Concept Plan for WellMed Primary Care Medical Clinic at 1110 Keller Parkway, Keller, TX

1. Project Overview:

- **Project Name:** WellMed Primary Care Medical Clinic
- **Location:** 1110 Keller Parkway, Keller, TX
- **Purpose:** Repurpose the vacant building into a primary care medical clinic for older adults.

2. Site Description:

- **Current Use:** Vacant building
- **Proposed Use:** Primary care medical clinic
- **Existing Structures:** One vacant building
- **Parking:** Existing parking to be utilized
- **Ingress/Egress:** No changes; all current access points will remain the same

3. Design and Construction:

-

External Enhancements:

- Painting the exterior of the building for improved aesthetics and alignment with WellMed branding
- Landscaping improvements to enhance curb appeal and provide a welcoming environment
- **Internal Construction:**
- Redesign and refurbish the interior to create functional medical spaces, including:
- Reception area and waiting room
- Examination rooms
- Offices for medical staff
- Specialized treatment rooms
- Restrooms
- Utility and storage spaces

4. Operational Plan:

- **Hours of Operation:**

- Monday to Friday: 8:00 AM - 5:30 PM

- **Patient Flow:**

- Average patient visit duration: 45 minutes

- Daily patient capacity: Estimated based on typical WellMed clinic operations and space availability

5. Community Impact:

- **Healthcare Access:** Improved access to primary care services for older adults in the Keller community

- **Employment:** Creation of jobs for medical professionals and support staff

- **Community Engagement:** WellMed's commitment to maintaining the site and enhancing the local environment

6. Compliance and Approvals:

- **Zoning Compliance:** Ensure the repurposed use complies with local zoning regulations

- **Building Codes:** Adherence to all local building codes and health regulations

- **Permits:** Acquisition of necessary permits for internal construction and external enhancements

7. Sustainability and Maintenance:

- **Sustainability Practices:** Incorporate energy-efficient systems and materials where possible

- **Ongoing Maintenance:** Regular maintenance of both the building and surrounding property to ensure a clean and safe environment

8. Financial Overview:

- **Investment:** Budget for interior renovation, exterior painting, and landscaping improvements

- **Operational Costs:** Estimation of ongoing operational costs including staffing, utilities, and maintenance

- **Revenue Projections:** Based on patient capacity and service offerings

9. Timeline:

- **Planning and Design Phase:** 1 month

- **Permitting and Approvals:** 1 month

- **Construction Phase:** 2-3 months

- **Opening Date:** Approximately 3-4 months from project initiation

10. Contact Information:

- **Project Manager:** Jessica Chairez
- **Contact Number:** (210) 774-3783
- **Email Address:** [redacted]

Conclusion:

Repurposing the vacant building at 1110 Keller Parkway into a WellMed Primary Care Medical Clinic will provide significant benefits to the Keller community by enhancing healthcare access for older adults, creating local jobs, and revitalizing a vacant property. WellMed is committed to delivering high-quality healthcare services and maintaining the site to high standards.

Proposal

To Whom it May Concern:

WellMed Medical Management, Inc. (www.wellmedhealthcare.com) proposes to repurpose the vacant building located at 1110 Keller Parkway, Keller, TX for a primary care medical clinic. WellMed was founded in 1990 in San Antonio, TX by a single doctor. Today, WellMed has grown to network of physicians, specialists, and other medical professionals that specialize in providing care for over 1 million older adults with over 16,000 medical clinics in Texas, Florida, and New Mexico. WellMed is a leader in keeping older adults healthy.

In 2011 WellMed partnered with Optum, one of the nation's largest health and wellness companies to provide care to even more older adults. WellMed is now part of Optum as they work hard to provide specialized care to keep patients empowered and engaged in their own health.

This building has been vacant for quite some time and we believe repurposing this building for the WellMed medical clinic will enhance the site and serve the community of Keller by providing primary care services to the community.

