

COMMERCIAL PLAN REVIEW COMMENTS

PROJECT ADDRESS:

DATE:

THE FOLLOWING ITEMS SHALL BE INCLUDED ON ALL PLANS SUBMITTED. THE INFORMATION PROVIDED BELOW MUST BE ADDED VERBATIM TO PLANS. APPLICABLE EMPTY FIELDS SHALL BE EITHER CHECKED OR FILLED IN WITH THE REQUESTED INFORMATION. PROVISION OF THIS INFORMATION ON DOCUMENTS SEPARATE FROM THE PLANS IS NOT ACCEPTABLE.

ALL PLANS SHALL CONFORM TO THE IBC, IFC AND THE MOST CURRENT NFPA STANDARDS. (CITY OF LEWISTON CODE SECTION 15-1 & 15-1.1)

CODE ANALYSIS

- Provide a full code analysis for this project; plan check cannot be performed without one.
- This plan has been reviewed as the following occupancy type:
 A-1 A-2 A-3 A-4 A-5 B E F-1 F-2
 H-1 H-2 H-3 H-4 H-5 I-1 I-2 I-3, Condition: 1 2 3 4 5
 I-4 M R-1 R-2 R-3 R-4 S-1 S-2 U
- Actual use(s) (i.e. office, storage, restaurant, etc.):
- Total Building Occupant Load (all areas combined per Chapter 10 of the IBC and IFC):
- Total Fire Area: _____ square feet. (Includes basement / useable attic space/ **horizontal projections**). (IFC Table B105.1)
- Type of Construction: _____
- Fire Sprinklers Required: Yes No Proposed
- Automatic Fire Alarm System: Yes No Proposed

FIRE FLOW REQUIREMENTS:

(NOTE: This information is required only for new structures, additions to existing structures and changes to the occupancy classification of an existing building.)

- The minimum required fire flow is _____ gpm @ 20 psi for a duration of _____ hours. (IFC Table B105.1)
- Records indicate that the existing water system is capable of providing _____ gpm @ 20
- This estimate is based upon actual flow tests conducted at hydrant # _____ on _____
75% reduction allowed due to addition of an approved fire sprinkler system. (IFC Appendix B)
25% reduction allowed due to addition of an approved monitored automatic fire alarm system. (City of Lewiston Ordinance)
- The adjusted fire flow (based on the reductions above) is _____ gpm
- _____ hydrants are required, based on square footage, type of construction and req. water flow. (IFC Table B105.1)
- Maximum distance from any point on street frontage to hydrant: _____ feet and provide 400 foot reach (IFC Table C105.1)
Fire flow of 3,000 gpm or greater. (Requires Fire Sprinklers per NFPA 13 (Lewiston City Code Section 15-1.1 (IFC Amendments)

FIRE DEPARTMENT ACCESS

1. **ADD NOTE:** Approved numbers and/or letters shall be placed on all buildings to be visible from the street, color contrasting to background. Address posting is required on building, Fire Department access and on all rear doors. (IFC 505)
 - "Project requires an illuminated directory at main entrance."
 - "Individual room/suite numerals to be minimum 4 inches high X 1/2" stroke."
 - "6 inches high X 3/4" stroke"

