

From: "John G. Holben" <John.G.Holben@wv.gov>
Date: Thursday, April 18, 2019 at 2:15 PM
To: Laurel Ziemanski <lziemanski@swaninvestors.com>
Subject: RE: HF Fire Chief says you are AHJ on Hill Top

Laurel,

I don't understand why this is such a problem. We discussed at the meeting the route of travel to the proposed hotel would be from Washington Street to Jackson Street which is relatively flat to E. Ridge Street. We were told then that was the route they would use so why is this changing now? Yes the code says 20' wide road, you are making it 24' wide for better access. No parking in area and front of hotel. Reference to propose road to the armory houses which is a path now would be changed to 15'. Myself and ASFM Kilmer agreed that fifteen feet would work. We did not recommend using Columbia Street due to large dip in road at the intersection of Washington Street, but however you would think that would be a minor correction that could be made for be the better to everyone that lives and travels there.

In reference to AHJ yes I am the one but the Fire Chief needs to be able to make that decision on his travel routes to fire scenes. I don't have the problem making that decision on safe travel route so I think we should use the route we discussed. Better road condition for safety of the equipment and personnel. If there is anything else that I can help with feel free to contact me.

John Holben, WVASFM



CORPORATION OF HARPERS FERRY

Interface Utility Coordination w/Fire Marshal

Meeting Minutes

Meeting

Tuesday, August 21, 2018

9:00 a.m.

Town Hall • 1000 Washington Street, Harpers Ferry, West Virginia 25425

Attendees	Company	Attendees	Company
Al Otto	Swan	Wayne Bishop	HF, Mayor
Laurel Ziemianski	Swan	Pat Morse	HF, Coordinator
Yoonho Lee	Gensler	Kevin Hamilton	HF, OCO
Jessie Berg	Gordon DC		
Nevin Kilmer	WV State Fire Marshal's Office (WVSFM)		
John Holben	WV State Fire Marshal's Office (WVSFM)		

Laurel Ziemianski provided a copy of the Hill Top House Hotel's Site/Ground Level Emergency Vehicle Access Plan with red hatching denoting primary firetruck access in red with a red dashed line showing firehose distance from Fire Department access road to all sides of building (plan dated 8/21/18). A black line donates 75' between hydrant and the area they are protecting.

Fire trucks need a 34-foot turning radius. There are no plans in the Town Hall to widen the streets. Per WV Code, the road must be 20 feet. Code NFPA1 Chapter 18.2.3.4.1.1. Jessie Berg stated developer will be modifying Columbia and Washington Streets corner access. SWaN indicated Columbia Street and E Ridge Street will be 24 feet wide to accommodate 2-way traffic. Fire Marshal John Holben stated these are guidelines however in Harpers Ferry we could most likely get waivers due to topography.

John Holben stated (1) WVSFM would need direct access via an outside entrance to the sprinkler room, (2) Need fire hydrant hook up on E Ridge Street hotel side of the building towards Columbia Street intersection (they may use existing hydrant), (3) need to add a new

hydrant near the Lodge on east end of E Ridge St. Nevin Kilmer confirmed a hydrant needs to be 75' from building.

This firefighting plan (attached) states primary access route from firehouse to Hill Top is east on Washington Street to left on Jackson St. (which is relatively flat) to right on E Ridge St. and onward to hotel. John Holben, Jefferson County Fire Marshal stated this is the historical route taken by emergency vehicles and this proposed approach is an acceptable access plan. It was noted that a fire truck can make a 3-point turn on E Ridge Street backing onto the arrival road near the Lodge to turnaround. John also stated this common 3-point turn is acceptable for the plan and fire department access road over underground structure is good. However, it was stated that no parking will be allowed anywhere on E Ridge in front of hotel structure. Hotel and Lodge will have full sprinkler system.

The arrival road behind the Armory houses is showing 20' on the current plan but SWAN prefers to minimize that to 15'. At the site visit following the meeting, John Holben stated that armory house fires would be fought from the arrival road and not from Washington Street. He also approved the width of the arrival road to be 15' by Authorization has Jurisdiction (AHJ). Only the primary firefighting access road needs to meet the code requirements. The final design of arrival road will have a 15' width of pavement, a grass strip next to pavement, then a sidewalk. This is his approved layout. Armory Houses will have sprinkler systems.

Regarding underground parking – Planning a one-level subgrade, double stacked parking, sprinkler system installed. It was suggested to use a stand pipe vs getting a fire engine into the garage.

Regarding the height of the hotel, Nevin Kilmer (Berkley county Fire Marshal, John's backup) stated from ground level to the ceiling of the highest hotel room need to be at a maximum of 40'. If it's more, this will be considered a high-rise. Yoonho Lee: Assuming 9'-0" ceiling at Level 04 and 10'-high truck, the dimension is 37'-5" < 40'-0". Need pressurized stairwells/fans for smoke evacuation. Yoonho Lee noted that the total height of the structure is under 55'.

