

DAVID R. POLSTON • ARCHITECT



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October 21, 2021

Mr. David Creech
Engineering Plan Reviewer
DHSR Construction Section
1800 Umstead Drive
Raleigh, North Carolina 27603

RE: Project No. NH-2949-LDB/DWC
FID No. 180366
CON Project No. P-11541-18
Pruitt Health - Crystal Coast (Sea Level)
104 Bed Nursing Home Replacement Facility'
Beaufort (Carteret County)

Dear David:

I appreciate your assistance during the engineering review for the referenced project. Following are our written responses to the architectural related comments in your October 6th review letter:

1. Comment No. 1: The Social Services Director will utilize Admission Office 6 shown on Sheet A-2. The Activity Director's work space will be part of the Cubicle Office Suite also shown on Sheet A-2.
2. Comment 2: Nurses locker space for personal belongings is located in the Staff Lounge as shown/noted on Sheet A-11.
3. Comment No. 5: The decorative courtyard water feature maintains approximately a 3" water depth, surrounded by rock features and plantings to prevent residents access. See response below for the maintenance of water quality.
4. Comment No. 6: Pruitthealth contracts with Ecolab to provide a water quality management program for all of their facilities. A copy of a similar program for a recent project in Tallahassee is attached for your review. Refer to pages 11, 12 and 13 for monitoring and control measures for the Courtyard and Lobby decorative water features. A similar report/plan for this facility will be available for your review during the final on-site licensure inspection.

5. Comment No. 7: Due to escalating construction material costs, after construction bidding, the owner decided to delete the commercial laundry in order to reduce square footage and construction cost. The owner will use a local laundry provider to cater the linens/laundry needs of the facility. Attached is new Sheet A-11 which shows the functional arrangement for the shipping/receiving of soiled and clean linens. A small residential laundry was added for residents/family use.
6. Comment No. 12: Anticipated storage of 24 Type E (24.9 CF) oxygen cylinders for a total of 597.6 CF. The room is one hour separated with 3/4 hour door and closer (Sheets A-11 and A-18). There is not HVAC supply/return air within the room and upper/lower convection loop grills are placed in the exterior wall (Sheets M-7 & M-12). There are no receptacles in the room (E-12). The ceiling light for the oxygen storage is located outside the room in Corridor 92 (E-6). The room light fixture is classified as hazardous location/explosion proof (E-1; Schedule Fixture G).
7. Comment 30: Magnetic locks (special locking) will not be installed on Med Prep 29 and 43 doors. Should owner decide to upgrade the locking security of these rooms, a NCSBC compliant access control system will be used.
8. Comment 36: Physical Therapy Millwork Elevation 1408, Sheet A-14 has been revised to require the contractors (general/electrical) to install a manual range disconnect and an automatic 120 minute timer (disconnect to de-energize the power to the Physical Therapy cooking range.
9. Comment 37: Complete sprinkler drawings, hydraulic calculations and flow test will be provided when available for your cursory review.

David Sims has responded to all of the remaining engineering review comments. Attached are his written responses for 3, 4, 8-11, 13-29 and 31-35. Also attached are revise Engineering Sheets P8, P9, P10, P11, M1, M2, M3, M4, M7, M9, E8, E12, E15, E16, E18, E19, E21, E22, E23, E24 & E25.

Again, I appreciate your assistance and please contact me should you have any question.