Please note that the use will be utilizing the existing building, existing parking, all ingress and egress will remain. This project is purely internal construction of medical space to provide medical services to the Keller community.

Typical WellMed clinics are strategically positioned within areas that provide easy access for patients, i.e. retail type areas. The majority of WellMed patients are older adults and access to the site is of upmost importance. After much thought and consideration, the conclusion was made that the vacant building at 1110 Keller Parkway was the best fit within the Keller market to serve the community, as well as enhance the vacant site. The site will be well maintained and cared for throughout the term of the WellMed lease, as appearance of the clinic, both internal and external is of paramount importance. WellMed will paint the exterior of the building as an additional enhancement and improvement to the site.

Below is an outline of additional details:

- Hours of Operation: Normal business hours – M – F 8:00am to 5:30pm
- Time Limits: Typical patient time per visit is approximately 45 minutes.

APPLICANT REPRESENTATIVE

Check one of the following:

_____ I will represent the application myself; or

✓ I hereby designate Well Med and Amy Martinez, The Casas Group (name of project representative) to act in the capacity as the agent for filing, processing, representation, and/or presentation of this permit and/or development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I hereby certify that the above-named owner is the rightful owner of the Property. I am either the owner of the property identified on the application or a representative (point of contact) of the company who is authorized to act on behalf of the owner. I further certify that the information provided herein and in the application for the development/ permit is true and correct. By signing below, I agree that the City of Keller is authorized and permitted to provide information contained within this application to the public.

Owner's Signature: T. Sreelakshmi Date: 06/25/2024

Signature of Representative: _____ Date: _____

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared SREELAKSHMI TINNANOORU, known to me to be the same person whose name is subscribed to the foreign instrument, and acknowledged to me that s/he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this _____ day of JUN 25 2024

Notary Public, in and for the State of Texas

SATHISH KUMAR POONDI JAYARAMAN
Notary Public, State of Texas
Comm. Expires 11-20-2024
Notary ID 132794216

May 13, 2024

Jessica Villarreal
Associate Director RE Operations
WellMed Real Estate and Facility Management
WellMed Medical Management, Inc.
19500 West I-10, San Antonio, Texas 78257

Re: Proposal for Baseline IAQ Assessment and Asbestos Testing
WellMed at Keller – TX07J
1110 Keller Parkway
Keller, TX 76248 *Proposal No.* 19333009442

Dear Ms. Villarreal:

Apex Companies, LLC (Apex) is pleased to submit this proposal to conduct a Baseline Indoor Air Quality (IAQ) Assessment and a limited asbestos-containing material (ACM) survey in the areas scheduled for renovation at the WellMed at Keller (TX07J) facility, located at 1110 Keller Parkway, Keller, Texas. Apex has been asked to provide pricing for sampling and reporting for the following:

1. Travel to the facility to conduct the assessment;
2. Perform a visual inspection for evidence of prior water loss events, including walls, ceilings, flooring of the subject area, and collect representative photographs;
3. Collect moisture meter readings within representative areas to document conditions and identify potential water-affected materials;
4. In conjunction with the moisture meter, utilize a thermal infrared camera to locate potential hidden water-damaged areas;
5. Collect general indoor air quality (IAQ) monitoring parameters (Carbon Monoxide (CO), Carbon Dioxide (CO_2), Relative Humidity (RH), and Temperature);
6. Collect bioaerosol samples from representative interior areas and outdoor air for comparison, submit samples to an American Industrial Hygiene Association (AIHA)-accredited laboratory (approximately 5 samples);
7. If warranted, collect tape lift samples of apparent visible mold. Once collected, submit samples to an AIHA -accredited laboratory (approximately 2 samples);
8. Conduct an ACM survey of materials that may be impacted by remediation activity in the interior subject areas, in accordance with Texas Department of State Health Services (TDSHS) regulations. Once collected, submit samples to a NVLAP-accredited laboratory. If ACM is present and requires abatement, Apex will notify the client and can help develop a scope of work and protocol. Asbestos abatement activities will require an asbestos project notification to be filed with TDSHS. An asbestos project is defined as any form of work that will disturb any amount of ACM in a public building. Apex's fees do not include submittal of the TDSHS notification form.
9. Prepare a detailed report of findings and recommendations as warranted.

