



**Permit History & Fire Apparatus Access
Code Requirements:**

1701 Toomey Rd, Casa De Luz

PERMIT / ISSUE DATE	USE	IP
91675 / 4-20-64	PROCESSNG PLANT	2000 134672 00 0 IP
102783/ 3-16-67	PURVEYORS MEATS WAREHOUSE	2000 124590 00 0 IP
103186 / 4-14-67	PURVEYORS MEATS WAREHOUSE	2000 124213 00 0 IP
106557 / 1-24-68	MEAT PROCESSING PLANT	2000 121026 00 0 IP
112572 / 4-25-69	INCINERATOR	2000 115343 00 0 IP
135686 / 4-23-73	MOVE ON OFFICE	2000 097095 00 0 IP

1991 000010 000 0 BA	REMODEL TO CREATE EDUCATION BUILDING	GRANTED
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BP	DESCRIPTION	STATUS
1984 009004	Remodel Exist Space To Create Restaurant / ABONDONED PERMIT AS PER 416	VOID
1991 005125	Re-Roof Commercial Building	FINAL
1991 007232 W/ EP, PP & MP	Remodel To Create Private Education Facility ** CONDITIONS This Approval Is For A Cafeteria Not A Restaurant/Mech 0 1 Rein Fee/Mech 01 Rein Pd 1/21/92 2*** Snl Oh Lannie Temp Gas Rel To Pat 1/22/92	FINAL
1991 010757 W/ EP, PP & MP	Remodel Existing School Kitchen & Eating Area	FINAL
1993 004573 W/ EP, PP & MP	Add 2 Classrm W/Restrms,Deck&Covered Porches	FINAL
1996 011775	Interior Demo Only For School (Pvt) Cafeteria	FINAL
1996 012053 W/ EP, PP & MP	Int Remdl Exist Bathrooms For Pvt School	FINAL
1997 014303 W/ EP, PP & MP	Remodel Interior Of School Cafeteria	FINAL

2010 028208 000 00 DA	COMMUNITY SCHOOL / PRIVATE	APPROVED
2011 029882 000 00 DA	PRIVATE PRIMARY / SECONDARY EDUCATION FACILITY	APPROVED
2011 015869 000 00 DA	DEMO FOR UNPERMITTED STOVE, SINK & CONNECTIONS AS ORDER BY CODE ENFORCEMENT COURT	APPROVED
2018 133586 000 00 DA	RESTAURANT, UNIT A	APPROVED

BP 1991- 007232 & 1991-000010 BP ESTABLISH USE AND CERTIFICATE OF OCCUPANCY FOR PRESENT USE		
IN DATE	JUNE 24, 1991	UBC 1988 ***UFC 1988 BOTH CODES EXISTED BETWEEN 4-6-89 THRU 11-12-92 AS PER UBC ORD. 89406 -M & UFC 890406 -A (1994 IBC 9-26-96 THRU 12-15-05)
ISSUE / APPROVE	JUNE 24, 1991	
EXPIRES	SEPTEMBER 24, 1991	
FINAL DATE	SEPTEMBER 24, 1991	

HISTORICAL OCCUPANT LOAD CARD DATA BASE					
USE	DATE	MAX	CONSTRUCTION TYPE	GROUP	AREA
COMMUNITY CENTER	10-28-91	144	5N	A-3	2500
RESTAURANT / COOKING SCHOOL	2-3-97	85	5N	A-3	2980

Requirement for Fire Apparatus Access Roads:

The 1991 BOA case C15-91-010 established the change of use from commercial building, group G occupancy (process plant) to create a private primary education facility, group A-3 occupancy, not located on a street having a paving width of 40 feet. This facility included a cafeteria.

Building permit 1991-007232, issued under the 1988 Uniform Building Code and the 1988 Uniform Fire Code established the code requirements for the change of use, certificate of occupancy, and the occupant load of 144 for the facility.

