

**Chris LaRocque**

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**From:** Chris LaRocque  
**Sent:** Wednesday, October 2, 2024 10:52 AM  
**To:** Scott Obrien  
**Subject:** FW: 1132361 - Gotion Area D Battery Storage @ 333 S Spruce Street, Manteno, IL  
**Attachments:** 1132361 10-2-2024.pdf

For your records.

*Chris LaRocque*  
**Administrator**

*Village of*  
  
**Manteno**  
98 East Third Street  
Manteno, IL 60950  
815-929-4842

**From:** Plan Review <planreview@bfccs.org>  
**Sent:** Wednesday, October 2, 2024 10:49 AM  
**To:** Chris LaRocque <clarocque@villageofmanteno.com>  
**Cc:** rjirsa@epsteinglobal.com  
**Subject:** 1132361 - Gotion Area D Battery Storage @ 333 S Spruce Street, Manteno, IL

Good Day,

We have completed the plan review for Gotion Area D Battery Storage located at 333 S Spruce Street, Manteno, IL.

The Project number 1132361.

Thank you,  
Jean Michels  
Administrative Assistant  
B & F Construction Code Services, Inc.  
2420 Vantage Drive. Elgin IL, 60124  
847-428-7010 Main | 847-428-3151 Fax | [constructioncodes.com](http://constructioncodes.com)

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**Chris LaRocque**

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**From:** Scott O'Brien <sobrien@mantenofire.com>  
**Sent:** Wednesday, October 2, 2024 11:04 AM  
**To:** Chris LaRocque  
**Subject:** RE: [EXTERNAL] FW: 1132361 - Gotion Area D Battery Storage @ 333 S Spruce Street, Manteno, IL

Chris,

Can you provide me with the plans that were reviewed? Thank you!

Scott O'Brien  
Fire Chief  
Manteno Community Fire Protection District  
13 S. Walnut St.  
Manteno, Illinois 60950  
815.468.7100  
[sobrien@mantenofire.com](mailto:sobrien@mantenofire.com)



Chief  
Fire  
Officer

**From:** Chris LaRocque <clarocque@villageofmanteno.com>  
**Sent:** Wednesday, October 2, 2024 10:52 AM  
**To:** Scott O'Brien <sobrien@mantenofire.com>  
**Subject:** [EXTERNAL] FW: 1132361 - Gotion Area D Battery Storage @ 333 S Spruce Street, Manteno, IL

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Administrator

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Cc: [rjirsa@epsteinglobal.com](mailto:rjirsa@epsteinglobal.com)

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## Chris LaRocque

---

**From:** Chris LaRocque  
**Sent:** Wednesday, October 2, 2024 11:17 AM  
**To:** Scott Obrien  
**Subject:** FW: 24249 - Gotion Manteno Areas ABCD - Permit Application #1 / Resubmission #1  
**Attachments:** BFCCS Plan Review Request Form.pdf; HMIS-2024.pdf CS Review.pdf; 20240920-24249 Gotion Area D Permit Revisions Comment Response Letter.pdf; 20240920-24249 Gotion Area D Permit Revisions Drawings.pdf

This was the latest submission of plans for Area D Storage.

*Chris LaRocque*  
Administrator

*Village of*   
**Manteno**  
98 East Third Street  
Manteno, IL 60950  
815-929-4842

**From:** Ronnie Jirsa <rjirsa@epsteinglobal.com>  
**Sent:** Thursday, September 26, 2024 5:05 PM  
**To:** Plan Review <planreview@bfccs.org>  
**Cc:** ptutanes@bfccs.org; Shirley Easwaramurthi <seaswaramurthi@epsteinglobal.com>; Jason Chandler <jchandler@epsteinglobal.com>; Clay Lamb <clamb@epsteinglobal.com>; Chris LaRocque <clarocque@villageofmanteno.com>  
**Subject:** RE: 24249 - Gotion Manteno Areas ABCD - Permit Application #1 / Resubmission #1

Good evening, B&F Team:

Please reference the attached resubmission package for B&F project #1132361. As requested, we have included the BFCCS Plan Review request form. Please let me know if there is anything else needed at this time.