IAQ Evaluation Inspection

Apex's on-site industrial hygienist will conduct a walk-through inspection of the subject space to assess evidence of visible microbial impacts, water-damaged building materials, and other potential sources of poor IAQ.

Building materials and surfaces will be visually assessed for evidence of water damage and unusual microbial impacts. Apex will generally follow current Environmental Protection Agency (EPA) and Occupational Safety and

Health Administration (OSHA) guidelines for water damage assessment. Hidden mold behind walls, ceilings, enclosures, equipment, or other inaccessible areas may exist and not be located by Apex. Apex makes no warranties or representations that all water damaged areas can be identified during our walkthrough inspection. Apex's findings and recommendations will be based only on the services performed at the time of our site inspection. Because water damage, leaks, moisture problems, and microbial growth can occur anytime, Apex can only comment on findings visually apparent during the time of our site inspection. Apex's services do not include correction of water intrusion.

IAQ Sampling

Apex will perform real-time monitoring for normal indoor air parameters (CO_2, CO, Temperature, and RH). Normal indoor air parameters will be measured with a TSI Q-trak indoor air quality meter.

Apex will collect representative bioaerosol samples from interior areas of the facility to document conditions. Apex proposes to collect approximately three (3) interior samples and two (2) exterior samples for comparison to natural background mold spore counts. A total of five (5) samples for analysis is expected.

The bioaerosol samples will be collected using Air-O-Cell™ Bioaerosol Cassettes connected to a Buck Bio-Air (or equivalent) high-volume air sampler calibrated to 15 liters per minute of air (LPM). The air samples will be submitted under a Chain-of-Custody (COC) to an independent Environmental Microbiology Laboratory Accreditation (EMLAP) laboratory for analysis of non-viable mold spores (spore trap method).

If warranted, Apex may also collect tape lift samples of surface materials for mold spore identification. We have budgeted up to two (2) tape lift samples.

Asbestos Inspection

Apex will provide a Texas Department of State Health Services (TDSHS)-licensed asbestos inspector to perform the survey. The survey will be completed in accordance with the Texas Asbestos Health Protection Rules (TAHPR). Suspect materials will be sampled in general accordance with EPA's Asbestos Hazard Emergency Response Act (AHERA), as well as any applicable state regulations.

Suspect building materials to be sampled will be classified as friable or non-friable (as defined by the U.S. Environmental Protection Agency [EPA]). The materials will be sampled to determine whether they are asbestos-containing (i.e., contain greater than one percent asbestos). Samples will be analyzed for asbestos content using polarized light microscopy in conjunction with dispersion staining (PLM/DS) by a National Voluntary Laboratory Accreditation Program (NVLAP).

A PLM laboratory sample result of less than one (1) percent (1%) indicates that asbestos fibers are present and potentially below the EPA threshold for ACM. The National Emission Standards for Hazardous Air Pollutants (NESHAP) requires that these samples be point-counted (400 points) by a NVLAP approved laboratory for confirmation. If the sample is not point-counted, the material must be presumed to be an ACM. If the samples are point-counted and the results are less than one (1) %, the material is exempt from NESHAP. However, Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1926.1101 and 29 CFR 1910.1001) will apply for removal or disturbance. A sample result of one (1) to ten (10) % may also be point-counted to confirm the asbestos concentration is one (1) % or greater and subject to NESHAP regulations.

Reporting and Recommendations

Following the walk-through inspection and sampling, Apex will issue a summary report of findings and recommendations. A verbal summary can be provided directly after the assessment with the written report to follow after laboratory results are received.