Building permit 1997-014303 issued under the 1994 UBC and the 1994 UFC was specific to remodeling the interior of the school cafeteria and established a separate certificate of occupancy and occupancy load of 85 specific to the cafeteria.

Code requirements, fire apparatus access roads section 10.207:

Fire Apparatus Access Roads (1988 UFC)

Sec. 10.207. (a) General. Fire apparatus access roads shall be provided and maintained in accordance with the provisions of this section.

(b) Where Required. Fire apparatus access roads shall be required for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from fire department vehicle access.

EXCEPTIONS: 1. when buildings are completely protected with an approved automatic fire sprinkler system, the provisions of this section may be modified.

2. When access roadways cannot be installed due to topography, waterways, nonnegotiable grades or other similar conditions, the chief may require additional fire protection as specified in Section 10.301 (b).

3. When there are not more than two Group R, Division 3 or Group M Occupancies, the requirements of this section may be modified, provided, in the opinion of the chief, fire-fighting or rescue operations would not be impaired. More than one fire apparatus road may be required when it is determined by the chief that access by a single road may be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. For high-piled combustible storage, see Section 81.109.

(c) Width. (Ordinance change) **Ordinance 890406-A 1988 UFC** Sec. 10.207(c) Width Access roadways shall have an unobstructed width of twenty-five (25) feet at any point of measure from beginning to terminal point.

(d) Vertical Clearance. Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.

EXCEPTION: Upon approval vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance.

(e) Permissible Modifications. Vertical clearances or widths required by this section shall be increased when, in the opinion of the chief, vertical clearances or widths are not adequate to provide fire apparatus access.

(f) Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities.

(g) Turning Radius. The turning radius of a fire apparatus access road shall be as approved by the chief.

(h) Turnarounds. All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.

Ordinance 890406-A 1988 UFC

Sec. 10.207(c) Width Access roadways shall have an unobstructed width of twenty-five (25) feet at any point of measure from beginning to terminal point.

REQUIREMENTS FOR GROUP A OCCUPANCIES (1988 UBC)

Group A Occupancies Defined

Sec. 6tH. Group A Occupancies shall be:

Division 1. Any assembly building or portion of a building with a legitimate stage and an occupant load of 1000 or more.

Division 2. Any building or portion of a building having an assembly room with an occupant load of less than 1000 and a legitimate stage.

Division 2.1. Any building or portion of a building having an assembly room with an occupant load of 300 or more without a legitimate stage, including such buildings used for educational purposes and not classed as a Group E or Group B, Division 2 Occupancy.

Division 3. Any building or portion of a building having an assembly room with an occupant load of less than 300 without a legitimate stage, including such buildings used for educational purposes and not classed as a Group E or Group B, Division 2 Occupancy.

Division 4. Stadiums, reviewing stands and amusement park structures not included within other Group A Occupancies. Specific and general requirements for grandstands, bleachers and reviewing stands are to be found in Chapter 33. For occupancy separations, see Table No. 5-B.

(c) **Existing Installations.** Buildings in existence at the time of the adoption of this code may have their existing use or occupancy continued, if such use or occupancy was legal at the time of the adoption of this code, provided such continued use is not dangerous to life. Any change in the use or occupancy of any existing building or structure shall comply with the provisions of Sections 307 and 502 of this code. For existing buildings, see Appendix Chapter I.

Change in Use

Sec. **502.** No change shall be made in the character of occupancies or use of any building which would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of this code for such division or group of occupancy.

EXCEPTION: The character of the occupancy of existing buildings may be changed subject to the approval of the building official, and the building may be occupied for purposes in other groups without conforming to all the requirements of this code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use. No change in the character of occupancy of a building shall be made without a Certificate of Occupancy, as required in Section 307 of this code. The building official may issue a Certificate of Occupancy pursuant to the intent of the above exception without certifying that the building complies with all provisions of this code.