



Date: 03/19/2025

To: Matthew Bundy
Bundy A&E
190 East Main Street
Abingdon, VA 24210

RE: Phased Approval of Plans
Golf Course Rd. Motel
185 Golf Course Road
Unicoi, TN 37692

TFM # 51315-INS

Project # 2024-12-19-03

County: Unicoi

Dear Matthew Bundy,

The construction documents submitted to our office for the above referenced project have been reviewed for compliance with the minimum standards for fire prevention, fire protection, and building construction safety of the *Rules of Tennessee Department of Commerce and Insurance, Division of Fire Prevention, Chapter 0780-02-02, Codes and Standards*.

This is a public building. Therefore, it is subject to Tenn. Code Ann. § 68-120-201, et seq., the Tennessee Public Building Accessibility Act. It has been reviewed for compliance with the 2010 ADA Standards for Accessible Design. It has not been reviewed for compliance with the Americans with Disabilities Act.

Phased approval of plans with the following note and stipulations:

Phased Approval Note:

1. *This phased approval of plans is for completing the repairs that were noted within the structural evaluation that was conducted on February 10, 2025, by Allen Browning. The following minimum repairs were noted within the structural evaluation:*
 - a. *Replacement of all the perimeter sidewalks/walkways on every floor of the structure (including the metal decking)*
 - b. *Removal/ Replacement of the "The 19th Hole" roof including metal decking, joists, and beams.*
 - c. *Repair of the below grade wall including ensuring proper drainage is re-established behind the wall. The wall tilt should be corrected/ stabilized with dead man anchors or soil nails. The wall should be reinforced with steel reinforcement and filled with grout to ensure stability.*
 - d. *During remodel, the interior walls, exterior walls, and roof should be inspected to ensure structural integrity of the building.*



**Before any work can proceed past the work noted in the Allen Browning structural evaluation report dated February 10, 2025, an engineer must inspect and accept with an acceptance letter all structural repairs prior to any work being covered. The acceptance letter must be sealed by a Tennessee registrant and provided to our office prior to the continuance of work. A final structural evaluation will need to be completed by a Tennessee registrant for the entire structure to ensure that the building is structurally adequate prior to the issuance of a certificate of occupancy.*

Stipulation:

1. Please provide a detailed report from a licensed sprinkler contractor detailing the work needed to reinstate the existing sprinkler system to a fully operational working system. If the extent of work involved meets our definition of construction, then a complete set of sprinkler shop drawings with calculations and manufacturer cut sheets showing listing of fire protection systems must be submitted by a Tennessee registered sprinkler system contractor for review and approval prior to installation in accordance with Rule 0780-02-07-.09. The sprinkler shop drawings, calculations, & manufacture's cut sheet package must be reviewed and approved by the fire protection engineer of record (processed with the engineers shop drawing review stamp) prior to the submittal to the State Fire Marshal's Office.

Note that stipulations must be satisfied by sealed construction documents before such work is performed. A Certificate of Occupancy (CO) will not be issued if stipulations are not satisfied. Rule 0780-02-03-.09.

If this is a "phased construction" project, construction may not proceed past the approved stage.

No approval of plans, or failure to review, plans, and specifications by the Division shall relieve the owner, developer, contractor, or designing architect or engineer of their respective responsibilities for compliance with applicable codes respecting fire prevention, fire protection, and building construction. Rule 0780-02-03-.05.

Approved plans are available electronically at <https://apps.tn.gov/tnsfmo/>. They must be printed with all markups and stamps and placed at the project site prior to construction. They shall be available to the State Fire Marshal's Office inspector and retained until a CO has been issued by the Division. Failure to have the plans at the site and available to the inspector may be grounds for a Stop Work Order to be issued. Rule 0780-02-03-.05.

All subsequent construction document revisions that impact the approved plan's fire prevention, fire protection, or building construction safety must be submitted to this office for review and approval.

