

Borough of Red Bank – Building Department

Plan Review Comment Sheet

Plan Review Only **RELEASED W/ CONDITIONS** **DENIED - Revise and Resubmit**

Subcode(s): FIRE/ELECTRICAL Date: 12/18/2019 Page 1 of 2
Project: Address: 141 West Front Street Block: 34
Proposed Work: Proposed 9 Story 150 Unit Residential & Parking Addition Lot: 3.01,25,26

Reference: PB 13556

Limited Prior Approval Plan Review - NJ Uniform Construction Code - Fire Protection Subcode Only.

CODE REFERENCES: N.J.A.C. 5:23 et.seq. including but not limited to 2015/2018 IBC/NJ, 2015/2018 IFC, 2015/2018 IFGC, 2015/2018 IMC, 2014/2017 NFPA-70-NEC/NJ, 2013/2016 NFPA-13/13D/13R, 2013/2016 NFPA-72.

1) Verify "9 Story" Mid Rise Classification versus High Rise Classification - Construction shall comply with the applicable code sections.

2) FIRE PROTECTION & LIFE SAFETY SYSTEMS

- a) Fire Sprinkler System - IBC 903/IFC 903/NFPA-13/NFPA-20/NFPA-70
- b) Alternative and Special Hazard Systems - IBC-904/IFC-904/NFPA-17A/NFPA-70
- c) Fire Standpipe System - IBC-905/IFC-905/NFPA-14/NFPA-20
- d) Portable Fire Extinguishers - IBC-906/IFC-906/NFPA-10
- e) Fire Alarm System - IBC-907/IFC-907 NFPA-72/NFPA-70
- f) Emergency Alarm Systems - IBC-908/IFC-908/NFPA-72/NFPA-70
- g) Smoke Control/HVAC Control - IBC-909/IFC-909/IMC-606/NFPA-72/NFPA-70
- h) Fire Department Connection - IBC-912/IFC-912/NFPA-13
- i) Fire Pump - IBC-913/IFC-913/NFPA-20/NFPA-70
- j) Carbon Monoxide Detection - IBC-915/IFC-915/NFPA-720/NFPA-72/NFPA-70
- k) Emergency Responder Radio Coverage - IBC-916/IFC-510/NFPA-72/NFPA-1221/NFPA-70
- l) Area of Refuge System - IBC-1009/NFPA-72/NFPA-70
- m) Access Control/Door Locking System - IBC-1008/NFPA-72/NFPA-70

General:

a) Construction/Permitting Plans shall contain all required information including but limited to fire protection systems and fire resistive rated assemblies and details. Plans and specifications, the application for the permit shall be accompanied by no fewer than two copies of specifications and of plans drawn to scale, with sufficient clarity and detail dimensions to show the nature and character of the work to be performed. Plans submitted shall be required to show only such detail and include only such information as shall be necessary to demonstrate compliance with the requirements of the code and the regulations or to facilitate inspections for code conformity. When quality of materials is essential for conformity to the regulations, specific information shall be given to establish such quality; and this code shall not be cited, or the term "legal" or its equivalent be used, as a substitute for specific information. Construction shall comply with the NJ Uniform Construction Code, N.J.A.C. 5:23 et.seq, 2015/2018 IBC/NJ, 2015/2018 IFC, 2015/2018 IFGC, 2015/2018 IMC and applicable reference standards.

Reviewer:

John Drucker
Fire Protection and Electrical Subcode Official

Email: jdrucker@redbanknj.org

Please attach a copy of this comment sheet to all documents and responses you submit and/or resubmit to us.

It makes processing your permit faster.

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Plan Review Comment Sheet

Plan Review Only **RELEASED W/ CONDITIONS** **DENIED - Revise and Resubmit**

Subcode(s): BUILDING Date: 1/10/2020 Page _____ of _____
Project: Address: 141 West Front Street Block: 34
Proposed Work: Proposed 9 Story 150 Unit Residential & parking Lot: 3.01, 25 & 26

Limited Prior Approval Plan Review - NJ Uniform Construction Code, N.J.A.C. 5:23 et seq.

The preliminary plans lack specific details to determine code compliance. This does not constitute a formal review. Submit an application pursuant to NJAC 5:23-2.15 for review and approval.
Submit architectural, structural, & MEP plans.
Provide a copy of the soil report.
Provide a copy of the approved site plans. Identify the accessible route.
Stipulate the use group, construction type, fire rated assemblies, egress, accessible/adaptable features.
Obtain an elevator permit from the DCA elevator safety Unit.
Class1 Structure submit a statement of Special Inspections pursuant to NJAC 5:23 et seq.

The measures to be taken to safeguard adjoining properties or public rights of way shall be submitted with the permit application for review and approval by the construction official pursuant to NJAC 5:23-2.34 Protection of adjoining properties and public rights of way.

Effective March 18, 2018, for cranes of more than 160 feet in height, including jibs and any other extensions to the boom, located on a construction site or for cranes of more than 50 feet in height with a maximum rated capacity of greater than 20 tons located in a public right of way, measures shall be taken to protect adjoining property and public rights of way from any hazard to life or property that may be caused by the siting or use of the crane....

Submit Demolition permits pursuant to NJAC 5:23-2.17.

Reviewer:
Fred Corcione
Email: fcorcione@redbanknj.org

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Maria Graziano <mgraziano@redbanknj.org>

Re: Application Review

1 message

Roy Meyer <rmcoach2121@gmail.com>

Wed, Dec 18, 2019 at 2:03 PM

To: Paulo Rodriguez Heyman <paulo@renovaenviro.com>

Cc: Maria Graziano <mgraziano@redbanknj.org>, N Blackwood <nfb0207@gmail.com>, Travers Martin <traversmartin@gmail.com>

I agree with Paulo's three points.
Roy

On Wed, Dec 18, 2019 at 1:25 PM Paulo Rodriguez Heyman <paulo@renovaenviro.com> wrote:
Consideration should be given to solar panels, rain gardens and native plant species.

Thank you,
Paulo

On Mon, Dec 16, 2019 at 1:12 PM Maria Graziano <mgraziano@redbanknj.org> wrote:
All,

Attached is the application for the proposed Red Bank Corporate Plaza, 141 West Front Street.

 Use Variance Site Plan (2).pdf

Please provide your recommendations.

Thank you,

Maria Graziano, Administrative Assistant
Planning & Zoning Department
Borough of Red Bank
90 Monmouth Street, Red Bank, NJ 07701
732-530-2753

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