Sincerely,



David R. Polston, AIA

DRP/sp

Enclosure

cc: Nicole Frazier
David Sims



NC DEPARTMENT OF
**HEALTH AND
HUMAN SERVICES**

ROY COOPER • Governor

MANDY COHEN, MD, MPH • Secretary

MARK PAYNE • Director, Division of Health Service Regulation

October 6, 2021

Ms. Nichole Frazier, Senior Vice President (via e-mail only)
Pruitt Health Corporation
1626 Jeugens Court
Norcross, GA 30093

Re: Project No. NH-2949-LDB/DWC
FID No. 180366
CON No. P-11541-18
Pruitt Health – Crystal Coast (Sea Level)
New 104 Bed Nursing Home Facility
Beaufort (Carteret)

Dear Ms. Frazier:

The engineering portions of the construction documents dated April 27, 2021 (received May 21, 2021 – fee paid June 17, 2021) for the referenced project above have been reviewed for conformance with licensure rules for Nursing Homes (10A NCAC Chapter 13 Subchapter D). The engineering portions of the drawings are not approved until we receive satisfactory written responses and revised drawings to the following comments:

1. Office space shall be provided for the social services director and activities director. Identify the offices that will serve each of these required spaces. [10A NCAC 13D .3201(l)(3) and .3201(l)(4)]
2. Nurses are to be provided with locker space for personal belongings. Identify where this required space will be located. [10A NCAC 13D .3201(f)(4)]
3. Reference Drawing P10; Two staff only hand sinks are located in the kitchen and one in the staff toilet room off the kitchen. The domestic hot water supply piping routed to each of these three hand washing sinks are fed from a 140-degree domestic water supply. Verify water heating facilities will provide hot water within the temperature range of 100 degrees F to 116 degrees F to staff hand washing sinks. [10A NCAC 13D .3101(d)] and [15A NCAC 18A .1312(e)]
4. Reference Drawing P10; Each of the three medication preparation rooms are provided with a sink. The sink water spout is to be mounted so that its discharge is a minimum 10-inches above the bottom of the sink basin. Verify a minimum of 10-inches will be provided between the spout and sink basin. [10A NCAC 13D .3201(f)(1)(F)]

NC DEPARTMENT OF HEALTH AND HUMAN SERVICES • DIVISION OF HEALTH SERVICE REGULATION

CONSTRUCTION SECTION

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5. Reference Drawing P1; Drawings shows what appears to be a small pond with a water feature and a bridge in a courtyard accessible to patients. How will protection be provided to protect patients from accessing the pond. [10A NCAC 13D .3103(5)]
6. Reference Drawing P1; Water features are located in the Rotunda and in a Courtyard. The facility must establish and maintain an infection prevention and control program designed prevent the development and transmission of communicable diseases and infections per the attached CMS requirements. [42 CFR 483.80]
7. Reference Drawing P5; Laundry 50 is required to have a janitor's closet separate from the kitchen area. The janitor's closet that serves Laundry 50 may not be shared with other areas. Provide a janitor's closet to serve the laundry room. [10A NCAC 13D .3201(i)]
8. Reference Drawing P10 and P11; Soiled Utility is equipped with a sink. The plumbing fixture schedule specifies the sink will be provided with 4-inch wrist blades. Soiled Utility Room sinks that are equipped with blade handles shall not be less than four- and one-half inches in length. Verify the blade handles serving soiled utility hand sink will be provided with blade handles no less than 4 ½". [10A NCAC 13D .3201(f)(3)(C)]
9. Reference Drawing M1; Provide a schedule listing all design parameters of ASHREA 170-2017 Section 9. [10A NCAC 13D .3401(a)(1)]
10. Reference Drawing M2; Each smoke, fire, combination smoke/ fire damper is to be provided with an access door that is not less than 12-inches square or provided with a removable duct section for inspection, testing and maintenance. Verify access will be provided for each damper. [2013 NFPA 80, 19.2.3]
11. Reference Drawing M4; Physical Therapy Room 15 is required to be negative. The supply cfm is provided at 2,560cfm with a return rate of 2,280cfm. Provide a negative pressure in Physical Therapy. [ASHREA 170-2017, Table 9.1]
12. Reference Drawing M7 and E6; How many cubic feet of oxygen will be stored in Oxygen Storage 52? [2012 NFPA 99, 11.3]
13. Reference Drawing M9; Spa 83 provides a manicure station and pedicure station per drawing A10, detail 1003. Each manicure and pedicure station shall be provided with a source capture system capable of exhausting not less than 50 cfm per station. Stations not provided with factory-installed exhaust inlets shall be provided with the exhaust inlet located not more than 12-inches horizontally and vertically from the point of chemical application. Provide drawings illustrating compliance with the ventilation requirement. [2018 NCSMC table 403.3.1.1, footnote h and section 502.20]
14. Reference Drawing M10, M11 and M13; Ductwork passes thru Fire/ Smoke walls in the attic. Each duct penetration is provided with a combination fire/smoke damper. Identify which of the five smoke damper actuation methods listed in 2018 NCSBC 717.3.3.2 will be used to close the damper upon activation.
15. Verify HCF wiring will be utilized at patient care areas to include patient rooms, day rooms, dining rooms, corridors, physical therapy, sitting areas, exam rooms, waiting rooms, cinema the Rotunda, and other similar areas in which patients will roam.