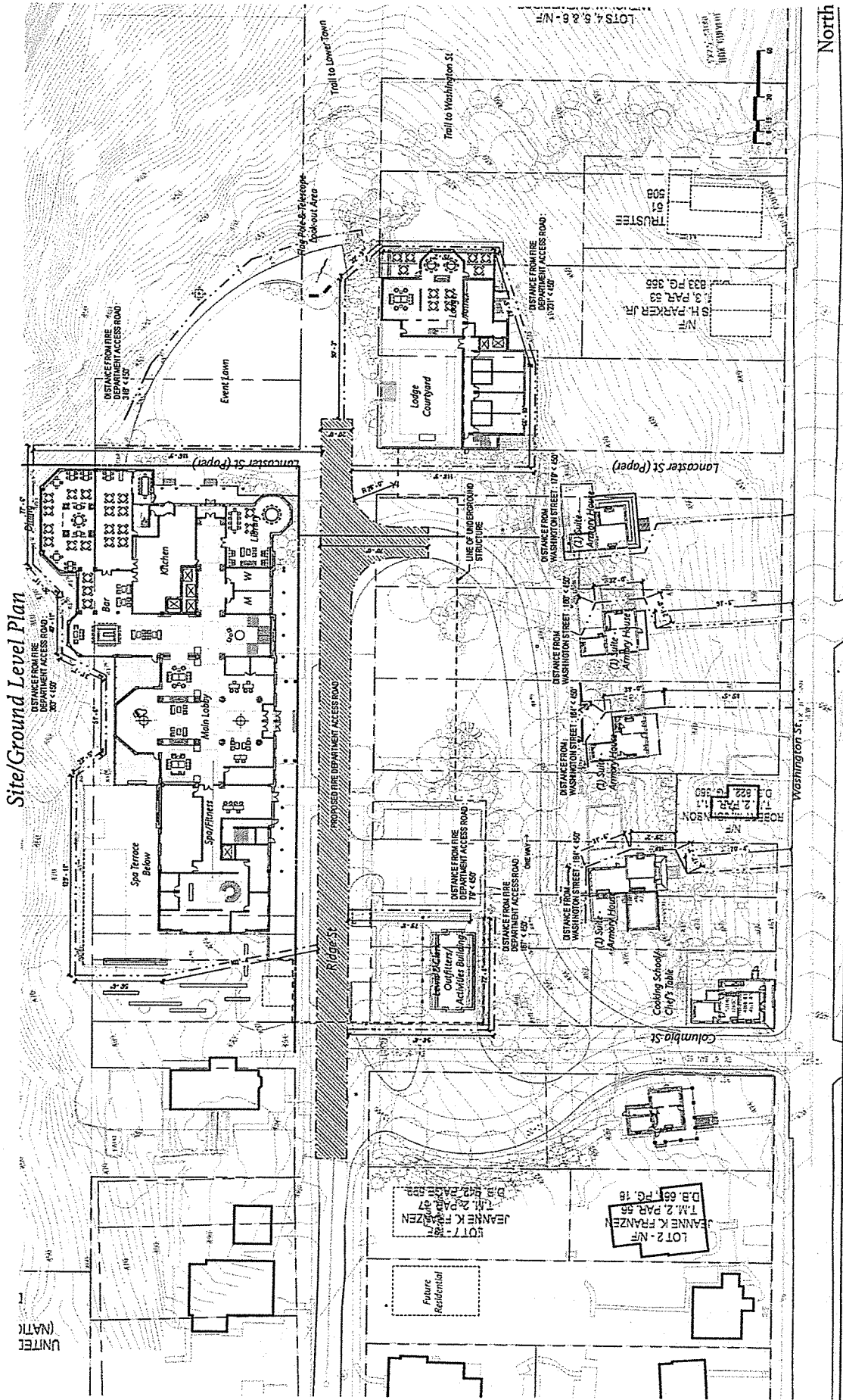
John suggested the hotel review the West Virginia Fire Marshal's web site to find particulars for hotel/motel development fire code(s). The latest edition is dated 2015.

John Holben, Jefferson County Fire Marshal, stated that all completed project plans need to go to Charleston, WV for review—Architectural, fire alarm, sprinkler and hood system plans. SWaN contacted Clyde Cummings, Plans Review Supervisor, to get a nod before presenting full

set of drawings. After sharing plan by email with Charleston Office, Clyde Cummings (Charleston Plan Reviewer) called John at site visit and gave a verbal 'it looks good'. The Mayor has recommended to meet with Charlestown to get their feedback as well.

Al Otto asked about the turnaround time for plan review. John indicated 2-3 weeks for the process and there is a review fee that accompanies the plans when submitted. There is a formula \$/sf.

HILL TOP HOUSE HOTEL



Site/Ground Level Plan



North