CITY COMMENTS ++++++++++++++++++++++++++++++++++++++++++++++

Letter to city, with comments from the property owner.

Date: 12/16/22

Project Name: Tire King Auto Service and Car Sale

Address: 1206 Kennedale Parkway, Kennedale, TX 76060

Applicant: Ardalan Wali

Permit: 22-0290

Status: Failed

The City of Kennedale recently conducted a site inspection of the address above. The inspection results listed below will need to be resolved prior to the issuance of a Certificate of Occupancy:

Building Inspection

B101. Provide an accessible ramp into the customer lobby. Slope may not

exceed 2%. N/A, the building was compliant in 2019, see note A

B102. All loose electrical wiring must be removed and/or properly housed and

protected in accordance with the 2017 National Electrical Code. Building owner will take out permit to meet code requirements.

B103. Exit signage not working properly. Building owner will take out permit to meet code requirements.

B104. Provide independent mechanical exhaust for repair garage area (per 2018 IMC). Permit required.

N/A, the building was compliant in 2019, see note A, use was the same

B105. A shop fan appears to have been attached to the building to serve in

place of an exhaust. This must be corrected. Building owner will review this condition and remedy as needed

B106. Provide service disconnect on exterior of building near meter. Permit required. Building owner will take out permit to meet code requirements.

B107. Relabel meter with permanent markings. Building owner will take out permit to meet code

requirements.

B108. Restroom flooring must be repaired. N/A, the building was compliant in 2019, see note A. Building

owner will review this condition.

B109. Provide grab bars in restroom. N/A, the building was compliant in 2019, see note A, but building owner will review this condition. Applicant questions whether the city is requiring ADA on all CO applications where there is no change of use.

B110. Provide manufacturer specifications and anchorage details for proposed

automotive lifts. N/A, not within the purview of the city’s codes.

Fire Inspection

FD101. Provide Illuminated Exit signs at each exit. (Excluding roll-up style doors) Building owner will take out permit to meet code requirements.

FD102. Seal all penetrations in an approved manner. (Holes in interior and exterior walls) It’s unclear why this was listed, or how it violates the codes in place when the prior CO was issued, but owner will review.

FD103. Install metal fab racks for tire storage within building. It is unclear how the city’s ordinances

cover storage racks of the tenant.

FD103. Provide the installation of an approved monitored Fire Alarm System throughout building in

compliance with AHJ, IFC 2018, and NFPA 72 standards. N/A, the building was compliant in 2019, see note A, use was the same. Also, this building is only 2,400 sf, with no door more than 35’ away from a person. Applicant wonders how many CO Applications have been required to have a monitored fire alarm system, especially of this size. This is a noticeable expense, above $10,000.

FD104. Provide approved access and access markings (Fire Lanes). N/A, the building was compliant in

2019, see note A, use was the same. The owner will strip this, to make sure no vehicles block fire access.

FD105. Provide an approved means of egress for office lobby area with approved width of door opening

that meets compliance with AHJ, NFPA 1, IFC2018, and ADA standards. Building owner is confused by this request, is this an ADA issue? but will review.

FD106. Provide Knox Box on exterior of building that meets compliance with AHJ and IFC2018 standards.

N/A on a building, and there is no fence or gate,

FD107. Provide abatement of all electrical hazards throughout building that is compliant with AHJ,

NFPA70, and IFC2018 standards. Building owner will take out permit to meet code requirements.

Building owner will bring building to a compliant state under the elec. Code adopted by the city.

FD108. Provide approved Fire Evacuation Plan. Seems unreasonable on a 2,400-sf building, but owner will review this request.

FD109. Provide the installation of Car Bump Stop Post along front exterior of building (Bay door areas and Front main entrance). N/A, the building was compliant in 2019, see note A, use was the same This request is puzzling, but maybe with more clarity the owner can remedy.

FD110. Provide an approved area outside of building for storage of limited amount of used oils, etc.

With markings. N/A, the building was compliant in 2019, see note A, use was the same, but owner will review, more clarity is needed, and applicant doesn’t expect to accumulate such fluids to the standard for such a storage area.

FD111. Provide a minimum size of 2A;10BC 10lb Portable Fire extinguishers throughout building where required. The building owner will install.

Zoning Compliance

PL101. The property is currently zoned I- Industrial District with CCOD-Commercial Corridor Overlay.

PL102. Vehicle repair, minor and major, are permitted by right in the zoning district. Specific use

requirements apply (See UDC 11.20 &amp; 11.39)

PL103. Vehicle sales are permitted by right in the zoning district. Specific use requirements apply (See

UDC 11.40).

PL104. Salvage operations require a Special Exception Use by City Council. Salvage vehicles bought at

auction, transported to, and stored at the property is not permitted. The applicant is not applying for salvage operations.

PL105. All pot holes and failed areas of the parking lot will need to be repaired. Building owner will

review and comply, though the lot looks normally depreciated. Owner reports that it was repaved within the last 8 years.

PL106. The parking lot will need to be restriped. Parking areas that do not comply with the UDC cannot be counted towards required parking. Building owner will restripe. Parking requirements are N/A, the building was compliant in 2019, see note A, use was the same

PL107. Required parking includes (2) spaces service stall, (2) stacking spaces per service stall, (1) per employee, (1) accessible parking space with loading area. N/A, the building was compliant in 2019, see note A, use was the same

PL108. Accessible parking signage will need to be installed. Owner will post the required signage, though this is also an ADA issue not usually enforced by the city, especially with no change or use.

PL109. Wheel bumps/tire stops will need to be added for each parking space. N/A, the building was

compliant in 2019, see note A, use was the same, but owner will review. This doesn’t appear to be a

health and safety issue.

PL110. Parking lot requires screening. See UDC 13.9. N/A, the building was compliant in 2019, see note

A, use was the same. This request is puzzling, it appears that the city wants the parking area to be

screened, in accordance of the overlay zone. I drove down the parkway, but did not find any other

parking lots screened. Moreover, if all parking lots were screened, the parkway would not be

aesthetically pleasing to look at it.

PL111. Provide required landscaping per UDC Table 13.6: (2) canopy trees,

(1) evergreen, (12) shrubs. N/A, the building was compliant in 2019, N/A see note A, use was the same

As discussed, these findings will need to be resolved prior to the approval

and issuance of a Certificate

of Occupancy. Items included in this list require separate permitting.

END OF COMMENTS+++++++++++++++++++++++++++++++++++++++++++++++