Contract Agreement

The work will be conducted under the existing Agreement for Professional Services (Agreement) dated April 17, 2020, for the benefit of UnitedHealth Group - Optum (RES), (Owner), between Apex and United Healthcare Services, Inc.

Apex appreciates this opportunity to provide these services. The costs to conduct these tasks are summarized on the attached Proposal/Contract for Services form. If the outlined terms are acceptable, please issue a Purchase Order/Work Order that references this proposal and the above Agreement.

Sincerely,
Apex Companies, LLC

Chad Champagne
Project Manager

Attachment

COM*check* Software Version COMcheckWeb

Interior Lighting Compliance Certificate

FIRM F-1869
05/31/2024

Project Information

Energy Code:	2018 IECC
Project Title:	WELLMED - KELLER
Project Type:	Alteration

Construction Site:
1110 Keller Parkway
Keller, Texas 76248

Owner/Agent:
Texas

Designer/Contractor:
CRAIG LUSINGER
WYLIE & ASSOCIATES
9050 N CAPITAL OF TEXAS HWY,
SUITE 365
AUSTIN

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Health Care-Clinic	7182	0.82	5889
		Total Allowed Watts =	5889

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Health Care-Clinic (7182 sq.ft.)				
LED: A*: 2X4: Other:	1	55	48	2640
LED: B*: 2X2: Other:	1	54	40	2160
LED: C1: DOWNLIGHT: Other:	1	2	35	70
LED: D*: DOWNLIGHT: Other:	1	29	22	638
LED: G5: UNDERCABINET: Other:	1	1	22	22
LED: G10: UNDERCABINET: Other:	1	1	36	36
			Total Proposed Watts =	5566

Interior Lighting PASSES

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Craig Lusinger - Project Manager
Name - Title

Craig Lusinger
Signature

05/31/2024
Date

Inspection Checklist

Energy Code: 2018 IECC

Requirements: 0.0% were addressed directly in the COM*check* software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR4][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.2.2 [EL22][1]	Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern >= 50 percent.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.1, C405.2.1.1 [EL18][1]	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounges/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, warehouse storage areas, and other spaces <= 300 sqft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.1.2 [EL19][1]	Occupancy sensors control function in warehouses: In warehouses, the lighting in aisleways and open areas is controlled with occupant sensors that automatically reduce lighting power by 50% or more when the areas are unoccupied. The occupant sensors control lighting in each aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.1.3 [EL20][1]	Occupant sensor control function in open plan office areas: Occupant sensor controls in open office spaces >= 300 sq.ft. have controls 1) configured so that general lighting can be controlled separately in control zones with floor areas <= 600 sq.ft. within the space, 2) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space, 3) are configured so that general lighting power in each control zone is reduced by >= 80% of the full zone general lighting power within 20 minutes of all occupants leaving that control zone, and 4) are configured such that any daylight responsive control will activate space general lighting or control zone general lighting only when occupancy for the same area is detected.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.2, C405.2.2.1, C405.2.2.2 [EL21][2]	Each area not served by occupancy sensors (per C405.2.1) have time-switch controls and functions detailed in sections C405.2.2.1 and C405.2.2.2.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3, C405.2.3.1, C405.2.3.2 [EL23][2]	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3 Daylight-responsive controls for applicable spaces, C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Sidelit zone.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.4 [EL26][1]	Separate lighting control devices for specific uses installed per approved lighting plans.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.4 [EL27][1]	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.3 [EL6][1]	Exit signs do not exceed 5 watts per face.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.6 [EL26][2]	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.7 [EL27][2]	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.8.2, C405.8.2.1 [EL28][2]	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.9 [EL29][2]	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [FI17][3]	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.4.1 [FI18][1]	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Interior Lighting fixture schedule for values.*
C408.1.1 [FI57][1]	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.5.1 [FI16][3]	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.3 [FI33][1]	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

