



Construction PM Training
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Project: 26-014 Palmetto Commons
4810 N Florida Ave.
Tampa, Florida 33603

RFI #023: Plumbing riser conflict with transfer beam at grid C/4

Revision	0	Status	Closed on 10/22/26
To	Marcus Lee (Corvid Design Studio)	From	Guy Palmer (Bayline Builders)
Date Initiated	Oct 19, 2026	Due Date	Oct 23, 2026
Location		Project Stage	
Cost Impact	Yes (Unknown)	Schedule Impact	Yes (Unknown)
Spec Section		Cost Code	
Drawing Number	P-201, S-201	Reference	
Linked Drawings			
Received From	Tony Alvarez (Bayline Builders)		
Copies To	Tony Alvarez (Bayline Builders), Rick Soto (Bayline Builders), Dana Whitfield (Hillsborough Heights Development LLC)		

Activity

Question

Question from Guy Palmer Bayline Builders on Monday, Oct 19, 2026 at 02:37 PM EDT

1. P-201 locates waste stack P-3 at grid C/4. S-201 places transfer beam TB-2 on grid 4, so the stack runs through the beam.
2. No sleeve or penetration detail is shown through TB-2
3. Confirm: a. sleeve through TB-2 per structural engineer or b. offset stack concealed in furred chases at L2 base and L1. GC recommends option B, since TB-2 is already poured and coring it would require structural evaluation.
4. Response needed by 10/23/2026 to avoid delaying L2 plumbing rough in.

Attachments

[RFI-023_SK-023.pdf](#)

Official Response

Response from Guy Palmer Bayline Builders on Thursday, Oct 22, 2026 at 11:26 AM EDT

Response from Marcus Lee (Corvid Design Studio), received via email 10/22/2026.

Keel Engineering has reviewed the offset:

1. Offset is acceptable. Use two 45° fittings (no 90° bends).
2. Provide a cleanout at the base of the offset, accessible from the L2 kitchen base cabinet in Unit 204 (access panel in cabinet back).
3. No vent revision required.

Response to RFI #023 is final. Coordination drawing still required before rough-in.

Official Response

Response from Guy Palmer Bayline Builders on Wednesday, Oct 21, 2026 at 11:19 AM EDT

Response from Marcus Lee (Corvid Design Studio), received via email 10/19/2026.

Bayline,

Coring TB-2 is not acceptable. Rowan Structural confirmed the beam carries Levels 2 and 3 bearing walls at that location, and they won't permit a penetration of that size through the bottom reinforcement zone.

Option (b) is accepted in principle, subject to the following:

1. Keel Engineering to confirm the offset does not require an additional cleanout or vent revision. Keel response expected by 10/28.
2. L2 chase to be concealed within the kitchen base cabinet of **Unit 204**. No exposed furring in the living area.
3. L1 chase in Retail Bay 2 to be finished to match adjacent column wraps.
4. Contractor to submit a **coordination drawing** showing exact stack route, slab sleeve location, and chase dimensions for review before rough-in.

No change in Contract Sum or Contract Time is anticipated.

Marcus Lee, AIA, Project Architect

All Replies

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Marcus Lee, AIA, Project Architect

Response from Guy Palmer Bayline Builders on Monday, Oct 19, 2026 at 02:54 PM EDT

Bayline acknowledges the response. The added chase framing, finishes, and coordination drawing may carry cost, and L2 plumbing rough-in at C/4 is on hold pending Keel's confirmation (expected 10/28) and review of the coordination drawing. Bayline reserves the right to submit pricing and any schedule impact via change event.