

FW: 700 Bitner fire alarm system

Vincent Criscione <vince@crisco.net>

Fri 6/24/2022 12:11 PM

To: Arun Mr <arunFSS@live.com>

Thank you, Vincent

Vincent Criscione

435-640-9950

vince@crisco.net



From: Matt Dyer <mdyer@pcfd.org>

Sent: Friday, June 24, 2022 7:41 AM

To: 'Vincent Criscione' <vince@crisco.net>; Mike Owens <mowens@pcfd.org>

Cc: teresa@crisco.net

Subject: RE: 700 Bitner fire alarm system

Hey Vincent,

Thanks for sending this information over. Regardless if the current code is more or less restrictive, the code that was in affect when the building was built is what needs to be maintained unless the change is approved. As you know, there are many changes to the codes over the years and some get more restrictive while others get less restrictive.

Please look at Section 14.104 (c) of the 1991 Uniform Fire Code. It states that if a corridor in an office building with an occupant load under 100 is not built with 1 hour fire-resistive construction, that a fire alarm system is required. Is the corridor in that building 1 hour rated? That would require all the doors and windows opening to the corridor to meet the opening protective requirements of the code.

You are correct with the need for single-action hardware on the exit doors.

Thanks.

From: Vincent Criscione <vince@crisco.net>

Sent: Thursday, June 23, 2022 4:59 PM

To: Matt Dyer <mdyer@pcfd.org>; Mike Owens <mowens@pcfd.org>

Cc: teresa@crisco.net

Subject: RE: 700 Bitner fire alarm system

Ok thanks Matt. See my responses and questions below...

Thank you, Vincent

Vincent Criscione

435-640-9950

vince@crisco.net



From: Matt Dyer <mdyer@pcfd.org>

Sent: Thursday, June 23, 2022 7:44 AM

To: 'Vincent Criscione' <vince@crisco.net>; Mike Owens <mowens@pcfd.org>

Subject: RE: 700 Bitner fire alarm system

Hey Vincent,

I apologize for the delay in response to your question. If the fire alarm system was not required to be installed per the applicable building/fire code at the time the building was built, we can allow the system to be removed. If it was required to be installed, the system must remain and be maintained in accordance with the International Fire Code. If you can provide us with the proper documentation that the building did not require a fire alarm system during the original construction, we can issue a permit allowing the removal of the system. **According to the CURRENT 2018 building code, 907.2.2 Group B, Occupancy Group B does not require a fire alarm system unless occupancy is > 100 persons. The building's occupancy group is B-2. I'm assuming that the current code should be more restrictive than the code in 1991 when the building was built. See attached. The 1991 building code does not specifically require a fire alarm system as far as I could tell.**

In reference to the other violation remaining from the annual inspection, the 1991 Uniform Building Code (UBC) Section 3304 specifies that egress doors are required to open with a single action. That requirement remains in the currently adopted 2018 version of the International Fire Code (IFC). There is an exception that has not changed much besides some verbiage clarifications between the 1991 UBC and the 2018 IFC which allows main exit doors to have a lock as long that they are signed "This door is to remain unlocked during business hours". As we discussed during our meeting a couple weeks ago, maintaining that requirement in a multi-tenant building is extremely difficult because any time someone is occupying that building, they would have to unlock all three doors. **I'm assuming this means we have to change the locking mechanisms to single action, is this correct? We will have this done if so.**

Lastly, I will inform the business license applicant that they do not need to reapply. Once the building passes the annual inspection we can simply move their application back to a "pending" status when we schedule the inspection of their unit. **Thanks I will let her know**

Let me know if you have any further questions or concerns.

Thanks,

Matt Dyer
Fire Inspector
Park City Fire District
435-940-2521
<http://www.pcfcd.org>

From: Vincent Criscione <vince@crisco.net>
Sent: Tuesday, June 21, 2022 5:54 PM
To: Mike Owens <mowens@pcfcd.org>; Matt Dyer <mdyer@pcfcd.org>
Subject: RE: 700 Bitner fire alarm system

Hi Mike. Have you had a chance to look at this?

Is there any final paperwork needed to ensure we are good to go and signed off? I received a call from the tenant that is applying for her business license that prompted this inspection. Her application has expired and she has to reapply. She wanted to be sure we had our final paperwork done so she could be approved for her license.

Thank you, Vincent

Vincent Criscione
435-640-9950
vince@crisco.net



From: Mike Owens <mowens@pcfcd.org>
Sent: Monday, June 6, 2022 8:06 AM
To: 'Vincent Criscione' <vince@crisco.net>; Matt Dyer <mdyer@pcfcd.org>
Subject: RE: 700 Bitner fire alarm system

Vincent,

I just got back into the office today. Matt will be in tomorrow. I will discuss what he saw with him then.

Have a great day.

Battalion Chief Mike Owens
District Fire Marshal

Fire Prevention Bureau
(435) 940-2520



From: Vincent Criscione <vince@crisco.net>
Sent: Wednesday, June 1, 2022 8:46 AM
To: Mike Owens <mowens@pcfd.org>; Matt Dyer <mdyer@pcfd.org>
Subject: 700 Bitner fire alarm system

Hello Mike,

I had a walk through with Matt today at 700 Bitner. It looks like there's an old but inactive fire alarm system in the building. We'd like to remove it. It's not required according to my conversation with Matt and the references attached from the 2018 ifc.

We'd like permission to remove the system from the building.

Vincent Criscione
CRISCO Development
435.640.9950
Vince@crisco.net