 - "9 inches high X 1 1/4" stroke when 36-50 feet from access"
 - "12 inches high X 1 1/2" stroke when over 50 feet from access"
2. **ADD NOTE:** All required access roadways shall be completed to a minimum width of 20 feet, shall not exceed 11% in grade, be capable of supporting 78,000 lbs. with an all-weather surface and extended into within 150 feet of all stockpiles and all sides of building prior to Fire Department approval of a building permit. Access roadways to be posted "NO STOPPING/FIRE LANE" (see IFC D103.6 for sign specifications) and shall not be used for the storage of materials. (IFC 501.4, 503.4)
3. **ADD NOTE:** "FIRE LANE" signs are required to be installed along interior access roadways where vehicle parking would encroach on the required 20 foot clear width of roadway (see IFC D103.6 for sign specifications). (IFC 503.3)
4. **ADD NOTE:** Due to the limited width of on-site roadways, it is required that no trees or high-growing shrubs shall be closer than 6' from any of the required access roadways and shall be maintained clear up to 13'6". (IFC 503.2.1)
5. **ADD NOTE:** "If security gates are desired at any entrances to the site, they shall be provided with a Fire Department approved key entry system (keybox or approved lock). The completed gates shall remain open and not obstruct the Fire Department access until inspected and approved by the Fire Prevention Bureau. Begin application processing with the Fire Department prior to the building permit being issued." (IFC 503.6)
6. **ADD NOTE:** This project requires _____ emergency key box (es) in a location approved by the Fire Department. Key box locations must be indicated on the plans for Fire Department approval. Key box shall be mounted five feet above the ground (floor) level, readily visible and not more than 5 feet from the main entry to the premises. Additional key boxes shall be provided adjacent to exterior riser room entry doors where said doors are more than 50 feet from the main entrance and/or the riser room is not located on the same side of the structure as the main front entry. All tenant keys shall conform to a master key system. Master keys shall be tagged and labeled. (IFC 506) Begin application process for Knox Box at www.knoxbox.com prior to building permit being issued. The following keys shall be provided in the Knox Box:
 - Grand Master Key Elevator Key Fire Alarm Cabinet Key Other: _____
7. Access to a fire sprinkler riser equipped with control valves shall be provided by 3-0/6-8 door directly accessible from the exterior. (IFC 509)
8. Where a fire sprinkler system is to be installed, the Fire Department Connection (FDC) and Post Indicator Valve (PIV) locations must be indicated on the architectural and/or civil drawings.
9. **ADD NOTE:** "ELECTRICAL ROOM" sign required on electrical room door." Sign shall be constructed of durable material, red in color with white lettering no less than 1 1/2 inches tall. Stickers and other paper type signs are not acceptable. (IFC 509.1)
10. **ADD NOTE:** "F.A.C.P. ROOM" sign required on alarm control panel room door." Sign shall be constructed of durable material, red in color with white lettering no less than 1 1/2 inches tall. Stickers and other paper type signs are not acceptable. (IFC 509.1)
11. **ADD NOTE:** "FIRE SPRINKLER RISER ROOM" sign required on riser room door. Sign shall be constructed of durable material, red in color with white lettering no less than 1 1/2 inches tall. Stickers and other paper type signs are not acceptable. (IFC 509.1)
12. **ADD NOTE:** "ELEVATOR EQUIPMENT ROOM" sign required on elevator control room door. Sign shall be constructed of durable material, red in color with white lettering no less than 1 1/2 inches tall. Stickers and other paper type signs are not acceptable. (IFC 509.1)
13. **ADD NOTE:** "MAIN DISCONNECT" sign shall be provided directly adjacent to the buildings main electrical shut-off switch. Sign shall be constructed of durable material, red in color with white lettering no less than 3/4 inch tall. Where an emergency generator is present, a sign stating "GENERATOR EMERGENCY STOP" shall be provided directly adjacent said device. Stickers and other paper signs are not acceptable. (IFC 509.1)

GENERAL FIRE PROTECTION SYSTEM REQUIREMENTS

1. **ADD NOTE:** Notice to Contractors –Installation of Fire Services Mains, Fire Sprinkler Systems, Fire Alarm Systems or other Fire Protection Systems **is not allowed prior** to plan approval by the Lewiston Fire Department and subsequent permit issuance from the City of Lewiston Building Department. **Fire Sprinkler Systems must be approved by the Idaho State Fire Marshal's Office prior to being submitted to the Lewiston Fire Department.** Contractors who engage in installation prior to appropriate approvals may be cited and the project will be red tagged. (IFC 111, 105.4, 105.7, 901.2)
2. **ADD NOTE:** All Underground Fire Service, Fire Sprinkler Systems, Fire Alarm Systems and Commercial Hood and Duct Systems require separate plans, application, review, permit and fee. Any of the above named systems included shown or noted on the building plans are to be used for bid purposes only. Fire Department approval of the building permit or any associated electrical, plumbing, and/or mechanical permit does not constitute approval of any of the above named systems. (IFC 111, 105.4, 105.7, 901.2)
3. **ADD NOTE:**
 - Underground Fire Service Plans
 - Fire Sprinkler System Plans
 - Fire Alarm System Plans
 - Commercial Hood & Duct System Plans