COM*check* Software Version COMcheckWeb

Mechanical Compliance Certificate

Project Information

Energy Code:	2018 IECC
Project Title:	WellMed - Keller
Location:	Keller, Texas
Climate Zone:	3a
Project Type:	Alteration

Construction Site:
1110 Keller Parkway
Keller, Texas 76248

Owner/Agent:

Designer/Contractor:

Mechanical Systems List

Quantity	System Type & Description
3	RTU-1, 2, 4 (Single Zone): Heating: 1 each - Other, Gas, Capacity = 60 kBtu/h No minimum efficiency requirement applies Cooling: 1 each - Single Package DX Unit, Capacity = 60 kBtu/h, Air-Cooled Condenser, Air Economizer Proposed Efficiency = 14.00 SEER, Required Efficiency = 14.00 SEER Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00
1	RTU-3 (Single Zone): Heating: 1 each - Other, Gas, Capacity = 60 kBtu/h No minimum efficiency requirement applies Cooling: 1 each - Single Package DX Unit, Capacity = 48 kBtu/h, Air-Cooled Condenser, Unknown Economizer Proposed Efficiency = 14.00 SEER, Required Efficiency = 14.00 SEER Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00

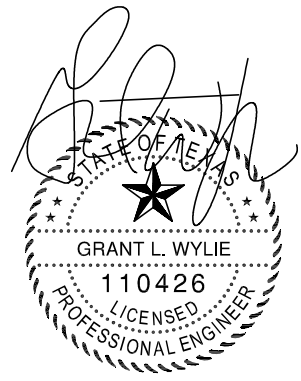
Mechanical Compliance Statement

Compliance Statement: The proposed mechanical alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2018 IECC requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Grant L. Wylie
Name - Title

