

19015

18 February 2020

John Hauss, Fire Official
Township of Franklin
475 Demott Lane
Somerset, NJ 08873

Re: Ivy River Properties
Block 517.03, Lot 3.30
1 Riverview Drive
Township of Franklin
Somerset, NJ 08873

Mr. Hauss:

It has come to our attention that you recently had a conversation with Jordan Rizzo of Dynamic Engineering with respect to the above referenced project and zoning application.

He had informed us that you expressed a concern with respect to the Unlimited Building classification and whether or not the building design and site met the requirements of the building code for that criteria.

The proposed building is a sprinklered, one-story mixed-use, non-separated building of IIB construction with Business, Factory Industrial F-1 and Storage S-1 uses with a total footprint of 74,380 sf.

Based on the above criteria and the proposed footprint placement on the site plan we meet the requirements for an unlimited building area in accordance with the New Jersey Edition of the 2018 IBC section 507.4.

In addition, due to the storage use and the possibility of high rack combustible storage in access of 12,000sf we have provided fire egress/access doors along the entire perimeter of the warehouse area in accordance with section 413 and 2018 IFC, section 3206.6.

With respect to the 2018 International Fire Code, section 503.1.1, access roads being provided within 150' distance, this office notes that the design includes a sprinklered building and additional fire hydrants for compliance in accordance with the applicable exceptions noted in the code.

Should you have any further questions or concerns on these matters please feel free to contact our office directly at 908.685.7700.

Sincerely,
CERMINARA ARCHITECT

Carmine Cerminara, AIA

John Mannino, AIA
Project Architect