Thank you

**Ronnie Jirsa**  
Project Manager

**EPSTEIN**  
D +1-312-429-8224  
C +1-847-404-9902

**From:** Ronnie Jirsa  
**Sent:** Thursday, September 12, 2024 10:42 AM  
**To:** Plan Review <planreview@bfccs.org>  
**Cc:** ptutanes@bfccs.org; Shirley Easwaramurthi <seaswaramurthi@epsteinglobal.com>; Jason Chandler <jchandler@epsteinglobal.com>; Clay Lamb <clamb@epsteinglobal.com>; Chris LaRocque <clarocque@villageofmanteno.com>  
**Subject:** 24249 - Gotion Manteno Areas ABCD - Permit Application #1

Good afternoon, B&F Team:

Please reference the attached permit application and drawings dated 8/26/24, prepared by Epstein, for the Area D Temporary Battery Storage phase of the 24249 ABCD renovation. We will be submitting permit applications in multiple phases for the project and the attached application pertains to the first phase to add fire protection within an existing 4-hour rated enclosure we are calling Area D. We kindly request an expedited review.

Please reach out with any questions.

Thank you

**Ronnie Jirsa**  
Project Manager

**EPSTEIN**  
*Building on Experience*

**Architecture | Interiors | Engineering | Construction**

600 West Fulton Street  
Chicago, Illinois 60661-1259  
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C +1-847-404-9902  
[rjirsa@epsteinglobal.com](mailto:rjirsa@epsteinglobal.com)  
[www.epsteinglobal.com](http://www.epsteinglobal.com)

**Mission**  
Epstein is a multi-disciplinary design and construction company focused on serving our clients, empowering our employee-owners, and enhancing our communities.

## Chris LaRocque

---

**From:** Chris LaRocque  
**Sent:** Wednesday, October 2, 2024 1:22 PM  
**To:** Plan Review  
**Subject:** RE: 1132361 - Gotion Area D Battery Storage @ 333 S Spruce Street, Manteno, IL

Please advise what inspections you require during construction of this project so I can make Gotion aware of when they need to schedule all necessary inspections. Thanks.

*Chris LaRocque*  
Administrator

Village of   
**Manteno**  
98 East Third Street  
Manteno, IL 60950  
815-929-4842

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**Cc:** rjirsa@epsteinglobal.com  
**Subject:** 1132361 - Gotion Area D Battery Storage @ 333 S Spruce Street, Manteno, IL

Good Day,

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The Project number 1132361.

Thank you,  
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Administrative Assistant  
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## Chris LaRocque

---

**From:** Plan Review <planreview@bfccs.org>  
**Sent:** Wednesday, October 2, 2024 4:27 PM  
**To:** Chris LaRocque  
**Cc:** ryane@shamrockfireprotection.com  
**Subject:** 1132361 - Gotion Area D Battery Storage @ 333 S Spruce Street, Manteno, IL  
**Attachments:** 1132361 10-2-2024(2).pdf

Good Day,

We have completed the plan review for Gotion Area D Battery Storage located at 333 S Spruce Street, Manteno, IL.

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Thank you,  
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Office & Shipping:  
2420 Vantage Drive  
ELGIN, IL 60124

CORRESPONDENCE:  
P.O. BOX 5178  
ELGIN, IL 60121-5178

**B&F CONSTRUCTION CODE SERVICES, INC.**  
**Building & Fire Protection Plan Review**  
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Phone (847) 428-7010  
Fax (847) 428-3151  
[constructioncodes.com](http://constructioncodes.com)

October 2, 2024

To Whom It May Concern  
Village of Manteno  
98 East Third Street  
Manteno, IL 60950

RE: **Gotion Area D Battery Storage**  
**333 South Spruce Street, Manteno, IL**  
**Project No. 1132361**

To Whom It May Concern,

The plans and/or documents submitted were reviewed for compliance based on the codes and ordinances adopted by your municipality as listed on the previous plan review(s).

These plans **COMPLY** with the applicable code(s) for the following discipline(s):

**Sprinkler Review No. 1\***

Disciplines noted with an asterisk (\*) comply with the comments on the following page(s).

