



TOWN OF OLD SAYBROOK
Office of the Fire Marshal
Donn V. Dobson Fire Marshal

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Basic Life Safety Plan Review
Provided for The Land Use Department

The purpose of this review is to ensure basic life safety measures will be provided. It will be the responsibility of the applicant/owner to comply with and secure all necessary permits. A plan review is required by the *The Connecticut General Statutes (CGS)* for any commercial or residential property housing more than two family dwellings prior to the issuance of a Building Permit. This plan review will provide an analysis of *The Connecticut State Fire Safety Code* and referenced Standards.

LOCATION: Ingham Hill & Bokum Roads
APPLICANT/OWNER: River Sound Development LLC, Owner
MAP 55, 56, & 61 LOT 6, 3, 15, 17, 18 NEW CONSTRUCTION RENOVATION
TYPE OF OCCUPANCY: Residential

COMMENTS and REVIEW:

After an on site inspection and review of the submitted plans, this office has the following concerns with relation to Land Use regarding fire protection or life safety at the above stated location:

1. This office will require a **static water supply** system supplied by *Connecticut Water Company* and a need water analysis for fire protection within 6 months of project start date. This analysis will help to determine the final placement of fire hydrants.
2. The Fire Hydrant layout has been marked out on the submitted set of plans.
3. This office will need verification that the water main sizes are sufficient & are of a looped system.
4. Need to make sure that the center driveways access roads are sufficiently wide enough for fire apparatus to enter and operate.
5. This office would like to make sure that the corners on the roads in the village are designed to accommodate fire apparatus.
6. This office would like to make sure that the planting of trees and scrubs are consistent so as not to inhibit the travel or operation of fire apparatus. This is mostly in the village area but would not exclude the single family homes.
7. This office will require that the driveway grades through out the project are consistent & the trajectories of those driveways are designed to accommodate current and future fire apparatus.
8. The maximum distance between fire hydrants shall be no more than 300 ft.
9. Any and all structures shall be no more than 660 ft. from an available water source.

10. The Fire hydrant system shall be in place before construction of any dwellings.
11. Any and all dead end water main(s) shall not exceed 600ft for water main under 10 in. in diameter.
12. The water main shall be not less than a 10-in. main and that it shall be a looped system.
13. The hydrant layout and design plan shall be coordinated with this Office.
14. The water sources shall be located such that the highest required fire flow, but in no case less than 250 gpm (950 L/min), can be established and maintained within a time period approved by the authority having jurisdiction.
15. The driveway grade and design shall allow for adequate maneuverability for fire apparatus and driveway construction shall be such to support fire and emergency apparatus in excess of 48 feet long and 80,000 lbs. Both of these items will be subject to the approval of the authority having jurisdiction, this Office.
16. Every dead-end roadway more than 300 ft (92 m) in length shall be provided at the closed end with a turnaround having not less than a 120-ft (37-m) outside diameter of traveled way.
17. The grade shall be not more than 10 percent. Exception: Steeper grades shall be permitted by the authority having jurisdiction where mitigation measures can be agreed upon jointly by the fire and road engineering departments.
18. At least 13 ft 6 in. (4.4 m) nominal vertical clearance shall be provided and maintained over the full width of all means of access.
19. The fire department shall have vehicular access to all structures under construction at all times. In areas where ground surfaces are soft or likely to become soft, hard all-weather surface access roads shall be provided.
20. Trash and construction debris shall be removed from the construction site as often as necessary to maintain the site in a fire-safe manner.
21. Flammable or combustible liquids shall be stored, handled, or used on the construction site in accordance with the applicable provisions of **NFPA 30, Flammable and Combustible Liquids Code; NFPA 58, Liquefied Petroleum Gases Code and the State of Connecticut Fire Prevention Code.**

Reviewed by:


DONN V. DOBSON FIRE MARSHAL

Date: November 24, 2010

Rev 9/4/04