



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

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MEMO

To: Land Use Board
From: Jack Daniels, Fire Official
CC: Jeff Hedden, Fire Chief
Scott Wintermute, Deputy Fire Chief
File
Date: October 4, 2020
Re: Plans for Old 22 Urban Renewal Proposal (Old A&P property); Block 21, Lots 29, 30.01, 31-33

The following items are the result of a review of the revised plans provided to the Clinton Fire Prevention Bureau and the Clinton Fire Department. The plans submitted are dated 9-22-2020 Revision 1, pages 1 through 18. A letter presented by Dynamic Engineering dated 9-23-2020 detailed the responses to the fire prevention comments dated 9-9-2020. The following are the comment/s regarding this resubmission based on the above documents (action items are in red);

1. Knox box locations will be coordinated with the Fire Official/Fire Chief. **This needs to be noted on the plans.**
2. Installation of the fire alarm annunciation will be coordinated with the Fire Official/Fire Chief. **This needs to be noted on the plans.**
3. No parking Fire Zone/Fire Lane signage appears to have been addressed.
4. Fire Lane and Fire Zone areas are indicated to become part of the local municipal ordinance authorizing local enforcement of these areas. This will require an ordinance change by the Town Council
5. A full NFPA 13 sprinkler system is desired throughout the entire structure. This is due to the documented "commercial" multifamily residential structure fires that have demonstrated the need for this type of fire protection. Please identify the type of sprinkler system to be installed.

It is noted on the revised plan page 7 that there will be a coordination of sprinkler system to be installed however no is determination stated with regard to the type of sprinkler systems associated with the commercial stores compared to the residential occupancy. The commercial stores will require a full NPFA 13 sprinkler system. Will the residential sprinkler system be a separate system or tied into the commercial system? What is the applicants plan for the residential sprinkler system type?

6. The fire hydrants must be active, tested and approved for use before combustible materials are placed on site
This has not been addressed. The fire hydrants provided the necessary water supply for fire protection and therefore are required to be active, approved and operational prior to combustible materials being placed on the site as per the Uniform Fire Code, 2015 NJ IFC 3312.1 and NFPA 241-13 as referenced in Chapter 33 of the UFC under Scope, 3301.1
7. Edge markers are noted at entrance to the proposed grass paver fire access lanes. Edge markers are needed along the entire easterly grass paver access lane to depict the drivable edges.
8. The fire lane access "gate" notes have been corrected
9. An additional fire lane emergency access is needed out of flood plain area. The location of the additional access lane is to be along the westerly side at the corner of the neighboring parking lot area. This will provide an access lane that is not within the designated flood plain.
This is being investigated and it still needs to be documented accordingly. There is presently no emergency access indicated that is not within the special flood hazard area
10. The underground storm water storage system structural capability is reported to be adequate
11. The applicant has indicated that a full-time maintenance staff will be responsible for maintaining access via the fire lanes as well as the paved areas. This needs to be indicated on the plans.
12. The Easterly grass paver emergency access lane has been modified to provide access from the existing driveway that leads to the residential structure to the northerly side of the property.
13. Landscaping that appeared to block fire lane access has been removed
14. Landscaping that appeared to block fire apparatus access to the building has been removed
15. Grass paver system specs have been indicated. The system will need to be submitted for review to verify it will be adequate to support the fire apparatus
16. It is noted there are offsite improvements proposed
17. It is noted that there will be a security fencing system and cameras installed prior to construction. This needs to be indicated on the plans.
18. The water supply main size running into the water pits and Old Highway 22 hydrants are noted as 12"
19. It has been indicated that open web truss systems will be used for the construction of the building
20. No solar system is planned for this site or structure at this time. Is there be one planned for the future? (Concern of roof top firefighting issues)
21. Fire Protection Standpipe systems are to be installed during construction. Coordination is still required as to the water feed and connection for the system/s IF they are to be dry type during construction. This needs to be noted on the plans.
22. It is noted that if a fire pump is to be installed it must be coordinated with the fire department. This needs to be noted on the plans.

23. The FDC location is shown along the southerly interior paved driveway area. It is noted that the proper direction that the 5" Storz connection needs to be facing in a westerly direction and that the site plan (pg 4) and utility plan (pg 7) should be coordinated
24. The FDC is noted as a 5-inch Storz type connection
25. The type of construction is noted type V (NJ 2018 IBC) as wood with structural steel. According to that code, a 4-story structure will need to be type VA (5A) fire rated construction. Is that the planned construction (fire rated)?
26. The necessary standpipe has been noted to be active during construction. This needs to be noted on the plans.
27. No offsite improvements planned. The ability of the water main extension will need to be determined once the system is installed to verify that the existing dead-end system water supply and pressure remain the same or have increased. Water flow data needs to be documented prior to the start of the construction and again once the water main system work is completed. Should there be a decrease in the water main pressure or volume additional action will be needed.

As before, the Clinton Fire Official and Fire Department Chief welcome discussions regarding these comments and the project in an effort to streamline these matters. If an additional meeting is desired that may prove helpful. The Clinton Fire Prevention Bureau requires a plan review of any revised plans submitted. I may be reached via cell: 908-468-1696. Should you wish to use email, please contact me via jdaniels@clintonnj.gov. Thank you for your assistance in this matter and the opportunity to provide a fire safety review.