



**City of Ann Arbor Fire Department
Fire Prevention Division**

111 North Fifth Avenue
Ann Arbor, Michigan 48104
www.a2gov.org/fire

Phone: 734.794.6979

Fax: 734.761-3592

FILE NUMBER: SP17-009

PROJECT NAME: 1140 Broadway

PROJECT TYPE: New Construction: Multi Residential, Retail, Open Parking Garage

REVIEWED BY: Kathleen Summersgill, Interim Fire Marshal

DATE: November 30, 2017

Details: Four separate buildings are noted on the cover sheet, which is a change from the previous plans of three buildings. Building A is now A1 and A2. Building A-2 consists of a 6 or 7-story precast open parking garage (Use Group S-2) surrounded by a 4- 7-story residential building, A-1 (Use Group R-2).

Aerial Fire Apparatus

Access Roads: Pursuant to International Fire Code, 2015 edition, Appendix D105.1, the highest roof surface exceeds 30 feet, approved aerial apparatus roads shall be provided.

Further, Appendix D105.3 requires at least one access route shall be located within a minimum of 15' and maximum of 30' and shall be positioned parallel to one entire side of the building.

Appendix D105.4 Obstructions: Building A1 is a separate building and is an obstruction as it provides no fire apparatus access to building A2.

**Square Footage/
Height:**

The height and square footage for Building A-2 is not clear and must be consistent in the site plan and descriptions. The Site Layout Plan (07) shows proposed building A2 Parking Structure as 7 stories and 72.5' high. Building A-1 is 89' high and 7 stories. The cover sheet shows only Building A-1 and at +/-83'.5', and A-2 is not listed. It is shown to be 6 stories on sheet A-100.

Standpipes:

Considering Building A2 is a separate building and is greater than 30', it will be required to have a standpipe in accordance with IFC 2015 905.3.1. This is also in accordance with 2015 MBC, 406.5.8

-- An open parking garage shall be equipped with a standpipe system as required by section 905.3.

Additional Fire

Protection Systems: Pursuant to IFC 901.4.4, Building A2 has been determined to have a severely restricted access for fire apparatus and since access is unduly difficult it requires additional safeguards. In addition to a standpipe system, an automatic fire suppression system will be required.