



Fire Marshal Division

November 17, 2020

Andy Barr
125 Whispering Pines Dr.
Spring Lake, NC 28390

**Re: Fairview Apartments
Gallery Drive
Spring Lake, NC 28390**

Application Number BCOM2010-0004

To Whom It May Concern,

Thank you for submitting the plans for the apartments. The plans have been carefully reviewed by a qualified code enforcement official to examine for compliance with the North Carolina Fire Prevention Code and all other fire protection regulatory documents. There are some items that were found during the plan review process that need to be addressed before a final inspection of the new facility can be given. These items are outlined and described below.

- **Fire Alarm Equipment**
 - Systems and their components shall be listed and approved for the purpose for which they are installed.

- **Acceptance tests.**
 - Upon completion of the installation of the fire alarm system, alarm notification appliances and circuits, alarm-initiating devices and circuits, supervisory-signal initiating devices and circuits, signaling line circuits, and primary and secondary power supplies shall be tested in accordance with NFPA 72
 - 100 % testing of devices



- **Record of completion.**
 - A record of completion in accordance with NFPA 72 verifying that the system has been installed in accordance with the approved plans and specifications shall be provided
- **Fire Extinguishers**
 - The fire extinguishers provided shall have a minimum rating of 2A 5B:C and shall not be installed higher than 5 feet above the finished floor
 - Fire extinguishers located in the common areas of the apartment buildings shall be located in the common stairwells and mounted in an approved weather proof container.
- **Physical Address**
 - The physical address of the building shall be posted in a conspicuous place so that it can be seen on approach from the road, access road, and/or parking lot.
 - The numbers used to make up the physical address shall be at least 6 inches in height.
 - The physical address shall be installed on ALL buildings in such a way that the address can be seen from any direction of travel along Gallery Dr.
 - All apartments/storage/mechanical rooms shall be labeled as to their location
- **Group R.**
 - An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.
 - A construction permit will be issued to the installer once detailed plans are supplied to the Fire Marshal's Office for review.
 - No construction may begin before a sprinkler system permit is given. This includes the lead in fire line for the riser.
- **Construction documents.**
 - Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following:
 - A floor plan which indicates the use of all rooms.
 - Locations of alarm-initiating and notification appliances.
 - Alarm control and trouble signaling equipment.
 - Annunciation.
 - Power connection.



- Battery calculations.
 - Conductor type and sizes.
 - Voltage drop calculations.
 - Manufacturers, model numbers and listing information for equipment, devices and materials.
 - Details of ceiling height and construction.
 - The interface of fire safety control functions.
 - The current plans include the basic device layout, but does not include the other required information.
 - All duct detectors shall be interconnected with the fire alarm system.
- **Location of Fire Hydrants**
 - With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved.
- **Fire Department Access**
 - The fire department access shall extend to within 150 feet of all portions of the facility.
 - The fire department access road shall be of an unobstructed width of not less than 20 feet and shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.
 - Fire Department Access must be provided at all times for the Fire Department Connections supplying the sprinkler system.
- **Maintenance of Fire Assemblies**
 - The required fire-resistance rating of fire-resistance-rated construction (including walls, fire stops, shaft enclosures, partitions and floors) shall be maintained. Such elements shall be properly repaired, restored or replaced when damaged, altered, breached or penetrated. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings, and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self-closing or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly
 - Future penetrations to be sealed with some type of removable fire stop.



- **Knox Box**

- A secure key box shall be installed on the new building that houses all keys to all the doors within the building in which the fire department would need access to in the event of an emergency.
- A Knox Box will need to be installed on ALL buildings within the complex (7 buildings total).
- Knox Box ID stickers shall be placed on all exterior doors in which entry to the building may be gained.
- The box shall be mounted not to exceed 48 – 60 inches in height.
- The basic model for the buildings should be at least a selection from the 3200 Series listed on the order form.

- **Notes**

- Please specify the in-consistency in the placement of horns/strobes/horn-strobes on the second and third levels; and the lack of audio/visual devices in some bathrooms/sleeping areas.
- Please call (910) 893-0742 to schedule all inspections.

Thank you again for submitting the plans for the apartments. Please review the plans and adhere to any notes and alterations that were made in addition to the original drawings. These remarks are for the plans that were submitted and its original intent. These remarks do not apply if the original intent changes or what was submitted on the above date changes. If you have any questions, please do not hesitate to call this office

Again, thank you and we look forward to working with you during the construction period!

Sincerely,



D. Banks Wallace
Chief Deputy Fire Marshal