

**THE CITY OF ROLLINGWOOD**

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Permit #: 2023-229

Date: 11/11/2024

**COMMERCIAL PLAN REVIEW RECORD 2015 IBC/ IEBC/ IECC/ IMC/ IPC/ IFGC, 2014 NEC****PERMIT APPLICANT:** Christina Buckner/ MWM Design Group**BUILDING LOCATION:** Western Hills Athletic Club, 4815 Rollingwood Drive**SCOPE OF WORK:** New tennis courts, retaining walls, landscaping elements, and associated drainage improvements.**Construction Type:** V-B**Use Group:** A-4 (Tennis Courts)**Separated:** N/A**Sprinklered:** No**Occupant Load:** 30**REVIEWED BY:** Richard Emerson, ATS Engineers, Inspectors & Surveyors (512) 328-6995**REVIEW – APPROVED**

## Documentation Submitted

	Document Date	Sheet(s)	A/E Name	Registration
Site Plan	10/4/2024	101, 102, 301, 501, 503	Tomas Rodriguez, PE	119179
Demolition	10/4/2024	201	Tomas Rodriguez, PE	119179
Structural	10/4/2024	S-001, S-002, S-003, S-101, S-102, S-200, S-201, S-202, S-203	Hamzah Khataw, PE	132935
Irrigation	10/4/2024	801	Tomas Rodriguez, PE	119179

Required Inspections

1. Retaining Wall footing and Special Inspections by engineer, letter turned into city
2. Fence and Gate inspection
3. Final Building and Irrigation inspection

**Plan review conducted by:** Richard Emerson, CBO, ATS Engineers, Ph. 807-807-5618,  
email: richard\_emerson@ats-engineers.com

### **Plan Review Limitations**

**This plan review does not cover Civil Site, Dark Sky, Fire, Health, Irrigation, Landscape, Parking, Security, Signage, Technology or Zoning.**

*This plan review describes observations made by ATS in consideration of the referenced codes and does not include recommendations for remedial actions. No independent design or engineering analyses of the architectural, fire protection, structural, mechanical, electrical, plumbing or energy systems has been performed to verify the suitability or performance of the proposed systems, features, and components.*

*ATS makes no warranties or guarantees, either expressed or implied, that all items of a deficient nature and/or improper construction techniques, etc. have been discovered and commented upon in this plan review. This plan review has been prepared to identify the current code deficiencies observed and should not be considered an exhaustive description of every item that may require correction and/or clarification.*

*Review and acceptance of these plans for construction does not alleviate the responsibility of the design professional(s) and contractor(s) to comply with the code in its entirety. Field verification must also be completed to ensure compliance with jurisdiction-adopted code(s), ordinances and requirements of other authorities having jurisdiction. ATS has been engaged as a "Building Official" with regard to providing plan review services and inspections and has proceeded as such with the express understanding that the provisions of IBC Section 104 govern its limitations of liability.*

Numerals indicated in parenthesis are applicable code sections of the *2015 International Building Code*. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections. It does not reference all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgment in evaluating construction documents for code compliance.

Items identified as "**Response required**" shall comply with IBC, Section 107.2.1: Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.

### **CORRECTION LIST**

<b>No.</b>	<b>Description</b>	<b>Code Section</b>
	<b>GENERAL &amp; ADMINISTRATIVE</b>	
1	<p><b>This plan review has been performed in accordance with the City of Rollingwood adopted codes: 2015 Edition of the International Building, Energy Conservation, Fuel-Gas, Mechanical, Plumbing and 2014 National Electric Code.</b></p> <p><b>This plan review does not cover Civil Site, Dark Sky, Fire, Health, Landscape, Parking, Security, Signage, Technology or Zoning.</b></p> <p>Items in this review stating "<b>Response required</b>" shall be provided as Construction documents and shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.</p> <p><b>No response required.</b></p>	City of Rollingwood Ord. 2016-11-16(A), Sec. 3.02.101, 3.02.201, 3.02.251, 3.02.301, 3.02.351, IBC 107.2.1