To be sent electronically to:
CD@CityofLewiston.org

UNDERGROUND FIRE SERVICE

1. **ADD NOTE:** Underground fire service mains and all components shall conform to NFPA 24 minimum standard. The plans shall be reviewed and approved by the Fire Department prior to installation. Stamped approved plans must be kept on site for the Fire Inspector." IFC 507.2.1
2. **ADD NOTE:** All new fire hydrants shall meet the following requirements:
 - New hydrant will be Waterous Pacer with 16" upper standpipe with Storz adapter(s)
 - 6" minimum supply for fire hydrant
 - If combustible building materials are used (including framing) the water supply (including mains and hydrants) shall be designed, installed, tested and approved by the Fire Department prior to stockpiling combustible building materials.
 - Water supply systems for phased construction shall provide required fire flows at all phases.
 - All fire hydrants shall be provided with a 5-inch Harrington HIHS Storz adaptor with the approved attached seal cap and aircraft cable
 - The following existing hydrants shall be provided with 5-inch Storz adapters with the approved attached seal cap and aircraft cable

_____ , _____ , _____ , _____
 - All new and existing hydrants shall be installed and/or modified so the 5- inch port is facing toward the fire department vehicular access route (i.e.: road, street, lane, etc.)
3. Indicate with a note whether the fire sprinkler system supply will be a dedicated water supply or will be in conjunction with domestic water (NFPA 13R and 13D systems only)
4. **ADD NOTE:** Size and type of fire service mains shall be approved by the Fire Department prior to installation

FIRE SPRINKLER SYSTEMS

1. **ADD NOTE:** A fully automatic fire sprinkler system is required/ provided due to:
 - Fire flow in excess of 3,000 gpm: Lewiston Municipal Code
 - Limited access on sides of building: (IFC 901.4.4)
 - International Fire Code Req. Sec:
 - Minimum fire flow is not available: (IFC B105)
 - Basement over 1,500 sq ft (IFC 903.2.11)
2. Wet system venting shall be provided in accordance with NFPA 13 Section 7.1.5 and shall be labeled per Section 6.6.4.1.

3. **ADD NOTE:** Fire Sprinkler Systems and alterations of an existing system and all components shall conform to NFPA 13, 13R or 13D (whichever is applicable) minimum standard and shall be reviewed by the Fire Department prior to installation. Stamped, approved plans and permit must be kept on site for the Fire Inspector. (IFC 105.3, 105.4, 105.5 and City of Lewiston Code)
- FDC/PIV locations shall be approved by the Fire Department. It is recommended that designers contact the Fire Department prior to design to verify approved locations
 - Plans shall be submitted electronically to the Permit Center with all details per NFPA 13, 13R or 13D
 - Contractor is required to submit a set of "as-built" documents/drawings (electronic) for approval prior to final inspection when not installed per plan
 - Test required:
 - New System, 200 psi for 2 hours
 - Addition/Alteration, 150 psi for 2 hours
4. A listed check valve shall be provided in each riser not utilizing an alarm check valve and/or backflow detection device
5. **ADD NOTE:** Fire Department Connection (FDC) threads shall be protected with approved Knox FDC plugs. Begin application process at www.knoxbox.com prior to permit issuance. (IFC 912.3.1)
6. **ADD NOTE:** All control valves shall be listed indicating or listed non-indicating type (NFPA 13). PIV to be located a minimum of 40' from building (NFPA 24). Approved supervised indicating control valves, flow switch and drain for shall be provided for each floor in multi-story buildings; either in the riser room or in an interior stairwell. (Lewiston City Code Section 15-1.1 (IFC Amendments))
7. Indicate dumpster location on site plan
8. **ADD NOTE:** Large trash receptacles, commonly known as dumpsters that are place adjacent to structures or in areas where heavy accumulation of combustibles are expected, shall be protected with at least one automatic fire sprinkler head. If the building is not equipped with a fire sprinkler system, the dumpster shall not be stored in the building or placed within 5 feet of combustible walls, openings or combustible roof eave lines. (IFC 304.3.3)