This review is limited to a review of the information submitted and no responsibility is implied or accepted for results of construction. Failure to identify a code violation does not relieve the owner of the obligation to compliance. Final construction and installations must be in conformance with the code.

Only authority having jurisdiction may grant approval for permit issuance.

Sincerely,



Peter Tutanés  
Technical Advisor & Building Plans Examiner

Report Processed By: cb

CC: [ryane@shamrockfireprotection.com](mailto:ryane@shamrockfireprotection.com)

Service With Integrity

Member  
ICC NFPA IFIA

October 2, 2024

## SPRINKLER PLAN REVIEW NO. 1

PROJECT NAME: Gotion Area D Battery Storage  
PROJECT NUMBER: 1132361  
LOCATION: 333 South Spruce Street, Manteno, IL  
CODE(S) REFERENCED: 2015 International Building Code  
2013 NFPA 13 Installation of Fire Sprinkler Systems

These plans **COMPLY** with the above applicable code(s), subject to the following comments.

This review is based on the documents received on September 19, 2024.

1. The local fire official shall field verify that the Fire Pump Room meets NFPA 20 and Section 913 of the International Fire Code. The room shall have the following features and requirements:
  - a. A minimum one-hour (1-hr.) fire barrier and one-hour (1-hr.) horizontal separation
  - b. That a permanent and suitable means is provided to maintain the temperature above forty degrees Fahrenheit (40°F) for the pump room.
  - c. Ensure that sufficient working room is provided to replace any equipment.
  - d. Adequate Ventilation has been provided.
  - e. Confirm that the room free from storage.
  - f. Emergency Lighting has been provided.
2. Provide copies to the local fire official, prior to or at time of inspection, of the annual fire sprinkler system inspection and test, including the annual backflow prevention assembly test, to ensure the existing system is being properly maintained, and will operate as expected.
3. The following inspections and testing shall occur for the underground piping. The local official shall have a minimum forty-eight hour (48-hr.) notice of the test. They shall include but are not limited to:
  - a. Underground piping, thrust blocks, and restraints shall be visually inspected prior to being covered. The local authority having jurisdiction shall be consulted on what relevant department shall complete the inspection. A copy of the inspection shall be provided to the local fire official prior to the flushing and hydrostatic test.
  - b. Underground flushing shall be completed prior to the fire service main before the backflow assembly is installed and put into service. The underground piping flushing flow rate shall be not less than one (1) of the options listed in NFPA 24. A copy of the testing documents shall be presented to the local fire official at the completion of the test.
  - c. Underground hydrostatic shall be completed prior to the fire service main from being covered. The piping shall be hydrostatically tested at two hundred pounds per square inch (200 psi) minimum and shall maintain that pressure at +/- five pounds per square inch (+/- 5 psi) for two hours (2 hrs.).

**Gotion Area D Battery Storage**  
**Project Number: 1132361**  
**Sprinkler Plan Review No. 1**  
**October 2, 2024**

4. The following inspections and testing shall occur for the aboveground piping. The local official shall have a minimum forty-eight-hour (48-hr.) notice of the test. They shall include but are not limited to:
  - a. Perform a main drain test before work is started and once work is complete to ensure system functionality.
  - b. All aboveground piping and attached apparatus subjected to system working pressure shall be hydrostatically tested at two hundred pounds per square inch (200 psi) and shall maintain that pressure without loss for two hours (2 hrs.).
  - c. The fire pump, jockey pump, and associated equipment shall be tested per NFPA 20.
  - d. All specialty suppression systems and required detection systems shall be inspected and tested per their appropriate standard.
  - e. All aboveground piping shall be visually inspected prior to the pipe being concealed and prior to the building final.

## Chris LaRocque

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**From:** Chris LaRocque  
**Sent:** Thursday, October 3, 2024 7:47 AM  
**To:** Scott Obrien  
**Subject:** FW: 1132361 - Gotion Area D Battery Storage @ 333 S Spruce Street, Manteno, IL  
**Attachments:** 1132361 10-2-2024(2).pdf

For your records.

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**Administrator**

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