2	<p><b>Please note:</b> [F] 501.2 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.</p> <p><b>Inspector will site verify.</b></p>	501.2
<b>ARCHITECTURE</b>		
3	<p><b>Please note the following regarding gates:</b> 1010.2 Gates. Gates serving the means of egress system shall comply with the requirements of this section. Gates used as a component in a means of egress shall conform to the applicable requirements for doors.</p> <p><b>Inspector will site verify.</b></p>	1010.2
4	<p><b>Regarding the Means of Egress:</b> Walking surfaces of the <i>means of egress</i> shall have a slip-resistant surface and be securely attached.</p> <p><b>Inspector will site verify.</b></p>	1003.4
5	<p><b>All requirements for doors also apply to gates. Please ensure Gate Hardware complies with this section.</b> 1010.2 Gates. Gates serving the means of egress system shall comply with the requirements of this section. Gates used as a component in a means of egress shall conform to the applicable requirements for doors.</p> <p>1010.1.9.3 Locks and latches. Locks and latches shall be permitted to prevent operation of doors where any of the following exist:</p> <ol style="list-style-type: none"> <li>1. Places of detention or restraint.</li> <li>2. In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main door or doors are permitted to be equipped with key-operated locking devices from the egress side provided: <ol style="list-style-type: none"> <li>2.1. The locking device is readily distinguishable as locked.</li> <li>2.2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating: <b>THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED.</b> The sign shall be in letters 1 inch (25 mm) high on a contrasting background.</li> <li>2.3. The use of the key-operated locking device is revocable by the building official for due cause.</li> </ol> </li> <li>3. Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts does not have a doorknob or surface-mounted hardware.</li> <li>4. Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool.</li> <li>5. Fire doors after the minimum elevated temperature has disabled the unlatching mechanism in accordance with listed fire door test procedures.</li> </ol> <p>1010.1.10 Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> <li>1. A main exit of a Group A occupancy shall be permitted to be locking in accordance with Section 1010.1.9.3, Item 2.</li> <li>2. Doors serving a Group A or E occupancy shall be permitted to be electromagnetically locked in accordance with Section 1010.1.9.9.</li> </ol>	1010.9.3, 1010.2

	<p>Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet (1829 mm) wide, and that contain over-current devices, switching devices or control devices with exit or exit access doors, shall be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel.</p> <p><b>Door hardware is subject to review and approval by the Inspector.</b></p>	
	<b>ACCESSIBILITY</b>	
6	<p><b>An accessible route is required to both sides of the court without leaving the immediate area.</b></p> <p>1110.4.4 Court sports. In court sports, at least one accessible route shall directly connect both sides of the court.</p> <p><b>Inspector will site verify.</b></p>	1110.4.4
	<b>STRUCTURAL</b>	
7	<b>Contractor is to notify city of damage to any structural member(s) while in the course of demolition and/ or construction.</b>	110.3.8
8	<p><b>Special Inspections required by Chapter 17 are the responsibility of the engineer of record.</b></p> <p>1704.2.4 Report requirement. Approved agencies shall keep records of special inspections and tests. The approved agency shall submit reports of special inspections and tests to the building official and to the registered design professional in responsible charge. Reports shall indicate that work inspected or tested was or was not completed in conformance to approved construction documents. Discrepancies shall be brought to the immediate attention of the contractor for correction. If they are not corrected, the discrepancies shall be brought to the attention of the building official and to the registered design professional in responsible charge prior to the completion of that phase of the work. A final report documenting required special inspections and tests, and correction of any discrepancies noted in the inspections or tests, shall be submitted at a point in time agreed upon prior to the start of work by the owner or the owner's authorized agent to the building official.</p> <p><b>Letters of Concurrence must be turned in to the city prior to Final Inspection.</b></p>	1704.2.4

END OF REPORT