FIRE ALARM SYSTEMS

1. **ADD NOTE:** Fire Alarm System is required/ provided due to:
- 20 or more sprinkler heads per IFC 903.4
 - 25% reduction of required fire flow (Lewiston City Code Section 15-1.1 (IFC Amendments))
 - IFC section _____
 - Other: _____
2. **ADD NOTE:** The following is required for all Fire Alarm Systems:
- Central Station monitoring of fire control unit (alarm panel). (IFC 907.6)
 - Interconnection of the duct detectors to the fire alarm system. Duct smoke detectors shall initiate a supervisory condition at the fire alarm panel and shall be provided with remote annunciator/test switches. Locations of said appliances shall be indicated on the plans and approved by the Fire Department before installation. (IMC 606.2.2, NFPA 72 Section 5.14.5.8 and/or IFC 907.3.1)
 - Occupant notification. Activation of any fire suppression or alarm appliance shall activate the premises occupant notification system. (IFC 907.1, 907.5 and NFPA 72) **NOTE:** Where the occupancy is classified as an "R" or an "I" where the occupants may be sleeping, audible notification shall be provided to the sleeping area in accordance with NFPA 72
 - When two or more visible appliances are present, synchronization of the visible signal is required
 - Audibility and visibility of notification appliances will be field verified at time of acceptance testing to ensure they are located per section above
 - Zone maps and operating instructions shall be provided for all systems at the fire alarm panel and annunciator locations
 - As-built drawings shall be provided to the Fire Department prior to final acceptance testing. An additional set of as-built drawings shall be provided in an approved location within the protected premises

3. Indicate location of the fire alarm control panel and remote annunciator(s) on the architectural drawings. Annunciators shall be provided within 10 feet of the main front entrance, at the fire sprinkler riser controls, at each Fire Department keybox location and where necessary for fire-fighting or life safety purposes as determined by the Fire Department. The fire alarm control panel may be utilized in one of the locations defined above, to substitute the installation of a remote annunciator. (IFC 907.6.3.1, NFPA 72)
4. **ADD NOTE:** "Fire Alarm System and all components shall conform to NFPA 72 minimum standards and shall be reviewed and approved by the Fire Department prior to installation. Stamped, approved plans and permit must be kept on site for the Fire Inspector. All systems shall comply with the most recently published edition of NFPA 72. (IFC 907, 105.3, 105.4, 105.5 and Lewiston City Code)
 - a. Fire Alarm contractor must obtain a Fire Alarm System Application from Fire Dept prior to submittal
 - b. Completed Fire Alarm System Application must be included with all fire alarm plan submittals
 - c. Fire Alarm to be monitored by an approved and UL listed central station
5. **ADD NOTE:** Detectors shall not be installed until after the construction cleanup of all trades is complete and final. (NFPA 72)
6. **ADD NOTE:** Duct Detectors shall be required in the return air supply for all systems where required by the International Mechanical Code (IMC)
7. **ADD NOTE:** Install smoke alarms(s) per IBC, IFC and applicable NFPA 72. Detectors shall be interconnected in all residential occupancies. (NFPA 72, section 11.5.1.2 (B), IFC 907.2.10.3)

