

30 August 2019

Donald Serotta, Planning Board Chairman
Chester Town Hall
1786 Kings Highway
Chester, NY 10918

Re: Donnelly- Sugar Loaf – 1355 Kings Highway
Broccoli Patch Development

Dear Don,

Pursuant to your request we have reviewed the above referenced site plan dated January 7, 2019 regarding fire department access. Based on my review of the site plan I offer the following comments:

1. The potential need for automatic fire sprinklers will be made once the architectural plans are prepared. Typically, architectural plans including the potential need for fire sprinklers are not prepared until the project is through the Planning Board process. The International Building and Fire Code – 2015 dictates when and where fire sprinklers may or may not be required. The Building and Fire Code allows multiple uses on the same property and within the same structure. The code dictates the need for fire walls, fire barriers and sprinkler systems based on the uses.
2. Chapter 5 of the IFC- 2015 addresses fire department access. Per Chapter 5 the following needs to be addressed:
 - a. **Section 503.1.1 – Buildings and Facilities-** Fire apparatus access roads shall be within 150 feet of all portions of the building. If the distance from the fire apparatus to any point around the perimeter of the building is more than 150 feet, an additional fire access road is required. Demonstrate compliance with this section.

- b. **Section 503.2.1 – Dimensions-** Requires a minimum 20-foot fire access road. Portions of the access road are less than 20 feet. Revise per the code.
- c. **Section 503.2.4- Turning Radius-** The turning radii in the parking lot do not appear adequate for fire apparatus. Discuss with the Fire Chief the radii required for the Fire District's equipment.
- d. **Section 503.3- Markings-** A fire lane should be marked on the plan and painted on the surface in the field.
- e. **Section 503.4.1- Traffic Calming Devices-** There appears to be a landscape island in front of the portico. At a minimum the area should have a mountable curb for fire apparatus. The radii of the island should also be reviewed for fire truck access.
- f. **Section 507.5- Fire Hydrant System-** On-site fire hydrants shall be provided if the nearest fire hydrant is more than 400 feet away and if fire protection is available within the district.

3. IFC – 2015 Appendix D – Fire Apparatus Access Roads

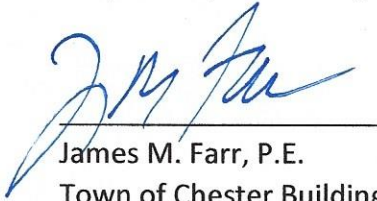
The requirements of this section must be complied with including:

- a. **Section D103.1 Access Road Width with a Hydrant-** Where a fire hydrant is located on a fire access road, the minimum road width shall be 26-feet
- b. **Section D103.4 – Dead Ends –** If the access road is more than 150 feet long, a turnaround is required per Table D103.4. It appears that the access road is more than 150 feet which would require a turn around.
- c. **Section D103.6- Signs-** Signs shall be provided and shown on the site plan per the section.
- d. **Section D105 – Aerial Fire Apparatus Access Road-** If the building exceeds 30 feet in height, the requirements of this sections are applicable. The site plan only notes that the building is less than 35 feet but doesn't state a height.

I recommend that the applicant's design professional meet with the Fire District's Chief to review the site plan and provide his comments to the Board.

Should you have any questions or comments, please call me at (914) 474-1980 or e-mail me at JFarr@Farr-Engineering.com.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'J M Farr', is written over a horizontal line.

James M. Farr, P.E.

Town of Chester Building Inspector