



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: May 6, 2021
SUBJECT: Blue Heron Commercial - revised submittals (SP-18-13)

The Fire Prevention Bureau has received and reviewed the revised submittal site plans for Blue Heron Commercial. Located in the 1400 block of West Blue Heron Blvd, NE corner of Blue Heron Blvd and R.J. Henley Avenue. PC#56-43-42-29-37-000-0030.

The developer is proposing to construct five buildings on 3.68 acres: Building A: 1-story Retail/Restaurant 7253sqft. Building B: 1-story Retail/Restaurant 5689sqft. Building C: 1-story Retail/Restaurant 6099sqft. Building D: 1-story Retail/Restaurant 4116sqft. and Building E: 1-story Medical Clinic 8155sqft.

The Fire Prevention Bureau has the following comments:

The developer must consider the city's requirement that all new buildings totaling 5,000 square feet or more of gross floor area require a complete fire sprinkler system installed in accordance with applicable NFPA. This requirement is independent of the type of construction or type of occupancy of the building. Gross floor area shall be computed by determining the entire square footage under roofs, coverings, or permanent awnings, regardless of any separation. The square footage of each floor level shall be counted separately and combined to achieve a total gross floor area. Automatic sprinkler systems are installed, they shall be continuously monitored by a certified central station fire alarm system providing service that complies with all requirements of NFPA 72, National Fire Alarm Code.

An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into this jurisdiction. The minimum fire flow must be 1500 gallons per minute with 20 psi residual in commercially developed areas. The needed fire flow for this project must be considered to ensure that an adequate available fire flow is present in all areas of the site. A fire flow test must be conducted in the area and the resulting available fire flow must be reviewed by an engineer to ensure that the proposed system will meet the demand of a minimum of 1500 gpm at 20 psi of residual pressure in all areas of the development: taking into account all losses for friction and fixed pressure devices such as a backflow preventer. This data and respective calculations must be included in the civil construction permit submission.

On-site fire hydrants and mains capable of supplying the required fire flow shall be provided when any portion of the facility or building protected is in excess of 350 feet from a water supply on a public street, as measured by an approved exterior route around the facility or building. All measurements for hydrants shall be made in an approved manner around the outside of the building and along an approved access roadway. When measuring for hydrant distances, consideration shall be taken when dealing with retaining walls, fencing, swales, or similar obstructions. In addition, a fire hydrant must be located with 100 feet of the fire department connection for all buildings with a fire sprinkler system. Lines to which hydrants are connected shall be a minimum of six inches, except those portions of pipe supplying both hydrant and automatic extinguishing system, which shall be at least 8 inch. Each branch shall be provided with a gate valve located as close as possible to the main and shall be restrained by thrust blocks.

Fire lanes shall be marked with freestanding signs or marked curbs, sidewalks, or other traffic surfaces that have the words FIRE LANE — NO PARKING painted in contrasting colors at a size and spacing approved by the authority having jurisdiction. Fire Lane per FFPC are 20'-0" in width and 13'-06" height. FFPC 1-18.1.3.1, Plans for fire apparatus access roads shall be submitted to the fire department for review and approval prior to construction.

Fire protection engineering documents shall be prepared in accordance with applicable technology and the requirements of the authority having jurisdiction. The documents shall identify the Engineer of Record for the project. Both the engineer of record for the fire protection system and the delegated engineer, if utilized, shall comply with the requirements of the general responsibility rules, Chapter 61G15-30, F.A.C. and Chapter 61G15-32, F.A.C. Fire protection system engineering drawings, specifications, prescriptive and performance criteria, water supply analysis and other materials or representations, that set forth the overall design requirements and provide sufficient direction for the contractor to layout the construction, alteration, demolition, renovation, repair, modification, permitting and such, for any public or private fire protection system(s), which are prepared, signed, dated and sealed by the Engineer of Record for the Fire Protection System(s) must be submitted with the general construction documents pursuant to Section 553.79(6), F.S.

Each building greater than 5000 square feet shall be provided with a lock box (Knox or Supra) containing the necessary keys for fire department access, the location of which will be coordinated with the Fire Marshal.

If there are any questions regarding these requirements, please feel free to contact me at 561-845-4106.