

Dan,

Looking over these drawings, I am glad that the Planning Board asked for Fire Dept input. A couple of things jump out at me about this:

1) Access and egress from the apartments via stairwell entrance in the proposed alleyway. With the proposed 2nd and 3rd floor overhang over the alleyway, firefighters won't have sufficient clearance to place ladders to access the windows on that side of the building. In addition, the tight quarters of that alleyway might prove challenging to access that stairwell door if say, there's a fire in the first floor commercial unit. We had a similar situation when there was a fire at 170 Grand Street, with access to the apartments at the time, being only through a side entrance in a narrow alleyway between 170 and 168 Grand Street. We ended up having to cut our own access to the first floor apartment through one of the front windows of that structure. Also, what if, in future years, the owner of the building that is currently the Harmon Deli wants to add one or two more stories, such as the convenience store at the corner of South Riverside and Benedict Blvd has already done? This overhang will make the gap between the two buildings very tight, causing serious fire exposure issues. The alleyway should also be restricted from being used for storing anything, such as trash receptacles, bicycles, etc, to allow free movement through the alleyway from either end.

2) Access to the rear of the building is lacking. There should be at least a 5 foot access required between the rear of the building and the property line at the rear of the building, adjacent to 44 Wayne Street. Currently, as proposed, there is no safe egress for tenants from the rear apartment bedrooms, nor access for fire department hoses and ladders. This access path should connect to the alleyway on the south side of the building, providing tenants with an escape route if the South Riverside end of the alleyway is blocked. This rear access should also be restricted from being used for storing anything, such as trash receptacles, bicycles, etc, to allow free movement through from the rear parking lot to the alleyway.

3) Will the bedrooms on the second and third floor be required to have emergency escape ladders? With the tight access on the alleyway side, it would be prudent to require that each bedroom have an emergency egress ladder, such as a fold away chain ladder, permanently stored below one window in each bedroom, with sufficient length to reach ground level outside. Something like the Werner Ladders model ESC220 Fire Escape Ladder.

4) Will this project affect anything with the existing Samurai restaurant and if so will that building be brought up to current building codes? Sprinklers and fire alarms are our primary interest, but also the rooftop HVAC unit on the South Riverside Ave southern corner of the building has always given us concerns with this building. If either the eastern or southern walls were compromised by fire, that HVAC unit looks to be enormously heavy and it is resting on two steel beams that are just resting on the parapet walls. We have concerns with that heavy unit causing a collapse and or crushing occupants below it or on the sidewalk in front of the building.

5) Will this building be sharing any utilities, structural elements, wall penetrations, etc with the existing Samurai restaurant building? If so, this needs further discussion with actual details. If not, where will the electrical service enter the building and where will the electric meters and main disconnect be located? If meters are exterior, they should not be located in the alleyway, as they would protrude from the building, limiting movement in the alleyway. Meters should be located either at ground level on the northern exterior wall immediately behind the existing restaurant or in the basement common utility room. Will every unit have gas service or will some only have electric heat, hot water and/ or stoves? If so, will all of the gas meters and shut offs be located in that basement utility room? Building owner shall provide permanently affixed labels for each utility meter with the actual unit number. Labels shall NOT be made using a permanent marker such as a Sharpie.

Signage indicating location of utility room and shut offs inside shall be placed immediately adjacent to the Fire Alarm Control Panel.

6) Will there be any solar panels or standby generators included in this project? If so, where will the emergency disconnects for these be located?

7) Will these units have air conditioning and if so, where is the proposed location of the exterior compressor units? Compressor units should not be located on the alleyway side. They should be located either on the rear of the building in such a way as to not impede egress or access to any bedroom window on that side of the building or shall be located on the roof. Might also be feasible to put them on the northern exterior wall, extending into the space above the existing Samurai restaurant.

8) Will this project lead to the demolition of the sketchy shack out back of the existing Samurai Restaurant that is between the rear of the restaurant and the fence line for 44 Wayne Street? I don't see this demolition called out anywhere on the drawings provided, but I see drainage basins and such in the location that I believe this shack currently occupies.

9) Will this new building have fire sprinklers in the commercial tenant, the 5 apartment units and the basement? If so, where will the proposed Fire Department Connection be? Our preference for this building would be on the side facing South Riverside Ave.

10) Will this new building have a centrally monitored fire alarm system covering all of the occupancies and the basement? If so, where will the Fire Alarm Control Panel be located? Preference is in the common stairwell ground level vestibule.

11) We would like the building owner to provide a Knox key box with a full set of keys to all parts of the building. The Knox Box should be located on the South Riverside Ave. facade of the building, at least 4ft-6in above the finished grade, preferably on the south corner of the structure.

12) For the employee parking in the weird triangle parking lot at the intersection of Wayne St. and Clinton St., the two provisional parking spaces, #36 and #37 would not only block the dumpsters, but it would make removing cars from spots #33, #34 and #35 almost impossible. In the event of a dumpster fire or car fire in this lot, the limited access and the inability to move vehicles out of several spots causes concerns with fire exposures, especially with the proliferation of lithium-ion battery powered vehicles, which can take multiple days to extinguish. If the dumpsters or a vehicle in either #36 or #37 catches fire, it will significantly increase the chances of additional vehicles in the lot catching fire.

13) Which parking spaces shall be designated for apartment tenants? These should be located closer to the Wayne St end of the rear parking lot, such that in the event of a nighttime fire, when tenants are most likely to be home, the fire department shall have better access with a ladder truck at the rear of the building to the rear bedroom windows by parking itself in the rear parking lot.

As of right now, that's all that catches my attention, but I have not had an opportunity to discuss this with either Chief Munson or 2nd Asst. Chief Colombo, who might have additional concerns.

Thank you and have a good weekend,

--Josh Karpoff

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