Signature

05/31/2024
Date



Wylie & Associates, Inc.
F-1869
05/31/2024

Inspection Checklist

Energy Code: 2018 IECC

Requirements: 0.0% were addressed directly in the COM*check* software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR2][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the mechanical systems and equipment and document where exceptions to the standard are claimed. Load calculations per acceptable engineering standards and handbooks.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C403.12.2, C403.12.3 [FO9][3]	Snow/ice melting system and freeze protection systems have sensors and controls configured to limit service for pavement temperature and outdoor temperature. future connection to controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
C404.5, C404.5.1, C404.5.2 [PL6][3]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C404.6.3 [PL7][3]	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C404.7 [PL8][3]	Demand recirculation water systems have controls that start the pump upon receiving a signal from the action of a user of a fixture or appliance and limits the temperature of the water entering the cold-water piping to 104°F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.2.6 [ME41][3]	Thermally ineffective panel surfaces of sensible heating panels have insulation >= R-3.5.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.8.1 [ME65][3]	HVAC fan systems at design conditions do not exceed allowable fan system motor nameplate hp or fan system bhp.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Mechanical Systems list for values.*
C403.8.3 [ME117][2]	Fans have efficiency grade (FEG) >= 67. The total efficiency of the fan at the design point of operation <= 15% of maximum total efficiency of the fan.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.12.1 [ME71][2]	Systems that heat outside the building envelope are radiant heat systems controlled by an occupancy sensing device or timer switch.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.5.5 [ME113][2]	Fault detection and diagnostics installed with air-cooled unitary DX units having economizers.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.2 [ME59][1]	Natural or mechanical ventilation is provided in accordance with International Mechanical Code Chapter 4. Mechanical ventilation has capability to reduce outdoor air supply to minimum per IMC Chapter 4.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.7.1 [ME59][1]	Demand control ventilation provided for spaces >500 ft2 and >25 people/1000 ft2 occupant density and served by systems with air side economizer, auto modulating outside air damper control, or design airflow >3,000 cfm.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.7.2 [ME115][3]	Enclosed parking garage ventilation has automatic contaminant detection and capacity to stage or modulate fans to 50% or less of design capacity.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.7.6 [ME141][3]	HVAC systems serving guestrooms in Group R-1 buildings with > 50 guestrooms: Each guestroom is provided with controls that automatically manage temperature setpoint and ventilation (see sections C403.7.6.1 and C403.7.6.2).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.7.4 [ME57][1]	Exhaust air energy recovery on systems meeting Table C403.7.4(1) and C403.7.4(2).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.7.5 [ME116][3]	Kitchen exhaust systems comply with replacement air and conditioned supply air limitations, and satisfy hood rating requirements and maximum exhaust rate criteria.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.11.1, C403.11.2 [ME60][2]	HVAC ducts and plenums insulated in accordance with C403.11.1 and constructed in accordance with C403.11.2, verification may need to occur during Foundation Inspection.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.5, C403.5.1, C403.5.2 [ME62][1]	Air economizers provided where required, meet the requirements for design capacity, control signal, ventilation controls, high-limit shut-off, integrated economizer control, and provide a means to relieve excess outside air during operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.5.3.3 [ME124][1]	Air economizers automatically reduce outdoor air intake to the design minimum outdoor air quantity when outdoor air intake will not reduce cooling energy usage. See Table C403.5.3.3 for applicable device types and climate zones.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.5.3.4 [ME125][1]	System capable of relieving excess outdoor air during air economizer operation to prevent overpressurizing the building. The relief air outlet located to avoid recirculation into the building.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.5.3.5 [ME126][1]	Return, exhaust/relief and outdoor air dampers used in economizers have motorized dampers that automatically shut when not in use and meet maximum leakage rates. Reference section C403.7.7 for details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.4.1.4 [ME63][2]	Heating for vestibules and air curtains with integral heating include automatic controls that shut off the heating system when outdoor air temperatures > 45F. Vestibule heating and cooling systems controlled by a thermostat in the vestibule with heating setpoint <= 60F and cooling setpoint >= 80F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.3.3 [ME35][1]	Hot gas bypass limited to: <=240 kBtu/h – 50% >240 kBtu/h – 25%	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.2.1 [ME53][3]	Air outlets and zone terminal devices have means for air balancing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.5, C403.5.1, C403.5.2 [ME123][3]	Refrigerated display cases, walk-in coolers or walk-in freezers served by remote compressors and remote condensers not located in a condensing unit, have fan-powered condensers that comply with Sections C403.5.1 and refrigeration compressor systems that comply with C403.5.2..	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.6 [EL26][2]	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.7 [EL27][2]	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.8.2, C405.8.2.1 [EL28][2]	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.9 [EL29][2]	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.3 [FI8][3]	Furnished O&M manuals for HVAC systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.2 [FI27][3]	HVAC systems and equipment capacity does not exceed calculated loads.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.4.1 [FI47][3]	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.4.1.2 [FI38][3]	Thermostatic controls have a 5 °F deadband.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.4.1.3 [FI20][3]	Temperature controls have setpoint overlap restrictions.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.4.2 [FI39][3]	Each zone equipped with setback controls using automatic time clock or programmable control system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.4.2.1, C403.2.4.2.2 [FI40][3]	Automatic Controls: Setback to 55°F (heat) and 85°F (cool); 7-day clock, 2-hour occupant override, 10-hour backup	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.1.1 [FI57][1]	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.1 [FI28][1]	Commissioning plan developed by registered design professional or approved agency.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.3.1 [FI31][1]	HVAC equipment has been tested to ensure proper operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.3.2 [FI10][1]	HVAC control systems have been tested to ensure proper operation, calibration and adjustment of controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C408.2.3.3 [FI32][1]	Economizers have been tested to ensure proper operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.4 [FI29][1]	Preliminary commissioning report completed and certified by registered design professional or approved agency.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.5.1 [FI7][3]	Furnished HVAC as-built drawings submitted within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.5.3 [FI43][1]	An air and/or hydronic system balancing report is provided for HVAC systems.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.5.4 [FI30][1]	Final commissioning report due to building owner within 90 days of receipt of certificate of occupancy.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)