16. Reference Drawing E8; Lighting is not illustrated at or near AHU-20A and AHU-20B. Verify lighting will be provided at or near each AHU. [2018 NCSMC 306.3.1] and [2017 NEC 210.70(A)(3)]
17. Reference Drawing E9; Drawings illustrate a range in Physical Therapy 15 that is powered by Circuit A-34. During periods when the Physical Therapy room is accessible to residents, will the facility maintain an appropriate degree of staff supervision based on the facility's assessment of the capabilities of each patient and resident? [10A NCAC 13D .3404(h)]
18. Reference Drawing E9 and A14 detail 1408; A range hood is located over the Physical Therapy cooking range. Ranges are required to be protected with a fire suppression system, a manual release of the extinguishing system, and interlocking of the power source. How will these requirements be met? [2012 NFPA 101, 18.3.2.5.3(5)]
19. Reference Drawing E12; The illustrated location of the generators remote manual stop is on a wall immediately adjacent to the Gen Set and is too close. Please relocate the remote manual stop further from the Gen Set. [2013 NFPA 110, 5.6.5.6]
20. Reference Drawing E12; Verify the generators low fuel sensing switch will signal when the fuel tank level is at the minimum fuel level necessary for full load running, that being 96 hours of remaining fuel. [2013 NFPA 110, 5.5.2]
21. Reference Drawing E12; Verify the generator alarm and annunciation panel is powered by the prime mover starting battery. [2013 NFPA 110, 5.6.6.1]
22. Reference Drawing E12; Verify the generator accessories including transfer fuel pump(s), electronically operated louvers, and other accessories essential for generator operation are arranged for automatic connection to the equipment branch of the essential electrical system. [2012 NFPA 99, 6.5.2.2.3.2]
23. Reference Drawing E12; The drawing does not provide details related to the generator set louvers. Verify whether the EPS enclosure will have fixed or operable louvers. If operable louvers are provided verify they will be spring open and motor closed as required by 2012 NFPA 99, 6.4.1.1.12.5.
24. Reference Drawing E12; Please verify the generator set initial testing will comply with all the requirements of NFPA 110 7.13 for initial acceptance of level 1 systems. [2010 NFPA 110, 7.13.4.1, 7.13.4.2, 7.13.4.3, 7.13.4.4, 7.13.4.5]
25. Reference Drawing E12; Staff Lounge 45 is provided with two non-GFCI protected electrical outlets to serve two vending machines. GFCI protection is to be provided by a UL listed integral part of the vending machines power cord or a GFCI outlet or circuit breaker that provides the same level of protection. Verify each vending machine will be powered by a source thru GFCI protection. [2017 NEC 422.5(A)(5)]
26. Reference Drawing E15; Cooking equipment that is provided with casters are to be limited by a restraining device to prevent undue strain on gas piping components. Verify compliance. [2018 NCSFGC 411.1.1]

