



Martin Whitelocke, P.E.

Jermaine Williams, P.E.

April 28, 2025

Plan Reviewer

Village of Pinecrest Building Department

12645 Pinecrest Parkway

Pinecrest

Florida 33156

Re: Bhagwansingh Residence – 8100 SW 120th St., Pinecrest, FL 33156

Please see the following responses to the comments pertinent to the mechanical and electrical portions of this project:

MECHANICAL

1. AC units on plans don't match energy calculations.

Response: See revised Energy Calculation with all AC units added.

ELECTRICAL

2. Comment: Dryer & Hot water heater have 30 amps OCD with #12 conductor. Please correct. 2020 NEC Table 310.16

Response: Conductor size was updated accordingly. See revised sheet E-3.

3. Comment: Washer & Dryer require GFCI Protection. 2020 NEC 210.8(A)(10)

Response: Washer and Dryer circuits were updated with GFCI protection. See Sheet E-3

4. Comment: AV Equipment receptacles located inside the garage require GFCI protection. 2020 NEC 210.8(A)(10)

Response: AV Equipment receptacles were updated with GFCI protection. See Sheet E-2

5. Comment: Photovoltaic Systems. Installation of an appropriate sized conduit, a minimum of one-inch diameter, leading from an exterior south-facing, east-facing, or west-facing roof, where a minimum of four hours of direct sunlight is achieved, to a stubbed junction box adjacent to the electrical meter. All exposed conduits shall be capped and provided with adequate flashing. The conduit shall not be located on or in the direction of a north facing roof. Roof reinforcements shall be addressed at the time of installation.

Response: Conduit and junction box are now shown. See revised sheet E-2 and E-3.

ZONING

1. Comment: Photovoltaic Systems. Installation of an appropriately sized conduit, a minimum of one-inch diameter, leading from an exterior south-facing, east-facing, or west-facing roof, where a minimum of four hours of direct sunlight is achieved, to a stubbed junction box adjacent to the electrical meter. All exposed conduit shall be capped and provided with adequate flashing. The conduit shall not be located on or in the direction of a north facing roof. Roof reinforcements shall be addressed at the time of installation.

Response: Conduit and junction box are now shown. See revised sheet E-2 and E-3.

2. New requirement (Division 5.27 c) Auxiliary Power supply is required for new house and must provide one of the following:
 - a) permanent installation of a stand by generator (separate permit) or
 - b) Installation of a power inlet and either a separate electric or interlock allowing for connection to a portable generator or
 - c) Solar panel and battery pack necessary to provide auxiliary power.

Response: An interlock for a connection to a generator is already shown on the plans. See sheets E-2 and E-3.

If you have any further questions or comments regarding the above-mentioned project, please do not hesitate to contact us. Thank you.

Sincerely,

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Martin Whitelocke, P.E.
Principal