



Building Permit Status Letter

February 3, 2017

TO:

Regarding Permit Application #: BP-2017-0010

PERMIT IS FOR:

Addition Hotel

AT:

5359 RIVER RD

PLAN 29 LOTS 28, 29; NEW PLAN 294

Building and Fire Services has commenced a preliminary review of your building permit application based on drawings and documents submitted. As per the Building Code, Division C, Sentence 1.3.1.3.(1), this letter is your written notification listing the outstanding deficiencies. This building permit cannot be issued until the following deficiencies are resolved:

1. Mech., Elect. And Arch. drawings do not match. Please update to most current proposal.
2. The number of suites shall be clarified and the area listed for the Inn keeper and those as rental shall clearly be shown.
3. It appears that there is an opening between Phase I and II and Phase I has changed drastically, and stairs removed. This will necessitate many changes to Fire separations and door ratings, fire alarm devices, exit and emergency lighting, commercial cooking, etc within Phase I in which details are required. The existing, removed and new devices to be shown. 3rd floor loft in phase I was the Innkeepers suite and now has 2 suites with no fire separation shown. We cannot accept changes that were recently done in phase I contrary to approved permit plans and deem it as an existing situation. All consultants to review all floor levels for code compliance and submit required amendments.
4. Electrical drawings; It appears fire alarm audibility within new suites will be insufficient to comply to the minimum 75 dBa especially when going through two sets of doors. Eng. to confirm all.
5. Riser diagram E-6 does not indicate separate circuits and wiring for the audible devices that requires to comply to 3.2.4.20.(10) and (11). This was also requested in Phase I.
6. Smoke alarm and heat detector required in suite 1 sleeping room on E-2 and be interconnected with rooms with shared foyer. Eng to confirm if smoke alarm or detector is required in the shared foyer.
7. Is pull station at exterior door to the exits required if pull stations installed prior to entering exit? Confirm old basement stair into exit.
8. Zone diagram on E-6 does not address all floors and does not clarify which are south and north side (i.e. floors missing between #12 and 13.)
9. It is recommended that exit stair smoke detectors be located close to the top landing for ease of testing and maintaining.

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Planning, Building &
Development Department
Building Services
Ext 4257 Fax 905-374-7500
svaleo@niagarafalls.ca

10. Required amendments in Permit Fire Department's plan examination report attached to the site copy of permit plans have not been provided. Permit applicant shall copy consultants a copy of the plan examination report, and required amendments to be submitted for review

Note: Partial submissions that fail to address all the outstanding deficiencies will not be accepted. Resubmission must be complete to avoid any further delay. Once all relevant documents listed above are gathered please forward three (3) copies to my attention, including a copy of this letter.

Should you have any questions regarding the above list please contact myself for clarification at your earliest convenience.

Sincerely,

Tammy Agnoletto, CBCO