

Liquor License Building Division Review

Name of Business: Dirtwater Springs
Address: 586 W Apache Trail
Liquor License Applicant: Brenda Barnhum
License requested: Series 12
Date of Inspection: 3/7/2018

Background-

Dirtwater Springs is a long running Apache Junction bar and restaurant, held by the previous owner for a number of years. The new owner is pursuing a Series 12 Liquor license. The restaurant contains two indoor seating areas and two exterior seating areas and a bar area. There is a small platform for musical performances in the rear patio area. The Dirtwater Springs has a full service menu.

Findings

Dirtwater Springs is an existing restaurant and bar, with a multi-year history of liquor sales. The building pre-dates the requirement for fire suppression based on its use as an assembly occupancy bar/restaurant with more than 100 occupants.

Inspection

Dave Zellner performed an inspection of the building on March 7, 2018. The primary focus of the inspection is to check for issues related to large assembly buildings with cooking facilities. Issues with exiting/egress, unpermitted work, occupant load, general fire hazards and proper maintenance and function of the mechanical systems are of concern.

The inspection found multiple issues including egress/exiting issues, unpermitted work, commercial kitchen ventilation exhaust system issues, fire hazards, improper use of outdoor heaters, use of extension cords, gas appliance without proper combustion air, storage of flammable gas inside the building, and more.

Some of the issues are easily corrected and a few had been noted by the fire inspector. Many of the issues will take time to correct.

I was able to discuss many of the issues with new owner Brenda Barnhum. She provided additional information on some of the issues, and I identified, for her, many of the issues and the reasons they were a concern. We, also, discussed what would be involved in correcting them.

Building Division Recommendation

There are significant concerns regarding safety of the occupants and the potential for fire in and outside the building. I believe the new owner has intention to resolve these issues and it is hoped we can work successfully together to bring the building into compliance with the minimum requirements of the code.

The Building Division recommends approval subject the new owner acknowledging that the issues need to be resolved expeditiously based on their immediate hazard level and cost to correct.

As we have done with other owners the Building Division will work together to find the best answers which provide the minimum safety and protection required by the adopted codes and ordinances.