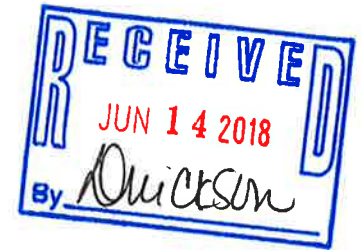


Univenge LLC
Attn: Michelle Lay
717 Grove Street
Vicksburg, MS 39183



1:33pm
by mail

June 11, 2018

Honorable George Flaggs Jr.
Honorable Michael Mayfield
Honorable Alex Monsour

City of Vicksburg
P.O. Box 150
Vicksburg, MS 39181

Honorable Sirs:

Subject: Appeal of Fire Protection requirements by the City of Vicksburg

After repeated attempts to receive proper International Fire Code (IFC) interpretation by the Vicksburg Inspection Director, I am appealing his decision received June 5, 2018. That decision states:

Automatic Fire Protection (sprinklers) are required at 717 Grove Street based on International Building Code (IBC) Chapter 10 and corresponding reference to Chapter 9.

This is not more stringent than the correct interpretation nor is there a conflict, it is simply incorrect in that it does not recognize the relief that is rightly accorded existing buildings in IFC Chapter 11.

It is recognized and agreed by the Univenge executive team the practical use of the following words is as follow:

Should denotes a recommendation

Shall denotes a requirement

May denotes permission

Vicksburg Code of Ordinances Chapter 9 – Fire Prevention and Protection states:

ARTICLE II. - FIRE PREVENTION

Sec. 9-16. - International Fire Prevention Code adopted.

(a) There is hereby adopted by the mayor and aldermen of the city, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire and explosion, the International Fire Code, as published by the International Code Council, being particularly the 2000 Edition, and each succeeding edition and revision thereof as it is published, subject to the amendments and modifications hereinafter set forth.

From IBC Chapter 9:

Section 903 – AUTOMATIC SPRINKLER SYSTEMS

[F] 903.1 General. Automatic sprinkler systems shall comply with this section.

[F] 903.1.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section.

Please note: 717 Grove Street building was constructed in 1890.

From 2018 International Fire Code Chapter 11:

CHAPTER 11 CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDING

GENERAL

1101. 1 Scope.

The provisions of this chapter shall apply to existing building constructed prior to the adoption of this code.

1101.2 Intent.

The intent of this chapter is to provide a minimum degree of fire and life safety to persons occupying existing building by providing minimum construction requirements where such existing building do not comply with the minimum requirements of the International Building Code.

Please note:

It is recognized and agreed by the Univenge executive team that for determining required life safety features in accordance with the International Code Council (ICC) family of model codes, the referenced properties are Occupancy Group A-2.

Applying the requirements of IFC to an Occupancy Group A-2 building:

1103.5 Sprinkler systems.

An automatic sprinkler system shall be provided in existing building in accordance with Section 1103.5.1 through 1103.5.4.

1103.5.1 Group A-2

Where alcoholic beverages are consumed in a Group A-2 occupancy having an occupant load of 300 or more, the fire containing the Group A-2 occupancy shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1.

Please note:

When determining the occupant load of the referenced properties located at 717 Grove Street and utilizing the table located in IFC chapter 10 (table 1004.5) to determine the appropriate occupancy load factors (OLF); the calculated occupant load is well below 300.

717 Grove Street (Mississippi BBQ Company)

Upstairs Square footage:	OLF	Occupant Load
1212 square ft	15	81
Balcony		
399 sq ft	15	27
Downstairs Sitting		
798 sq ft	15	54
Downstairs Waiting		
450 sq ft	100	5
Bar		
800 sq ft	15	54
Commercial Kitchen		
400 sq ft	200	2
Total Occupant Load		223

In accordance with 1103.5.1 Group A-2 occupancy requirements, the occupant load is less than 300, therefore no requirement for automatic sprinkler protection exists in accordance with the International Fire Code.

Please take the preceding information under consideration in determining if automatic sprinkler protection will be required at the referenced properties by the City of Vicksburg. Your expeditious determination will be appreciated to avoid further delays in commencing commercial operation.

Kindest Regards,

Univenge Executive Team