



Township of Falls Office of the Fire Marshal

188 Lincoln Highway · Fairless Hills · PA · 19030
(215) 949-9000 ext. 250 (O)
(215) 949-2306 (F)
www.fallsfiremarshal.org

March 15, 2019

To: Gilmore and Associates
From: Richard Dippolito, Fire Marshal
Re: Elcon, Dean Sievers Place

I have reviewed the preliminary land development plans for the proposed Elcon Recycling, located on Dean Sievers Place, consisting of 11 pages, dated 12-10-18, and have the following comments:

1. There are no building, fire alarm, sprinkler, suppression, or life/safety plans submitted. Based on the 2015 International Fire and Building Codes, this building will need to meet these codes based on their use group, occupancy, and square footage. Any of these systems which will be required will require 3 separate sets of signed/sealed plans submitted by a Pennsylvania registered design professional.
IFC 901.4.1 Fire protection systems required by this code or the International Building Code shall be installed, repaired, operated, tested, and maintained in accordance with this code.
IBC 107.1 All plans must be signed/sealed by a Pennsylvania registered design professional.
2. The truck turning diagram must be submitted using a 43' straight body fire truck.
IFC 503.2.4 The required turning radius of a fire apparatus road shall be determined by the fire code official.
3. There are no fire hydrants shown on the plans. All fire hydrant to be installed on the property shall be shown and approved on the plans.
IFC 507.5.1 Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
4. The location of the fire department connection (FDC) shall be shown on the plans and approved before installation.
IFC 903.3.7 The location of fire department connections shall be approved by the fire code official.



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5. Please provide the available water supply calculations for fire protection for the premises.
IFC 507.1 An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
6. Please provide the width of the roadways throughout the complex.
IFC 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusion of shoulders, except for approved security gates...
7. Please provide the size of the proposed fire pump for the complex.
IFC 901.2 The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system.
8. Please provide emergency egress stairs, at locations along the retaining wall to be determined, providing safe egress/ escape for First Responders as well as the occupants of the facility in case of an emergency event and blocked exit paths / driveways. This improvement will require a paved surface to a safe zone including lighting.
IFC 1028.5 The exit discharge shall provide a direct and unobstructed access to a public way.
9. Please provide unobstructed and demarcated fire apparatus lanes throughout the facility that do not include areas that could be blocked due to inoperable tanker trucks, weigh stations or other operational equipment from the facility including the parking area for the office buildings.
IFC 503.4 Fire apparatus access roads (fire lanes) shall not be obstructed in any manner, including the parking of vehicles.



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Thank you for your attention to this matter, and if you have any other questions, please feel free to contact me.

Regards,

A handwritten signature in black ink, appearing to read "Richard Dippolito", with a long horizontal flourish extending to the right.

Richard Dippolito, Fire Marshal

Cc: Tom Bennett, CCEO
Joe Jones, Jones Engineering
Frank Hujber
Diane Beri