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Tammy Agnoletto

From: Tammy Agnoletto
Sent: Thursday, April 13, 2017 1:33 PM
To:
Subject: FW: 5359 River Rd Building Permit

Hi

Further to our discussion, please review the below fire comments. I have not completed Building review to date.

Hope this helps for now and we can meet next week.

Regards,
Tammy Agnoletto CBCO
Senior Plan Examiner
Building Services
City of Niagara Falls
4310 Queen Street, P.O. Box 1023
Niagara Falls, ON L2E 6X5
(905) 356-7521 ext 4254
Fax 905-374-7500
tagnoletto@niagarafalls.ca

From: Roger Pigeon
Sent: Monday, April 10, 2017 5:33 PM
To: Tammy Agnoletto
Subject: RE: 5359 River Rd Building Permit

Hi Tammy,

Our office has reviewed the submitted revised plans received by our office on April 10th for a permit. Prior to being able to issue the permit, our office requires the following information shown in Marroon below, which were also requested in our Feb. 3rd, 2017 status letter but do not appear to have been provided with the revision submission;

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 (and or central) (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.
- 10. Required amendments in Phase I 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: these are addressing Fire Department issues only.

Roger

From: Tammy Agnoletto
Sent: Friday, February 03, 2017 11:40 AM
To: Roger Pigeon
Subject: FW: 5359 River Rd Building Permit

FYI-

From: Tammy Agnoletto
Sent: Friday, February 03, 2017 11:38 AM
To:
Subject: 5359 River Rd Building Permit

Further to your phone message, please have your consultants to address the attached list prior to meeting.

Regards,
Tammy Agnoletto CBCO
 Senior Plan Examiner
 Building Services
 City of Niagara Falls
 4310 Queen Street, P.O. Box 1023
 Niagara Falls, ON L2E 6X5
 (905) 356-7521 ext 4254
 Fax 905-374-7500
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Building Permit Status Letter

July 11, 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 Services has commenced a 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. All pre-engineered shop drawings are outstanding (ie. LVL's and roof trusses).
2. The geotechnical report has not been submitted to date.
3. A letter from owner confirming that the existing dining facilities will only be serving the guests that will be staying at this property.
4. Hoarding/Exiting plan to be provided to confirm life safety requirements during construction.
5. Stair No. 2 is not complying with integrity of exits as per Division B, Sentence 9.9.2.2., of the OBC. The elevator opening is not permitted.
6. No fire protection details on how the LVL beams will be protected.
7. Detail A, A2.3 does not show the beams independently wrapped. Architect to address.
8. Floor infill section A, A2.3 does not confirm a SB listing. Architect to provide.
9. The existing Lounge Plan on the third floor appears to not match existing PH1 reference plan. Architect to review and address.
10. Barrier free entrance to be confirmed with the required power door operators in accordance with Division B, Section 3.8.
11. Barrier free requirement are not in accordance with Division B, Sentence 3.8.2.4.(1).
12. Drawings to do appear to indicate compliance with Division B, Article 9.9.4.4, 9.9.4.5 and 9.9.4.6, for protections of exits and openings near an exit. Architect to address.
13. Anchorage system and railing design not provided for the required guards in drawing package. Architect and Engineer to provide details.

Working Together to Serve Our Community

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

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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