From: Kokot, Dave
To: Palmquist, Tamara
Subject: Convention Center SEPA Comments
Date: Tuesday, January 29, 2013 9:34:01 AM

I took the Pre Dev notes we did and edited it for the SEPA comments. Thought I would get it done now instead of later.

Water Supply:
Fire hydrants shall be no farther than 500 feet from the Fire Department connections for the building (SMC 17F.080.310). Hydrant spacing shall not be more than 500 feet, within 500 feet of the property line for non-sprinklered buildings and 750 feet of the property line for fire sprinklered buildings (SMC 17F.080.030).

Fire hydrants are required to be along an acceptable path of travel within 600 feet for commercial buildings with fire sprinklers (IFC 507.5.1, exception 2). The access must be along an acceptable path of travel.

Site fire flow will be required to be maintained or provided during construction.

Fire Department Access:
The proposal does not appear to meet the requirements of the Fire Code for fire access, as the access to the north side of the building is being eliminated. The Centennial Trail is a fire access lane, but appears to be too far from the north exposure of the addition to be used for that part of the building. Additional pathways may need to be provided. The fire lane is indicated to the west of the hotel, and needs to be maintained.

In addition, the Fire Department Connection (FDC) for the hotel is located on the north exposure of the building. Fire access needs to be maintained for that FDC.

Fire access will need further review as the project develops. Using the access road under the building is not an acceptable primary access due to the congestion and high risk of going under the building during a emergency event. In addition, it is not clear if fire apparatus could access the new drop-off location.

Fire Department access must be provided to within 150 feet of any point around the outside of a building (IFC 503.1.1). For fully sprinklered buildings, this is extended to 165 feet (IFC 503.1.1, exception 1). Dead-end roads longer than 150 feet need approved fire apparatus turn-arounds (IFC 503.2.5). Fire apparatus turning radius is 50 feet external, 28 feet internal (SMC 17F.080.030.D.3). Minimum height clearance is 13 feet-6 inches (IFC 503.2.1). Fire lanes will have a maximum slope of 10 percent (based on IFC 503.2.7).

Minimum width for fire access is 20 feet, unobstructed (IFC 503.2.1). Buildings exceeding 30 feet in height and will be required to have a Fire Aerial Access lane of 26 feet wide along at least one side of each building (IFC D105.2).

Fire access will be maintained during construction. The fire lanes will be maintained with an all-weather surface (IFC 1410.1). Note that grass block is not acceptable to the Spokane Fire Department due to concerns during winter and the weight of fire apparatus can create issues.

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Spokane
FIRE DEPARTMENT