27. Reference Drawing E21; All fire alarm supervisory signals must be either non-cancelable or can be provided with an intermitting signal that reoccurs every 5 minutes until the supervisory condition has been cleared. Verify compliance. [2012 NFPA 101, Section 9.7.2.1]
28. Reference Drawing E22; Private Bedrooms 208 and 210 are provided with a toilet room and shower. Both the toilet and shower compartment are to be provided with nurse call patient stations. Verify nurse call stations will be provided at these both the toilet and shower compartment of Private Bedrooms 208 and 210.
29. Reference Drawing E22, Staff Lounge 45 has an exterior door with a maglock. The interior door to Staff Lounge 45 is provided with an office function lockset. The exterior door in Staff Lounge 45 may not be secured with a Maglock.; however, it may be secured with Access Control or mechanical locks. Will the interior door between staff lounge and the corridor be secured by access control or mechanical locks to prevent unauthorized entry?
30. Reference Drawing E22; Med Prep 29 and 43 illustrate a maglock will be used to secure the door. Maglocks may not be used to secure interior doors from unauthorized access. Access Control or mechanical locking devices may be used to secure these doors. Verify maglocks will not be used on either door leading into Med Prep 29 and 43.
31. Reference Drawing E22; Drawings indicate all exterior doors will be equipped with a magnet locking system. Provide details of how residents who are not wanders nor disoriented will be able to exit the facility freely.
32. Reference Drawing E23; Maglock note 2(B) indicates the emergency maglock release switches will be located behind glass. Verify a break glass tool will not be required to access the on/off emergency release switches.
33. Reference Drawing E23; Maglock note 6 indicates the special locking system of electromagnetic locks will meet the requirements of state building code section 407.11. Electromagnetic locks shall meet the requirements of 2018 NCSBC 407.12. Verify the system is designed per 407.12. [2018 NCSBC 407.12]
34. Reference Drawing E24; Paging speakers are located throughout the facility and are recessed into the rated ceiling assembly. Provide a detail of how each 1-hour rated ceiling penetration will be protected.
35. Reference Drawing E25; Three transfer switches are connected to the generator. Each of the transfer switches are to be listed for emergency system use. Verify all transfer switches are listed for emergency system use. [2017 NEC 700.5(C)]
36. Reference Drawing E9 and A14 detail 1408; A timer switch is to be provided in a restricted location that will automatically deenergize the power to physical therapy's cooking range no more than 120-minutes after turned to the on position. Identify the location where the switch will be located. [2012 NFPA 101, 18.3.2.5.3(9)]
37. When available provide sprinkler drawings for cursory review. [10A NCAC 13D .3104(a)]

It is our understanding that this project was designed under the 2018 edition of the North Carolina State Building Codes as a New 104 Nursing Home within a fully-sprinklered building of Type V-A

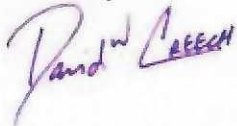
Project No. NH-2949-LDB/DWC
Pruitt Health – Crystal Coast (Sea Level)
New 104-Bed Nursing Home Facility

October 6, 2021
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construction under Group I-2 occupancy. The project has also been reviewed for Medicare/Medicaid certification under NFPA 101 Chapter 18 New Health Care Occupancies. You may access licensure rules at our DHSR website: <http://info.ncdhhs.gov/dhsr/testrules.htm>.

Please use our Project No. NH-2949-LDB/DWC and FID No. 180366 on all correspondence related to this project. If you have any questions or if we can be of any further assistance, please contact our office at the telephone number or e-mail address listed below.

Sincerely,



David W. Creech
Engineering Plan Reviewer
Division of Health Service Regulation, Construction Section
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(919)855-3887

cc: David Polston Architects – David Polston (via e-mail only)
David Simms Engineering – David Simms (via e-mail only)
Town of Beaufort Building Inspections Department – Tobbie Bowden (via e-mail only)