



August 18, 2025

Sean Rowland, Fire Chief
Woodbridge Fire Department
100 Center Road
Woodbridge, CT 06525

Re: 804 Fountain Street- Special Permit Application
Woodbridge, CT

Please be advised that we met and reviewed the concerns and comments by the Town Fire Chief and Fire Marshal. We have responded below in **red** to each of the items noted below, should additional reviews be desired.

A. Fire Chief's Concerns:

1. Which Truck did we use for Turning Template?
R. Measurements of the largest truck, including the bucket overhang provided. A plan showing the appropriate truck turning movements in the Civil Plans. A template of the truck is also provided on the Truck Turning Movement Plan
2. How often is trash emptied?
R. Trash and recycling is emptied once per week.
3. Where are Hydrant & Standpipes located?
R. Standpipes are located in each of the two stairways.
Hydrants to be located at driveway entrance on Fountain St. and up by Building near Sprinkler connection. To be verified during Permit Drawing review.
4. Stairs should be located in front not back.
R. The exit stairways have been moved to the front of the building. See revised Floor Plans.
5. No EV Chargers in Garage.
R. We are in agreement that EV Chargers should be located on the exterior of the building.
6. There are no windows in the Garage?
R. The Garage is located mainly below grade such that there are no windows for natural ventilation. We will be mechanically ventilating the Garage based on Section 404 of the International Mechanical Code.



7. Provide Truck access to all sides.

R. Truck access not required to all four sides of the building based on 2022 CT State Fire Safety Code section 503.1.1 Buildings and facilities which refers to Appendix D. D1.2.3.2.2.1 Fire apparatus access roads shall be provided such that any portion of the facility or any portion of the exterior wall of the first story of the building is not more than 450' from the fire apparatus road. (See attached Code Sections). Provided extended truck access in front of building to the South to allow aerial access to the left side. See revised SP-1 for area of grass road pavers for stabilized fire truck access. Concern that department only has a 35' ladder. We have provided 20' flat section outside of the rear of building for ladder access.

8a. How many condensers will be located on the roof?

R. Approximately 98 condensers will be located on the roof.

8b. Concern for access to and from aerial basket. Request to lower roof parapet.

R. Roof parapet has been lowered in some areas.

8c. Request that there not be solar panels. These make access to roof difficult.

R. There will be no solar panels on the roof.

9. What is the underground suppression listed on sheet SP-2A?

R. This is a fire suppression water tank which is to be fed by the Regional Water Authority that provides water for the fire suppression system for the building. Design of sprinkler system for Fire Suppression ongoing to Regional Water Authority.

10. We show an Office, how closely is the building monitored?

R. Office is open 9:00am-6:30pm m-f. Monitoring is 24/7 with Cameras and Alarms.

Respectfully Submitted,

Patrick M Rose, R.A.
Architect
Rose-Tiso & Co.

**DIVISION OF REAL ESTATE &
CONSTRUCTION SERVICES**

Office of the State Fire Marshal
450 Columbus Boulevard
Hartford, CT 06103

Department of Administrative Services

**2022 Connecticut
State Fire Safety Code**

MICHELLE GILMAN
Commissioner

WILLIAM ABBOTT
State Fire Marshal



Effective

October 1, 2022

CHAPTER 5

FIRE SERVICE FEATURES

(Amd) **501.1 Scope** The fire chief in conjunction with the *fire code official* shall assure fire service features for buildings, structures, operations, and premises shall comply with this chapter.

(Amd) **501.2 Permits.** A permit shall be required as set forth in Section 105.5.

(Amd) **503.1 Where required.** Fire apparatus access roads shall be provided and maintained in accordance with Section 503.1.

(Amd) **503.1.1 Buildings and facilities.** Approved fire apparatus access roads shall be provided for every facility, building, or portion hereafter constructed or moved into or within the jurisdiction. Each fire apparatus access road shall comply with the requirements of Appendix D.

(Amd) **503.1.2 Additional access.** The *fire code official* in conjunction with the *fire chief* is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climate conditions or other factors that could limit access.

(Del) **503.2 Specifications.** Delete section in its entirety.

(Del) **503.4 Obstruction to fire department access roads.** Delete section in its entirety.

(Del) **503.5 Required gates or barriers.** Delete section in its entirety.

(Del) **503.6 Security gates.** Delete section.

(Del) **507.1 Required water supply.** Delete section in its entirety.

(Del) **507.2 Type of water supply.** Delete section in its entirety.

(Del) **507.3 Fire flow.** Delete section in its entirety.

(Del) **507.4 Water supply test.** Delete section in its entirety.

(Amd) **507.1 Required water supply.** Fire hydrant systems shall comply with Sections 507.1.1 to 507.5.6, inclusive.

State Fire Prevention Code - 2022

The Connecticut State Fire Prevention Code adopted pursuant to section 29-291a of the Connecticut General Statutes.

Building Code - 2022

The Connecticut State Building Code adopted pursuant to section 29-252 of the Connecticut General Statutes.

