



Riviera Beach Fire Rescue

Bureau of Fire Prevention

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TO: Mary F. Savage Dunham, AICP, CFM Assistant Director of Development Services
FROM: Frank Stallworth, Fire Plan Reviewer.
DATE: April 16, 2021
SUBJECT: Site plan comments for (SP-21-03) 1301 President Barack Obama Hwy.
PC#56-43-42-33-00-000-3000 & 3010.

Comments

The applicant is proposing to combine the parcels for the intent to provide additional parking and circulation to support the warehouse use, also modifying of existing 120,282sqft building.

The list of requirements below has been provided to assist the contractor/developer in preparing complete submittal, that come into compliance with Florida Fire Prevention Code. All fire submittals shall be complete, as incomplete submittals will delay the review process. This list is not the complete code, field inspections and adjustment may be required to comply with the code. The below comments were referenced from National Fire Prevention Association, Florida Fire Prevention Code 1, 2015, edition, 101.

Motor Fuel Dispensing Facilities and Repair Garages shall come into compliance with NFPA 30-A, 2012 Edition. Facilities servicing or housing vehicles of LP, and other flammable/combustible fueled and carbon monoxide producing, hazardous material detection should be considered and monitored by the fire alarm system. Ventilation of vapors shall come into compliance with NFPA

Safeguarding Construction Alteration and Demolition Operations:

Buildings under construction, adequate escape facilities shall always be maintained for the use of construction workers. Escape facilities shall consist of doors, walkways, stairs, ramps fire escapes, ladders or other approved means or devices. FFPC: 1-16.1.3. Temporary fire protection equipment may be required. Construction work shall comply with the requirements of NFPA 241.

Knox-box key system shall be required for this building. All Gate access and egress points shall be equipped with Know Key Switches or Knox Padlocks. NFPA 1, Chapter 18,

Life safety plans shall include the following:

- a. Travel distance to exits, location of emergency lighting and exit signs. Secondary means of escape, if required. FFPC: 101-7.10.8.5. 2015ed.
- b. Written emergency action plan and diagram. Information can be option at FFPC: 101-4.8.1/2. 2015ed. If applicable
- c. Occupancy load for each room, and total of building or outside event. Note: Buildings with occupancy load of 100+, exit doors shall be equipped with panic hardware.
- d. Indicate location of doors access control devices. Separate permit may be required.
- e. Indicate locations of rated walls.
- f. Fire extinguisher's locations.
- g. Fire alarm location and exterior Knox box location. If applicable.
- h. Indicate if the building is fully protected by fire sprinkler systems or partial or no fire protection.
- i. Fire apparatus plan shall be submitted for review prior to construction. FFPC 1-18.1.3.1.
Note: 20'-00" width and 13'-06 height for emergency vehicles access.

Fire Protection Systems:

Plans shall indicate if the building has automatic fire sprinkler system.

Plans shall indicate if the building has fire alarm system.

Plans shall indicate location of commercial cooking systems, spray-booth, rooms, or other fire protection equipment.

All fire sprinkler modifications and installations shall be completed by a certified fire protection contractor and shall come into compliance with NFPA 13. Separate shop drawings are required to be submitted by fire protection contractor. Reviewed and approval by Fire Prevention Bureau prior to starting work is required.

All fire alarm system installations and modifications shall be completed by a certified fire alarm contractor and shall come into compliance with NFPA 72. Separate shop drawing is required to be submitted by fire alarm contractor. Reviewed and approval by Fire Prevention Bureau prior to starting work is required.

Motor Fuel Dispensing Facilities and Repair Garages shall comply with NFPA 30-A, 2012 Edition.