



TOWN OF BROOKLINE  
*Massachusetts*

BROOKLINE FIRE DEPARTMENT  
FIRE PREVENTION DIVISION  
PUBLIC SAFETY BUILDING

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**MEMORANDUM**

May 16, 2022

From: Deputy Chief Todd Cantor

To Whom This May Concern

Subject: Proposed Residential Project at 217 Kent Street

I have reviewed the latest plans and have the following comments and recommendations:

Height / Requirements for High-Rise Buildings

It appears from my review of the civil drawings that the rear of the building where the grade declines may meet the definition of a high-rise building. This building type triggers higher standards for life safety systems; namely, fire alarm requirements, sprinkler systems, pressure system for stairwells, and so on. A registered land surveyor shall provide stamped drawings verifying the height of the building from average mean grade.

**Condition:** If this is confirmed, the building shall meet fire and building code requirements for high-rise construction.

Construction Safety

An NFPA 241 shall be submitted prior to demolition and shall be reviewed and updated throughout the course of construction. It shall be comprehensive enough to cover the demolition and shall include all phases of the project. The plan shall also include direction to the builder that the stair risers shall be constructed in manner that allows for easy access up and down and be available before each floor become walkable. NFPA 241 also requires that a standpipe riser acceptable to the fire department shall be made available once the building reaches 30'.

### Emergency Access

Emergency responders may not opt to drive apparatus to the rear of the building; therefore, the driveway and rear yard does not need to be designed for this type of access. Instead, emergency responder prefer to access the rear of the building through interior stairwells.

The tiered massing of the roof has been redesigned, which is an improvement.

The number of feet to at least two exterior doors is within the maximum distance required for a sprinkled building.

#### **Conditions:**

Interior roof access via a stairway and not a ladder.

Landscaping and other installations shall not provide obstacles to emergency responders.

Fire Department Connections for the sprinklers and standpipes shall be coordinated with the Fire Department.

Please consider roof lighting that is activated upon a device that triggers the fire alarm system.

### Parking Garage / Stackers

**Condition:** Because of the increased density of parked cars stackers provide, the parking garage shall comply with NFPA 13 (2019) Section 4.3.6 as an Extra Hazard (Group 2).

### Front Yard Circular Driveway

The width and radius of the driveway has been improved. However, the corners might still be challenging to access if vehicles were parked there.

#### **Conditions:**

Permit live parking only

### Side Yard Driveway

Width of driveway is acceptable for staging emergency apparatus. No comment on the projection of the bays [According to Planning Department, the Design Peer Reviewer expressed concern for massing.]

#### **Conditions:**

The entire length of the driveway shall be heated to avoid hazardous ice and snow conditions (as proposed in revision)

No greater than a 10% slope (the decision to partially enter the driveway with emergency apparatus would be considered on an individual basis. The slope of the driveway shall allow for fire apparatus to enter and exit upon the length of the driveway without any risk of the apparatus bottoming out. Generally a 10% slope is a good guide.

Designate the side driveway (not the circular driveway) as a Fire Lane to allow Police authorization to tow.

### Kent Street Conditions

The existing conditions for Kent Street are very tight for emergency and following considerations would lessen or at least not worsen these conditions:

#### **Conditions:**

The Applicant shall remove snow mounds on both sides of Kent Street in front of the subject site.

The Fire Department defers to the Transportation Board in regard to moving or eliminating on-street parking across from and along the subject site.