



**ANNAPOLIS FIRE DEPARTMENT
FIRE MARSHAL'S OFFICE**



*145 Gorman Street, 3rd Floor
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PLAN REVIEW COMMENTS

DATE: 12 February 2018
TO: Bay Villiage Assisted Living, LLC.
PERMIT #: BLD 18-0027
FROM: Capt. Muhitch
RE: 979 Bay Villiage Drive

Approved

Disapproved

Revisions Required

Approved with the comments

COMMENTS:

1. The plans were reviewed under NFPA 1 (2015), NFPA 101 (2015) & the IBC (2015).
2. A thorough review could not be completed due to limited information with respect to use group designation, and demonstration of NFPA 101 code compliance. The City of Annapolis FMO recommends having a discussion between the architectural team, the FMO and the City of Annapolis Department of Neighborhood and Environmental Programs (DNEP) prior to resubmittal to determine appropriate use group designations as they relate to the construction type and the number of stories allowed by NFPA 101. Prior to the discussion the FMO will require a detailed NFPA 101 code analysis which will need to be evaluated by the FMO prior to the meeting.
3. Given the above noted concerns, the City of Annapolis FMO could not complete a thorough review; however, we offer the following items to consider prior to completing the NFPA 101 code analysis. Please note the following items are not to be viewed as a "punch list" of comments, rather they are items that the FMO feels are worthy of addressing during this review.



410-260-2202

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4. The City of Annapolis FMO feels more discussion needs to be had to feel confident in the IBC and NFPA 101 use group designations the current building has been designed for. The FMO feels all occupants are not capable of self-preservation in the event of an evacuation and the IBC use group designation of I-2 and the NFPA 101 designation of Healthcare would be more appropriate.
5. Per NFPA 101 section 4.6.3(5) the parking garage should be counted as a story for healthcare areas. Therefore per table 18.1.6.1 a second story is not permitted for a construction type of V(111). Please provide additional detail within the requested NFPA 101 code analysis. (Also, note: per NFPA 101 section 3.3.126.1 item #2 it appears the lowest level/basement should be considered as the first story since the main level floor is greater than 12ft from the garage entrance.)
6. Please provide MEP's with signed professional engineer seals.
7. Please provide additional detail for the fire sprinkler, fire pump and fire pump room design criteria to allow adequate FMO review to prove adequate water flows and pressures can be provided to the building from the City of Annapolis DPW and the fire pump room is adequately protected and located.

Items include but are not limited to the following:

- a. Provide fire sprinkler types (wet/dry), design densities and remote area of application to determine the required sprinkler system flow.
- b. Provide a copy of a recent fire hydrant flow test performed by a fire sprinkler contractor and witnessed by the City of Annapolis FMO.
- c. Indicate the location and sizes of the water supply piping from the flow test to the suction side of the fire pump.
- d. Provide proposed fire pump sizing/pump schedule.
- e. Provide adequate information to show compliance with NFPA 20 (2013) section 4.12.1.1 and IBC section 913 which detail the requirements for a fire pump room which include but are not limited to the following:
 - i. Fire pump room fire rating.
 - ii. Fire pump location. (This will need to be discussed with the FMO in accordance with NFPA 20 section 4.12.1.1.3.)
- f. Standpipe design criteria and standpipe locations for compliance with IBC section 905.3.
- g. Standpipe locations around horizontal exits for compliance with IBC section 905.4(2).



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8. Please note table A.7.6 of NFPA 101 limits healthcare use group dead end corridors to 30 ft in a fully sprinklered building.
9. Please provide additional detail to demonstrate compliance with interior finishes for compliance with NFPA 101 and the IBC.
10. Please provide additional detail demonstrating compliance with IBC section 1011.8 for the grand stair since the vertical rise limitation of 12 ft without a landing is exceeded.

As stated above, please do not view this review as a comprehensive punch list of items. Due to the uncertainty of FMO agreement with proposed use groups and the omission of an NFPA 101 code analysis this review could not be completed in detail.

If you have any questions, please contact Capt. Muhitch at 410-260-2202.