

Plan Review Comment Responses for Plan Review #1, dated 7/20/26
NCWSA Office Addition & Renovation, 11325 Brown Bridge Road

Fire / Life Safety / ADA Corrections List:

No.	Sheet	Description	Code Section	Response
1	G101	Please show the exit light locations and emergency lights and pull station locations for the fire alarm to the Life Safety Plan. List the area for the existing two-story building and the area for the two-story addition and revise the occupancy for the conference rooms 140, 237 and 238 to be 15 SF per person instead of 150 SF. Please clarify that the total required plumbing fixtures and comparison to the total provided plumbing fixture is detailed		See revisions to G101
		Be advised – The fire sprinkler contractor shall obtain a sprinkler permit from Newton County prior to installation. Any sprinkler plans / notes included in the construction documents are for reference purposes only. Separate sprinkler submittal shall be made only after all building designs have been completed and a building permit has been issued		ok
		Be advised – The fire alarm (FA) contractor shall obtain a FA permit from Newton County prior to installation. Any FA plans / notes included in the construction documents are for reference purposes only. Separate FA submittal shall be made only after all building designs have been completed and a building permit has been issued.		ok

Architectural Corrections List

No.	Sheet	Description	Code Section	Response
1		Please update the following list of Georgia State minimum standard codes on the construction documents: • 2024 International Building Code with 2026 Georgia State Amendments • 2024 International Mechanical Code with 2026 Georgia State Amendments • 2023 NFPA 70 National Electrical Code with 2026 Georgia State Amendments • 2024 International Plumbing Code with 2026 Georgia State Amendments • 2024 International Fuel Gas Code with 2026 Georgia State Amendments • 2015 International Energy Conservation Code with 2020, 2022, 2023 Georgia State Supplements and Amendments • 2024 NFPA 101 Life Safety Code with 2025 Georgia State Fire Commissioner Amendments 120-3-3-.04(72) • 2024 International Fire Code with 2025 Georgia State Fire Commissioner Amendments 120-3-3-.04 • Georgia Accessibility Code Chapter 120-3-20(.01-.08) with 2025 Georgia State Fire Commissioner Amendments 120-3-3-.08 through .11 - 2010 ADA Standards for Accessible Design • 2022 NFPA 10 Standard for Portable Fire Extinguishers with 2025 Georgia State Fire Commissioner Amendments	O.C.G.A. Section 8-2-20(9)B	These have been added to sheet G101
2		Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. Please ensure all applicable fixture return walls comply with the referenced code section. Note - ICC does not recognize paint or wall covering as a "hard, non-absorbent surface." Please revise the finish schedule and toilet elevations		The drawings have been updated as required

3		Include, on the construction documents, an Energy Compliance Report for the BUILDING Envelope, Mechanical and Interior / Exterior Lighting Systems, produced by one of the following methods for compliance with IECC Sections C402, C403, C404, C405 or the ASHRAE 90.1-2013 compliance pathway: COMcheck (http://www.energycodes.gov) - "90.1 (2013) Standard" code version (computer program applicable to most commercial buildings).	2015 IECC (2020 Amendment) C402, C403, C404, C405, or the ASHRAE/IES NA Standard 90.1 – 2013	Comcheck added to drawing A003
		Be Advised – Plan review comments noted as “Conditional Approval” or “Be Advised” do not require additional drawing revisions unless noted otherwise. Conditional approvals may require verification of code compliance onsite with inspector.		ok

Structural Corrections List

No.	Sheet	Description	Code Section	Response
		The construction documents for structural concrete shall be in accordance with the 2024 IBC Section 1502.1. Please provide concrete compressive strength.		See “Concrete Mixtures” schedule on S003 for concrete compressive strength of each concrete application.

Mechanical Corrections List

No.	Sheet	Description	Code Section	Response
1		COMcheck needed.		
2		Per 2024 IMC Section 403.1.1 Ventilation systems shall be designed to have the capacity to supply the minimum outdoor airflow rate, determined in accordance with this section. In each occupiable space, the ventilation system shall be designed to deliver the required rate of outdoor airflow to the breathing zone. The occupant load utilized for design of the ventilation system shall be not less than the number determined from the estimated maximum occupant load rate indicated in Table 403.3.1.1. Please provide an outdoor air circulation schedule on the construction documents.		Two drawings have been added to the set. One for the ventilation calculations and one for the comcheck

Electrical Corrections List

No.	Sheet	Description	Code Section	Response
1		COMcheck needed.		COMcheck performed for Interior lighting. Complied by 33%. No exterior lighting in scope so this section exempt from COMcheck.

Plumbing Corrections List

No.	Sheet	Description	Code Section	Response
		No Comments		