Safety Code for Elevators and Escalators - 2018

Sections 29-192-1e to 29-192-16e, inclusive, of the Regulations of Connecticut State Agencies, concerning the Safety Code for Elevators and Escalator. Adopted pursuant to section 29-192 of the Connecticut General Statutes.

**APPENDIX A
BOARD OF APPEALS**

(Del) Delete Appendix.

**APPENDIX B
FIRE-FLOW REQUIREMENTS FOR BUILDINGS**

This Appendix is adopted by the State of Connecticut as guidance.

**APPENDIX C
FIRE HYDRANT LOCATIONS AND DISTRIBUTION**

(Del) Delete Appendix.

**(DEL) APPENDIX D
FIRE APPARATUS ACCESS ROADS**

**(ADD) APPENDIX D
FIRE APPARATUS ACCESS**

D1.2 Fire apparatus access.

D1.2.1 Fire department access and fire apparatus access roads shall be provided and maintained in accordance with this appendix.

D1.2.2 Access to structures or areas.

D1.2.2.1 Access box(es). The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security. The access box(es) shall be of an approved type listed in accordance with UL 1037.

D1.2.2.2 Access to gated subdivisions or developments. The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.

D1.2.2.3 Access maintenance. The owner or occupant of a structure or area, with required fire department access as specified in D1.2.2.1 or D1.2.2.2, shall notify the AHJ when the access is modified in a manner that could prevent fire department access.

D1.2.3 Fire apparatus access roads.

D1.2.3.1 Required access.

D1.2.3.1.1 Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or relocated.

D1.2.3.1.2 Fire apparatus access roads shall consist of roadways, fire lanes, parking lot lanes, or a combination thereof.

D1.2.3.1.3 The provisions of D1.2.3.1 through D1.2.3.2.2.1 shall be permitted to be modified by the AHJ where any of the following conditions exists:

- (1) Agricultural buildings having an area not exceeding 400 square feet ($37m^2$)
- (2) Sheds and other detached buildings having an area not exceeding 400 square feet ($37m^2$)

D1.2.3.1.4 When fire apparatus access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or other similar conditions, the AHJ shall be authorized to require additional fire protection features.

D1.2.3.2 Access to building.

D1.2.3.2.1 A fire apparatus access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

D1.2.3.2.1.1 Where a one- or two-family dwelling, or townhouse, is protected with an approved automatic sprinkler system that is installed in accordance with Section 13.3, the distance in D1.2.3.2.1 shall be permitted to be increased to 150 ft (46 m).

D1.2.3.2.2 Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire apparatus access roads as measured by an approved route around the exterior of the building or facility.

D1.2.3.2.2.1 Where buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, the distance in D1.2.3.2.2 shall be permitted to be increased to 450 ft (137 m).

D1.2.3.3 Multiple access roads. More than one fire apparatus access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climate conditions, or other factors that could limit access.

D1.2.3.5 Specifications.

D1.2.3.5.1 Dimensions.

D1.2.3.5.1.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 ft (6.1 m).

D1.2.3.5.1.1.1 Where approved by the AHJ, the width of fire apparatus access roads shall be permitted to be less than the minimum specified in D1.2.3.5.1.1.

D1.2.3.5.1.1.2 The width of fire apparatus access roads shall be increased when the minimum width specified in D1.2.3.5.1.1 is not adequate to accommodate fire apparatus.

D1.2.3.5.1.2 Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 in. (4.1 m).

D1.2.3.5.1.2.1 Vertical clearance shall be permitted to be reduced where approved by the AHJ, provided such reduction does not impair access by fire apparatus, and approved signs are installed and maintained indicating the established vertical clearance when approved.

D1.2.3.5.1.2.2 Vertical clearances shall be increased when vertical clearances are not adequate to accommodate fire apparatus.

D1.2.3.5.2 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface.

D1.2.3.5.3 Turning radius.

D1.2.3.5.3.1 The turning radius of a fire apparatus access road shall be as approved by the AHJ.

D1.2.3.5.3.2 Turns in fire apparatus access roads shall maintain the minimum road width.

D1.2.3.5.3.3 Fire apparatus access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire apparatus access road.

D1.2.3.5.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.

D1.2.3.5.5 Bridges.

D1.2.3.5.5.1 When a bridge is required to be used as part of a fire apparatus access road, it shall be constructed and maintained in accordance with nationally recognized standards.

D1.2.3.5.5.2 The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.

D1.2.3.5.5.3 Vehicle load limits shall be posted at both entrances to bridges where required by the AHJ.

D1.2.3.5.6 Grade.

D1.2.3.5.6.1 The gradient for a fire apparatus access road shall not exceed the design limitations of the fire apparatus of the fire department and shall be subject to approval by the AHJ.

D1.2.3.5.6.2 The angle of approach and departure for any means of fire apparatus access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department and shall be subject to approval by the AHJ.

D1.2.3.5.7 Traffic calming devices. The design and use of traffic calming devices shall be approved by the AHJ.