



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



145 Gorman Street, 3rd Floor
ANNAPOLIS, MARYLAND 21401
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PLAN REVIEW COMMENTS

DATE: 29 October 2020
TO: Chesapeake Contracting Group
PERMIT #: BLD 20-0503
FROM: Capt. Zapata
RE: 106-108 Annapolis Street

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. NFPA 101 section 30.2.4.4 and 30.2.4.6 require 2 exists from the residential floors unless all of the conditions are met for a single exit. Please provide additional detail demonstrating compliance with these sections to maintain a single exit design.
3. Corridor walls are required to be a ½ hour fire rating and corridor doors are required to be a 20 minute fire rating for the residential floor per NFPA 101 sections 30.3.6.1.2 and 30.3.6.2.1 respectively. Please modify the fire ratings as needed.
4. The 2nd Floor residential common path of travel (in the corridor) exceeds the allowable 50 ft (per table A.7.6 from NFPA 101). Please coordinate the design as needed.
5. Please provide additional information demonstrating compliance with NFPA 101 sections 7.5 and 7.5.4 (referenced by section 30.2.5.1) which requires an accessible means of egress due to the use of an elevator in the design (which allows severe mobility impaired occupants).



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6. Per NFPA 101 (2015) table A.7.6 the common path of travel in the garage can not exceed 50 ft. The common path of travel from the small storage room in the lower left corner (plan view) of the parking garage to the hallway near the stair is the common path of travel which exceeds 50 ft.
7. Door 002B shown on sheet A1.0 encroaches on the path of egress due to the door swing. Please modify for compliance with NFPA 101 section 7.2.1.4.3.1.
8. The City of Annapolis FMO recommends conducting a water flow test near the site. The code analysis applies an NFPA 13 sprinkler system throughout which requires a higher level of water flow and pressure than may be available. (Specifically, the concern is the demand for a dry pipe system in the combustible concealed space (attic) between the residential portion of the building and the roof.
9. The design is shown with a 4-inch water supply for the fire sprinkler system. Preliminary calculations done by the FMO indicate this may not be an adequate diameter for the supply line.
10. Please indicate the requirement smoke detectors and heat detectors to be provided in the elevator shaft for compliance with NFPA 72.
11. Please note: the fire alarm notification devices shown for the residential floor are not detailed enough to demonstrate ADA and NFPA 101 sleeping room compliance. Further review of these fire alarm requirements will be evaluated during the fire alarm trade permit review. (Refer to section 907.5.2.3.3 of the IBC (2015) and section 30.3.4.3.1(1) of NFPA 101 (2015)).
12. Please provide additional detail demonstrating NFPA 101 section 8.7.1.2 compliance for the means of egress from the assembly use area on the 1st floor egress through the hall/corridor adjacent to the storage areas.
13. Per NFPA 101 section 30.2.2.1.2 the stair doors are required to have 1 hour fire ratings. The ratings noted on sheet A9.0 show 45 minute fire ratings. Please modify as needed.
14. Please review and revise the requirements for fire rated doors. There appear to be doors not matching the fire rating of the walls. (An example is the doors located on the 1st floor exterior side walls (#101A and #107).
15. Please note the requirement (within the code analysis) to have 1 hour fire rated exterior walls at columns A and E per IBC (2015) table 602 due to the fire separation distance from the property lines.



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16. Please indicate the means to prevent exiting through the parking garage level from the upper levels (ie., a gate that prevents 2nd and 1st floor egress from continuing to the Basement) since the Basement level of the stair does not discharge directly to a public way.
17. Sheet P0.1 "Sprinkler Performance Specification" Note #1 references NFPA 13R and NFPA 14, which are not part of the Life Safety/Building Code Review requirements on sheet LS0.0. Please remove to convey a full NFPA 13 fire sprinkler system is to be provided by the fire sprinkler contractor and no standpipe system is required.
18. Sheet P0.5 "Sprinkler Service Riser" notes one dry pipe zone. Three may be required. One for the garage, one for the combustible overhangs and one for the attic. Please modify.
19. Please indicate the locations of the Duct Detectors needed for coordination with the fire alarm plan review which will be under separate permit and review.
20. The two-way communication call station required in the elevator lobbies shown on sheet E.5.1 references IBC (2009). IBC (2015) section 1009.8 should be referenced.
21. Please note: Future fit-outs of the A-2 uses of this building may trigger voice evacuation at that time.
22. Please note the UL number associated with wall type X1W6B on sheet A0.1.
23. The City of Annapolis FMO requires the fire department connection to be a UL-listed, 4-inch Storz connection on a 30 degree bend with a lockable cap.
24. The City of Annapolis FMO requests all walls are shown with fire rating/wall types on the plan views and sheet LS1.0. (Some only appear on the enlarged details.)
25. Trash Room #103 on sheet M1.1 should have a fire damper on the ductwork penetration into the room to maintain the fire rating of the walls.

Standard Comments:

26. All interior finishes shall be in accordance with Chapter 10 of NFPA 101 and Table 803.11 of the IBC.
27. Fire alarm, fire sprinkler system, and/or special suppression systems and items such as kitchen hood exhaust make-up air have not been reviewed under this submission. Separate permit submittals will be required for these systems if they require modifications.
28. Emergency lighting, exit signs and fire extinguisher placement will be evaluated during the FMO inspections.



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29. The City of Annapolis FMO requires a 4", Storz connection (listed for fire protection service) on a 30 degree bend with a lockable cap for all Fire Department Connections.

30. Please note: the door hardware shall comply with NFPA 101 (2015) sections 7.2.1.5 & 7.2.1.5.10.2 and IBC section 1001.1.9.5.

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