address numbers shall be posted in accordance with Harford County Bill #94-47 prior to issuance of the Use & Occupancy Certificate. If this building/tenant space adjoins other structures or tenant spaces, then address numbers will be required on both the front and rear doors.
34. Drip-edge shall be provided along the perimeter of the roof.
35. Occupiable and habitable spaces, and corridors, shall a ceiling height of not less than 7 feet, 6 inches.
36. The building occupants shall not be exposed to any unsafe conditions during the renovations. All required exits shall remain clear and be functional during times of occupancy.
37. Awnings and canopies shall be designed for a uniform live load of 5 pounds per square foot, as well as the snow and wind loads set forth in Chapter 16 of the Building Code. Engineered drawings shall be available to the field inspector for construction verification.

General (Continued)

38. Wood sill plates and sleepers in contact with concrete or masonry slab that is in direct contact with earth shall be of naturally durable or pressure-treated lumber.
39. Wood framing members, including wood sheathing, shall be a minimum of 8 inches above the final grade.
40. A final inspection shall be scheduled with this office after all phases of the inspections process associated with this project including Building, MEP's Health, W&S and Fire Marshal have been completed and approved. A final Building inspection is required prior to occupying the work area or building associated with this permit.

Specific Commercial

1. All codes referenced in this report are described by code year and code name on the first page of this document.
2. Work being completed on an occupied structure is required to comply with the safeguards identified in chapter 33 of the IBC. These safeguards will be in-effect from staging equipment and materials thru demo, completion of new work and clean up at conclusion of project. This will include sanitary facilities, protection of pedestrians and adjoining properties, means of egress and other related safety features.

If you should have any questions about the above plan review comments, or should need any clarification, I can be reached at (410) 638-3366 between the hours of 7:30 am to 4:00 pm.

Sincerely,

Cody J. Davis

Cody Davis
Senior Plans Reviewer