



ROCKLAND FIRE DEPARTMENT

P.O. BOX 542
360 Union Street
Rockland, Massachusetts 02370-0542



Scott F. Duffey, *Chief*
Thomas Heaney, *Deputy Chief*
Christine MacPherson, *Executive Assistant*

Phone (781) 878-2123
Fax (781) 982-0302

11/2/2022

Rockland Zoning Board Members,

The Rockland Fire Department has several concerns with the Shinglemill Apartments construction and layout. The Developers of Shinglemill have made changes to address previous Fire Department concerns. The Fire Department is requesting additional life safety and access issues be alleviated. To eliminate confusion, we will separate the buildings as listed in the plans, The "BAR" Building, and the "L" Building.

The Rockland Fire department as the Authority Having Jurisdiction (AHJ) will require the following items on the "BAR" building:

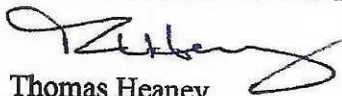
1. A Master Box for the earliest possible notification of a Fire Alarm, backed up by a Central Station Monitoring Company to Identify the specific alarm location
2. Two "RED Strobes" one located at the entrance to each stairway, identifying the best access to the alarm location
3. A Fully Sprinklered Building is required By MGL 148
4. A Standpipe system in both stairwells and depending upon length of hallways and additional midpoint hallway connection(s)
5. A Fire Pump to increase Fire Flow in the event of a Fire
6. Two "White Strobes" one mounted at the entrance to each stairwell identifying the best access to the Sprinkler head activation
7. A four-inch (4") Stortz sprinkler connection with a 30-degree downward sweep located within six (6) feet of both stairwell entrances
8. Fire Alarm Control Panel (FACP) in main lobby
9. Two remote annunciators, one in each stairwell on Side A or the address side
10. A Knox Box located at each entrance, three (3) total for the BAR building
11. Elevator to accommodate an ambulance stretcher
12. "NO PARKING" signs and Line Painting and Stripping located near all Fire Department access roads
13. A snow removal or snow clearing for ALL three (3) Fire Department Access Roads

Building L's configuration hampers the access of the Rockland Fire Department and will cause significant delays in positioning a hose line to apply water to the seat of a fire. The stairwells with access from the rear or the smaller remote parking areas will be the largest contributing factors to our delayed access. As presented the Rockland Fire Department cannot accept the plans for building L, as the remote and limited access stairways unnecessarily cause a delay in access. Therefore, increasing the life safety dangers to residents and Firefighters. The Rockland Fire Department is seeking a remedy to remove this design feature and find a mutually beneficial design.

The Rockland Fire Department as the Authority Having Jurisdiction (AHJ) will require the following items on the "L" Building:

1. A Master Box for the earliest possible notification of a Fire Alarm backed up by a Central Station Monitoring Company to Identify alarm location
2. Two "RED Strobes" one located at the entrance to each stairway, identifying the best access to the alarm location
3. A Fully Sprinklered Building is required By MGL 148
4. A Standpipe system in both stairwells and depending upon length of hallways and additional midpoint hallway connection(s)
5. A Fire Pump to increase Fire Flow in the event of a Fire
6. Two "White Strobes" mounted at the entrance to each stairwell, Identifying the best access to the Sprinkler head activation
7. A four-inch (4") Stortz sprinkler connection with a 30-degree downward sweep located within six (6) feet of both stairwell entrances
8. Fire Alarm Control Panel (FACP) in main lobby
9. Two remote annunciators, one in each stairwell on Side A or the address side
10. A Knox Box located at each entrance, three (3) total
11. Elevator to accommodate an ambulance stretcher
12. "NO PARKING" signs and Line Painting and Stripping located near all Fire Department access roads
13. A snow removal or snow clearing plan for ALL three (3) Fire Department Access Roads

The Rockland Fire Department will need training in the proper Firefighting techniques for Mid-rise and High-Rise buildings. The Rockland Fire Department will require the Builders/Owners of Shinglemill provide members of the Rockland Fire Department training in Mid-rise and High-rise firefighting techniques at a suitable facility at no cost to the Town of Rockland prior to issuing a Certificate of Occupancy. Additionally, Shinglemill Developers must upgrade and increase ALL of Rockland Fire's Highrise hoses, packs, nozzles, Electric Positive Pressure Fans and accessory tool cache to meet the increased need of this development.


Thomas Heaney
Deputy Chief Rockland Fire Department