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August 27, 2021  
Building Department

Builder / Contractor: Century Complete  
Plan / Model: Models Radford, Carlisle, and Covington  
Community / Lot / Block: Reserve at Jewel Lake Lots 2, 3, 42, 43, and 44  
Address: Lake City, FL

To whom it may concern,

We have been informed that the submitted plans for the aforementioned project have not met the code compliance requirements necessary for approval. Please find our responses to the areas of deficiencies or corrections required to achieve compliance.

- Comment:** *Sheets 4 and 5 missing. By the heading on the index they appear to be cosmetics details.*  
**Response:** These sheets are not used in this geographical location
- Comment:** *Sheet 6.1-A, attic ventilation calculation is incorrect. The reference states 50% to 80%. Per FBC R806.2 it should be 40% to 50%. The difference between the upper and lower portion of the attic needs to be more balance per codes.*  
**Response:** Attic ventilation calculations and note has been corrected to conform with 1/300 of vented space, providing not less that 40 percent and not more than 50 percent of the required venting area is provided by ventilators located in the upper portion of the attic or rafter space.
- Comment:** *The outlets within 6' of sinks are required to be GFCI protected including the ones under the sinks per 210.8 NEC.*  
**Response:** All outlets within 6 feet of sink, including outlet for dish washer, shall be GFCI protected
- Comment:** *A full bathroom is required to be labeled for accessibility that has a door with a 29" opening per FBC R320. The houses have the required openings, but the code requires you to identify one.*  
**Response:** At least one bathroom, located with maximum possible privacy, on habitable grade levels, shall have a door with minimum of 29 inch clear opening and shall be identified as Accessible bath. When only a powder room is provided at grade level, such powder room shall have a clear opening of no less than 29 inches.

If you have any questions, please do not hesitate to contact us.  
Sincerely,

8/27/2021

Carl A. Brown, P.E.  
FL. # 56126

Scott Lewkowski, P.E.  
FL. #78750

Luis Pablo Torres, P.E.  
FL. # 87864

This document has been digitally signed and sealed by Luis Pablo Torres, P.E., On: Signing Date: 08/27/2021 Using: My: all Signatures.  
Printed copies of this document are not considered signed and sealed. The signature must be verified on any electronic copies.  
Engineer's Seal is only for the structural portions of the drawings. Any construction details or drawings (Electrical, HVAC, Mechanical, Plumbing, etc.) are not for information only and are not part of the FCR review.



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