

217 Kent: Comments from Fire Department

Maria Morelli <mmorelli@brooklinema.gov>

Fri 8/20/2021 3:12 PM

To: Jennifer Gilbert <JGilbert@boballenlaw.com>; 217kentstbrookline@gmail.com <217kentstbrookline@gmail.com>; Stephen Sousa <sousa@sousadesign.com>; Dennis Greenwood <dennis@sousadesign.com>

All

Below please find comments from Fire Captain Todd Cantor. MM

Maria Morelli, AICP

Senior Planner

Town of Brookline

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"Democracy is not a state. It is an act." Rep. John Lewis

From: Todd Cantor <tcantor@brooklinema.gov>

Sent: Friday, August 20, 2021 2:04 PM

To: Maria Morelli <mmorelli@brooklinema.gov>; mark@zurofflaw.com <mark@zurofflaw.com>; Schneider, Johanna W. <jschneider@hembar.com>; Randolph Meiklejohn <rmeiklejohn@verizon.net>

Cc: Polly Selkoe <pselkoe@brooklinema.gov>; Robert King <rking@brooklinema.gov>; Todd Kirrane <tkirrane@brooklinema.gov>; Roland Lankah <rlankah@brooklinema.gov>; Dan Bennett <dbennett@brooklinema.gov>

Subject: RE: 217 Kent: Design Peer Review report

Maria –

I am unable to view the Sketchup drawings in the Dropbox file. Therefore, I can not know whether a review by a Registered Engineer for Fire Department access has been done. If it has not been done already, please have an evaluation done in accordance 527 CMR 1.00 Sections 18.1.1.4 and 1.1.5 and provide the results to this office. The evaluation shall be compared to all parts of 527 CMR 1.00 Chapter 18 allowable in the Commonwealth. Please also provide information as to the nearest fire hydrant. The distance may cause the requirement of a hydrant to be installed in closer proximity to the structure.

The Fire Department is concerned with the spacing between this proposed project and that of the existing building next door. The slope of the access road and the spacing between does not appear as a safe place to operate fire apparatus from. Therefore, it seems that the only place to operate fire apparatus from is the front of the building, which seems to be landscaped with full growth trees. The design of the building stair risers should provide roof access from multiple points throughout the building because the roof access via an aerial ladder would be inherently limited by items indicated in the site plan.

As the fire department understands the plans, the structure of the building is intended to be stick over podium. This type of structure provides an extraordinary fire load to an already densely populated neighborhood. These structures are especially vulnerable during construction, but they can also present a hazard should a fire event ensue and overwhelm the sprinkler system. If the this were to happen, a collapse hazard may exist. This office recommends the consideration of a steel and/or concrete structure, which is inherently resistant to the effects of fire.

As an apparent high rise, this office would like to have the designer of the smoke control systems work alongside an assigned third party special inspector from the inception of this design. If the structure is of stick over podium design, this office also recommends a third party safety inspector to verify the adherence to an accepted NFPA 241 Plan at the cost of the developer. This third party inspector would be working on behalf of the Town and report to Fire Prevention and the Building Department. Another

consideration that is not known by this office at this point is the intent of how parking will be structured. If stackable parking is proposed, the most recent versions of the sprinkler code should be used.

Sincerely,

Todd Cantor, Captain
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