The project's contractor must contact the Tennessee State Fire Marshal's Office inspector prior to construction to ensure that the proper inspections are performed.





Field Verification:

Engineered wood truss drawings and/or engineered steel joist drawings must be submitted for approval to the architect or engineer of record prior to installation. Engineer's approval should be verified by one of the following:

- signed and dated Shop Drawing Review Stamp, or
- signed and dated letter stating acceptance

A CO will be issued after work is completed and all inspections are performed and satisfied. The building must have a CO before it may be occupied. Rule 0780-02-03-.09.

Sincerely,

Jeremy Hubanks, Plans Examiner II
Codes Enforcement Section

cc: Jeff Cox, SFMO Fire & Building Codes Inspector
Michael Myers, SFMO Fire & Building Codes Supervisor

Attachment: Requirements for Inspections of Construction (3 Sheets)
Request for Phased Approval of Plans (3 Sheets)
Structural Evaluation (4 Sheets)
Approved Drawings (6 Sheets)

Approval: Occupancy Type- R-1, 2-Story (Basement), Construction Type: III-B, Sprinklered



Inspection Information for Construction

This document provides information to assist contractors with State Fire Marshal's Office inspections. Many building projects have multiple Authorities Having Jurisdiction and consultation with those authorities is needed to meet their requirements. This is not a code checklist. It contains information pertinent to most new building projects; however, additional requirements may apply depending on the specific circumstances of each individual project.

SITE CONSTRUCTION DOCUMENTS

1. State Fire Marshal's Office (SFMO) approved architectural plans must be at the site before construction begins and must remain there until a Certificate of Occupancy is issued;
2. Grading and site preparation may begin prior to plan approval;
3. If a fire sprinkler system is installed, approved sprinkler plans must be on site prior to installation of underground or aboveground piping;
4. If a commercial kitchen hood and duct system is installed, the design intent must be on the approved plans. Shop drawings do not require approval;
5. A copy of the Tennessee contractor's license must be available for all bids over \$25,000;
6. A copy of the Tennessee electrician's license must be available;
7. A copy of the Tennessee fire alarm contractor's license must be available where fire alarm work is performed or a written exemption certificate from the contractor's board. All fire alarm work including wiring, installation of components, etc. must be done by a fire alarm contractor or exempted electrical contractor;
8. A copy of the Tennessee licensed portable or fixed fire suppression contractor's license must be available for applicable work;
9. A copy of the Tennessee licensed fire sprinkler contractor's license must be available for all work beginning at the Point of Service (where water is used solely for fire protection). This includes underground water lines used solely for fire protection.

FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

1. Fire department access roads and lanes must be provided. Fire hydrants must be provided before combustible materials are on site;
2. Buildings four (4) or more stories in height shall be provided with at least one (1) standpipe. Standpipes shall be operational when the building is 40 feet above the lowest level of fire department access. Fire department hose connections must be at accessible locations adjacent to usable stairs. Standpipes shall be extended as construction progresses to within one (1) floor of the highest point of construction having secured decking or flooring;
3. Stairways are required where the building is constructed to 50 feet or four (4) stories;
4. Required means of egress for existing buildings must be maintained during construction.



Inspection Information for Construction

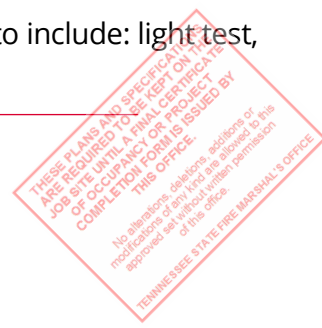
REVISIONS TO APPROVED PLANS

The building must be built according to the State Fire Marshal approved plans. Change orders, revisions, etc. that impact building, fire or life safety of the project cannot be made until the revisions are approved in writing and the plans are at the site.