OTHER FIRE PROTECTION SYSTEMS

1. Indicate hand portable fire extinguisher rating and location on plan. Fire extinguishers shall be in conspicuous locations, at least one shall be within 5 feet of the main entrance/exit and all extinguishers shall be unobstructed and unobscured. (IFC 906.3, 906.5 and 906.6)
 - 2A:10BC; one per 3000 square feet or fraction thereof; maximum travel distance 75'; mounted on a wall 3-5 feet above finished floor. (IFC 906)
 - "K" for Commercial Kitchen (IFC 904.11.5)
 - 40BC Located for use at flammable liquid storage and/or use locations (including motor vehicles)
 - Other: _____
2. **ADD NOTE:** Type I Hood Required (IFC 609)
An automatic fire extinguishing system is required for the protection of commercial cooking equipment and all hood, duct, plenum and cooking surfaces
 - a. Hood & Duct requires separate application, plans, specs, approval, fee and permit
 - b. System shall comply with current U.L. 300 standards per manufacturer's installation requirements and specs
 - c. System shall meet all NFPA 17A, IFC, IBC and IMC requirements
3. **ADD NOTE:** Hood system shall initiate a zone alarm at the fire alarm panel in all sprinklered and/or alarmed buildings (NFPA 72, section 5.11, IFC 907.14)

OTHER FIRE DEPARTMENT REQUIREMENTS

1. **ADD NOTE:** Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. Minimum net clear opening height 24", minimum net clear opening width 20". Bottom of clear opening shall not be greater than 44" from the floor. (IFC 1029.2, 1029.2.1, 1029.3)
2. Indicate locations of emergency lighting and illuminated exit signage on plans. (IFC 1006, 1011)
3. Provide details indicating location and dimensions of fixtures and displays. Dimensions to include height, length and width of fixtures and displays and their distance from adjacent fixtures and displays. (IFC 314, IFC 10, IFC 23)
4. **ADD NOTE:** Occupant load sign shall be posted in every room/space that is an assembly occupancy. The sign shall be posted in a conspicuous place, near the main exit from the room or space. Approved occupant load signs are available from the Lewiston Fire Department Fire Prevention Division. (IFC 1003.2.2.5)
5. **ADD NOTE:** Attic, under-floor, concealed spaces and basements used for storage of combustible materials shall be protected on the storage side as required for 1-hour fire-resistance-rated construction. Openings shall be protected by assemblies that are self-closing and are of noncombustible construction or solid wood core not less than 1.75 inches in thickness. (IFC 315.2.4, City Code 15-1.1(j))
6. Provide a Hazardous Materials Management Plan (HMMP) per IFC 5001.5.1, and Hazardous Materials Inventory Statement (HMIS) per IFC 5001.5.2. Examples of qualified preparer may be a Fire Protection Engineer, Professional Engineer of related field, Chemist, Firm or Corporation approved by the Fire Marshal
7. **ADD NOTE:** "All site inspections require a minimum 24 hours' notice. ALL FIRE DEPARTMENT INSPECTIONS ARE TO BE REQUESTED THROUGH THE FIRE DEPARTMENT (208 743-3554). PLEASE BE SPECIFIC AS TO TYPE OF INSPECTION REQUESTED."
8. **ADD NOTE:** "Project shall comply with the provisions of IFC 105.3.6 Compliance with code."

NOTE TO APPLICANT:

THE FIRE DEPARTMENT CANNOT APPROVE THE ISSUANCE OF A BUILDING PERMIT UNTIL THE APPLICABLE ITEMS ABOVE ARE CORRECTED AND THE FOLLOWING ITEMS ARE COMPLETED:

- ACCESS ROADS *(approved plans, installation of road and required signage and letter of completion from licensed engineer)*
- FIRE HYDRANTS *(approved location(s) on plans, installation, testing and placed into service)*
- KNOX FIRE DEPT. EQUIPMENT *(completed application and payment to Knox Corporation)*
 - Key Box
 - FDC Plugs
 - Padlock
 - Document / Key Cabinet

If you have ANY questions regarding your preliminary plan review comments PLEASE call us directly for clarification prior to submitting your finalized plans, we want to assist you in meeting Fire Code requirements quickly, so your project can move forward to construction. If you would like an electronic version of your comments, please email us at firedept@cityoflewiston.org. Please include your name, address of the project and the reviewers name in your request.