

December 22, 2021

CITY OF KNOXVILLE
Plans Review & Inspections Division
P.O. Box 1631
Knoxville, TN 37901-1631
Telephone: (865)215-2999

Project Name: Chuck-E-Cheese #055, Interior & Exterior Alterations
Plan check #: R21-1596
Parkway Job #: 04-21829
Address: 8225 Kingston Pike Knoxville, TN 37919

Dear Plan review team:

The following is in response to review comments received from your office dated 11/02/2021, for the above-mentioned project.

List of items / loose documentation enclosed

1. General

- 1.1. Comment Response Letters
- 1.2. Revised Sheets:
 - a. CS1.0
 - b. A2.0
 - c. A3.0
 - d. A4.0
 - e. A5.0

Review Comments by:

GENERAL

1. BLDG-Codes Enforced--Existing Buildings. The City of Knoxville enforces the 2018 International Existing Building Code as of January 1, 2019, please reference the correct code on cover sheet or title page. Projects reviewed prior to January 1, 2019 are reviewed and inspected under the 2012.

Response: Code Summary on Sheet CS1.0 has been updated to reflect current 2018 IEBC.

2. BLDG-2018 IEBC 301.3 Scope--Compliance Options: Alteration, Addition or Full/Partial Change of Occupancy. The alteration, addition or change of occupancy of all existing buildings shall comply with one of the methods listed in section 301.3.1--Prescriptive Compliance, 301.3.2--Work Area Compliance or 301.3.3--Performance Compliance as selected by the applicant. Sections 301.3.1 through 301.3.3 shall not be applied in combination with each other. Please identify an IEBC compliance option on construction documents.



Response: The compliance method, 301.3.1--Prescriptive Compliance, has been added to the Code Summary section on Sheet CS1.0.

3. BLDG-2018 IBC 1004.1 Occupant Load--Calculations. In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be determined in accordance with Table 1004.1 based on either NET or GROSS floor area as required by the occupant load factor (a.k.a. DESIGN OCCUPANT LOAD). As defined: FLOOR AREA, NET. The actual occupied area not including unoccupied accessory areas such as corridors, stairways, ramps, toilet rooms, mechanical rooms and closets. NET FLOOR AREA does not exclude circulation routes. Circulation routes not constructed as corridors are already factored into the net area square footage values given in Table 1004.5. Please provide the calculated occupant load based on tabular values.

Response: The occupant load factor is 15 net for unconcentrated assembly without fixed seats. Occupant load recalculated on Sheet CS1.0.

4. BLDG-2018 IBC 1004.9 Occupant Load--Posting of Occupant Load. Every room or space that is an ASSEMBLY occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space, for the intended configurations. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or owner's authorized agent. Please note the requirement for the occupant load sign and identify the proposed location on construction documents.

Response: The Occupant load is posted at the front door. Note added to Sheet CS1.0. and Added to Elevation 4/A5.0.

5. BLDG-2018 IBC 1005.3.2 Means of Egress Sizing--Required Capacity Based on Occupant Load: Other Egress Components, Exception (1) AFSS and AVCS. The capacity, in inches, of means of egress components other than stairways shall be calculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.2 inch per occupant. Except (1) For other than Group H and I-2 occupancies, the capacity, in inches, of means of egress components other than stairways shall be calculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.15 inch per occupant in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2. Please confirm an emergency voice/alarm communication system is installed so as to be able to reduce the occupant load factor from 0.2 inches to 0.15 inches per occupant.

Response: The building is protected throughout with an approved fire alarm system. Note added to Code summary on CS1.0.

6. BLDG-2018 IBC 1010.1.1 Doors—Size of Doors: Minimum Width Measurement. The clear opening width of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. A 3-0 door does not result in a 36" clear opening for the purpose of egress calculations.

Response: The door clear widths have been updated to reflect actual opening widths on Sheet CS1.0.

7. BLDG-2018 IBC 107.2.1 Construction Documents--Detail and Clarity. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed. New and existing building elements, construction and facilities shall be clearly identified.

Insufficient information provided to complete a thorough IBC Review. Please clarify if the building is protected throughout with an automatic sprinkler system.

Response: Areas not included in the scope of this project are indicated by hatch pattern. The building is protected throughout with an approved automatic sprinkler system. Note on Code Summary on Sheet CS1.0.

8. BLDG-2018 IBC 907.2.1 Fire Alarm--Group (A) Assembly. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies where the occupant load due to the assembly occupancy is 300 or more, or where the Group A occupant load is more than 100 persons above or below the lowest level of exit discharge. Please clarify if the occupancy has a fire alarm system.

Response: The building is protected throughout with an approved fire alarm system. Note added to Code Summary on Sheet CS1.0.

9. BLDG-2018 IBC 107.2.1 Construction Documents--Construction Types. Buildings and structures erected or to be erected, altered, or extended in height of area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. Please identify the construction type(s) of the building(s) on the site.

Response: The Construction type (Type V) has been added to the Code Summary on Sheet CS1.0.

Fire

1. FIRE- Emergency Lighting 1008.3 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.

Response: Existing approved emergency lighting shall remain. Note added to Sheet CS1.0.

2. FIRE- Lock Boxes 506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.

Response: Existing approved lock box will remain at the front door. Note added to Sheet CS1.0.

Thank you for your further review of these items. Please feel free to contact me, should you have any questions or comments.

Sincerely,
Parkway Construction & Architecture

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