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August 14, 2019

Leonard Caflisch
Commissioner
Independence, KS

RE: Fire Protection/Life Safety Review
Indy Brew Works Project – 223 W. Main Street, Independence, KS

Dear Mr. Caflisch,


Below is our Fire Protection/Life Safety code review comments for the above referenced project in Independence, Kansas. Our comments are based on the 2012 Edition of the International Building Code (IBC).

1. The code plan shall be updated to include the basement. The basement is part of the building and must be shown on the drawings.
2. The code plan shall address the east wall. This wall is required to be a fire wall in accordance with IBC Section 706. The wall is required to be a minimum of 2-hour fire rated construction in accordance with Table 706.4.
3. The code plan shall also address the windows in the fire wall. The windows must be 45 minute fire rated in accordance with IBC Section 706.6.1.
4. The code plan shall be updated to indicate an Assembly Group A-2 occupancy on the first level. The tasting room is over 10% of the first floor and does not qualify as an accessory occupancy in accordance with IBC Section 508.2.1.
5. The entire building is required to be sprinklered in accordance with IBC Section 903.2.8. This section requires buildings with Group R occupancies to be sprinklered throughout. An NFPA 13 sprinkler system must be installed throughout the basement and first floor.
6. Please address the required emergency escape and rescue windows required by IBC Table 1021.2(1) and Section 1029 since the R-2 occupants only have access to one exit.

7. The exit access stairway enclosure shall have a fire-resistance rating of 2 hours in accordance with IBC Section 1009.3.1.2 since the stairway connects the basement, first floor, second floor and third floor (4 levels). Currently the drawings show the stair is only 1-hour fire-resistance rated.
8. Since the basement is a normally unoccupied space, it is not allowed to open into the interior exit stairwell (IBC Section 1022.4).
9. The fire alarm control panel is not allowed to be located in the exit stair enclosure by IBC Section 1022.5.
10. A fire-resistance rating of 1 hour is required between the A-2/F-2 occupancies on the first floor and the R-2 occupancies on the second floor (IBC Table 508.4). Also address the fire-resistance rated wall and floor requirements between dwelling units in accordance with IBC Sections 420.2, 420.3, 708, and 711. A fire-resistance rating of 1 hour is required between dwelling units. Please provide additional information on how the required separation is being provided between floors.

Should you have any questions, or require additional information, please do not hesitate to contact me.

Sincerely,



Kevin Boyer, PE
Senior Fire Protection Engineer