INSPECTIONS

Contact your local SFMO inspector at least five (5) days prior to an inspection. Failure to schedule an inspection may result in costly repairs from exposing covered construction, or a Certificate of Occupancy not being issued. Inspections are required for:

1. **Foundation:** Inspections are required after poles or piers are set or trenches or basement areas are excavated and any required forms erected and any required reinforcing steel is in place and supported prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, equipment and special requirements for wood foundations. Proper dimensions, installation and size of re-bar must be determined to be compliant by SFMO inspector or a 3rd party inspection service before pouring;
2. **Fire Sprinkler Underground:** Inspections are required after bedding, piping and thrust blocks prior to backfill. Hydro-static tests must be performed and documented. The SFMO inspector must witness the test unless other arrangements are made with the inspector;
3. **Framing:** Inspections are required after roof, framing, fire stopping, draft stopping, bracing, rough-in plumbing, rough-in mechanical and rough-in electrical are in place, and prior to covering walls or ceilings;
4. **Fire Rated Wall/Roof/Ceiling Assemblies:** Inspections are required after drywall, spray applied foam or other system are applied;
5. **Above-Ceiling:** Inspections are required before ceiling installation and after fire sprinkler, final mechanical, final plumbing, fire stopping systems, fire dampers, electrical fire rated wall/floor/ceiling assemblies are in place;
6. **Final:** Inspections are required after all work is complete. The contractor must provide a worker for operation of fire or smoke damper testing, duct mounted smoke detectors, fire alarm devices, test and balance of commercial kitchen hood and duct units, operation of smoke evacuation/management systems. All systems must be operational and the subcontractors must test all systems prior to the final inspection;
7. **Functional tests and documents needed to pass the final inspection are:**
 - a. When required, foundation inspection reports performed by 3rd party inspection services;
 - b. Final electrical inspection approval;
 - c. Functional testing of generator used for life safety systems;
 - d. Functional test of exit signs and emergency lighting to include all means of egress areas and exit discharge to public way. Functional testing to be observed by SFMO inspector;
 - e. Boiler inspections and tagging;
 - f. Functional test of commercial kitchen hood and duct and suppression systems to include: light test,



Inspection Information for Construction

- "puff" test, energy shut-down test, capture and containment test and air balance report. Functional testing to be observed by SFMO inspector;
- g. Functional test of fire alarm and Fire Alarm and Emergency Communication System Inspection and Testing Form per 2010 NFPA 72. Functional testing to be observed by SFMO inspector;
 - h. Functional test of fire sprinkler system and test reports and documentation for underground and aboveground systems. Functional testing to be observed by SFMO inspector;
 - i. Functional test of fire pumps and standpipes and acceptance test reports and documentation. Functional testing to be observed by SFMO inspector;
 - j. Functional test of smoke control systems acceptance test reports and documentation. Functional testing to be observed by SFMO inspector;
 - k. Test and balance reports for commercial HVAC systems;
 - l. Functional testing of shut-down test for HVAC units where applicable. Functional testing to be observed by SFMO inspector;
 - m. Functional testing of access controlled or delayed egress door hardware. Functional testing to be observed by SFMO inspector;
 - n. Elevator approval and acceptance test reports from the state elevator inspector;
 - o. For premanufactured metal buildings or metal framed buildings, inspection reports of structural welds and fastening devices by 3rd party inspection services;
 - p. Emergency responder radio coverage: New buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This shall not require improvement of the existing public safety communication systems. The test should be performed by the local fire department after interior and exterior walls and the roof are constructed;
 - q. Inspection test reports and documentation for applications of fire retardant coatings;
 - r. For gated communities, functional test of security gate or barrier showing they are capable of receiving signals from emergency responders and allowing access.

Disclaimer: This document was developed by the Code Enforcement Section of the Tennessee Department of Commerce and Insurance. To the best of our knowledge, information contained in this document is accurate and reliable as of the date of release; however, we do not assume any liability for the accuracy or completeness.



Department of Commerce and Insurance
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