

Trent Mohr

From: [REDACTED]
Sent: Tuesday, March 3, 2026 12:31 PM
To: Trent Mohr
Cc: [REDACTED]
Subject: Re: permit application denial

To: Trent Mohr, Building Official
City of Deadwood Planning & Zoning
108 Sherman Street
Deadwood, SD 57732

March 3, 2026

Re: Appeal of Permit Denial – Temporary Tent Structure (March 2, 2026)

Dear Mr. Mohr,

I respectfully submit this appeal of the March 2, 2026 denial of our permit application for the proposed temporary tent structure .

The denial referenced Section 3103.3 of the 2021 International Building Code (IBC) regarding fire separation distance and Section 3103.8.2 of the 2021 International Fire Code (IFC) regarding proximity to lot lines and obstruction of an exterior exit . In response, we have revised the proposal to directly address these concerns and to enhance overall life safety beyond minimum requirements.

1. Voluntary Installation of a Residential Sprinkler System

Although not required for this temporary structure, we are proposing the installation of a residential-style automatic sprinkler system within the tent. We acknowledge that this system does not meet the full commercial NFPA 13 standard; however, it will provide meaningful active fire suppression capability and significantly reduce fire growth potential and occupant risk.

This voluntary addition is intended as a substantial safety enhancement and demonstration of good faith in addressing fire exposure concerns.

2. Fire-Resistant Treatment of Structural Components

All wooden framework components will be treated with an approved fire-retardant coating to reduce flame spread and surface burning characteristics. Documentation of product specifications and application methods will be provided. This treatment materially improves the passive fire performance of the structure.

3. Reduction in Overall Size and Revised Placement

The footprint of the structure will be reduced to eliminate any obstruction of the adjacent building's exterior exit. The revised layout ensures:

- No interference with required means of egress.
- Maintained clear exit discharge paths.
- Continued compliance with required fire apparatus access.

The re-duction in size also lowers overall occupant load and fire exposure risk.

4. Commitment to Additional Safeguards

It was previously agreed that all other code requirements could be met . With the structural size reduction, removal of exit obstruction, addition of fire-retardant treatment, and voluntary installation of an active sprinkler system, we believe the revised proposal satisfies the intent of Sections 3103.3 and 3103.8.2 by materially improving life safety and reducing fire risk.

We respectfully request reconsideration of the permit application based on these substantial modifications. We are prepared to submit updated plans and meet at your convenience to review the revisions in detail.

Sincerely,

Andy Mosher



Andrew P Mosher

Executive Director
Deadwood Alive



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Andy,

Attached please find attached the denial letter for your permit application.

Follows is a link to the ordinance regarding the appeals process. Paragraph B lists claims an appeal shall be based on.

https://deadwood.municipalcodeonline.com/book?type=ordinances#name=15.01.040_Board_Of_Appeals_And_Examiners

Trent Mohr
Building Official
City of Deadwood
Planning and Zoning
108 Sherman Street
605.578.2082

