

Appendix M: Fire Lane Act 1978

D.C. Law

2-90

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

JUNE 30, 1978

To authorize the Fire Chief of the District of Columbia to require and regulate the placement and maintenance of fire lanes and fire hydrants on certain private property.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA.

That this act may be cited as the "Fire Lanes and Fire Hydrants Act of 1977".

Sec. 2. The Fire Prevention Code of the District of Columbia (Title 7. D.-C.R.R.) (hereinafter referred to as the "Code") is amended as follows:

(a) Section 1.17 of part i of chapter I of the Code is amended but inserting in alphabetical sequence the following definitions:

"Commercial purpose means the occupancy or use of a building or structure or any portion thereof, for the display, sale, shelter, or storage of goods, wares, products, vehicles, or merchandise, and the transaction of administrative, business or professional services.

"Industrial purpose means the occupancy or use of a building or structure or any portion thereof, including open spaces appurtenant thereto, where work is performed in manufacturing material or products.

"Multiple dwelling means a building or structure or any portion thereof, in which there are three (3) or more dwelling or rooming units, occupied or offered for occupancy". (b) Chapter III of the Code is amended by adding the following new part to read as follows:

"PART 34-FIRE LANES AND FIRE HYDRANTS

"Sec. 34.1 Designation of Fire Lanes

"Sec. 34.2 Installation of Fire Hydrants

"Sec. 34.1 DESIGNATION OF FIRE LANES.

"(a) The Fire Chief is authorized to require and designate fire lanes on private property used and occupied for assembly, commercial, educational, industrial, institutional or multiple dwelling purposes, or on property occupied by clusters of two (2) or more dwellings to which access is provided by private roads, for the purpose of prohibiting parking in front of or adjacent to fire hydrants, fire escapes and egress facilities, and providing access to such property for fire apparatus and emergency vehicles.

"Fire lanes designated by the Fire Chief shall be weather and of sufficient with a surface durable to all firefighting apparatus used by the Fire Department. Such fire lanes shall have a minimum width of twenty (20) feet, unless the Fire Chief determines that a reduced width, which shall be no less than twelve (12) feet, will not adversely affect access by fire apparatus and emergency vehicles.

"(c) It shall be the duty of the owner of property affected by this section to maintain designated fire lanes in good repair and free of obstructions. Overhead objects, including overhanging tree limbs, shall not be lower than fourteen (14) feet above the surface of a fire lane. Accumulations of snow or ice shall be removed from fire lanes within eight (8) hours after the snow or sleet has stopped falling. The Fire Chief may order that the curbs of fire lanes be painted a specific color, and be repainted as often as necessary to remain distinct.

"(d) The Fire Chief may order that signs reading "FIRE LANE NO PARKING ANYTIME" be mounted along the side of the fire lane in such numbers and locations as he may direct. "NO PARKING" signs shall be designed and installed as follows: constructed of properly treated aluminum 0.063 inches thick, 12 inches wide and 18 inches long, with rounded corners. The words "FIRE LANE NO PARKING ANYTIME" shall be painted in red on a white reflectorized background, with each word occupying one line. The sign shall be mounted either on a channelized steel "U" post, or on an adjacent building wall. The bottom

of the sign shall be no less than seven (7) feet above the ground. Where necessary, directional arrows shall be placed below the last word. The words "By Order of the Fire Chief" shall be painted in ½ inch letters at the bottom of the sign. The Fire Chief may order that amended specifications be substituted for the foregoing. (in order to conform with changes in the Department of Transportation's specifications for traffic signs, or otherwise) after publication in the District of Columbia Register as required by sections 6 and 7 of the District of Columbia Administrative Procedure Act, approved October 21, 1968 (82 Stat. 1206; D.C. Code, secs., 1-1505 and 1-1506). The owner of the affected property shall maintain "NO PARKING" signs so they are clearly legible.

"(e) The cost of construction, installation, painting, maintenance and repair of the fire lanes and "NO PARKING" signs required pursuant to this section shall be borne by the owner of the affected property.

"(F) It shall be a violation of this section to park any vehicle in a fire lane designated pursuant to this section.

"(1) To park any vehicle on private property in violation of this section shall be a misdemeanor. Any person convicted of such a violation shall be subject to the penalty provided in section 1.20 of this title.

"(2) Any vehicle parked in violation of this section may be removed and impounded by the Metropolitan Police Department in the manner provided by section 91 or part I of the District of Columbia Highways and Traffic Regulations.

"Sec. 34.2 INSTALLATION OF FIRE HYDRANTS.

"The Fire Chief is authorized to require the installation of, and to specify the number and location of fire hydrants on private property occupied by clusters of two (2) or more single or two-family dwellings to which access is provided by private roads, and on private property used for multiple dwellings, or for assembly or for commercial, educational, industrial or institutional purposes, wherever the distance to the front entrance of the most distant building on such private property from the nearest fire hydrant on a public street exceeds five hundred

(500) feet. Installation of such fire hydrants and their water mains shall conform to specifications established by the Mayor. The cost of installation, maintenance and repair of fire hydrants and their water mains required pursuant to this subsection shall be borne by the owner of the affected property."

Sec.3. The provisions of this act shall apply to existing occupancies one (1) year after the effective date of this act, unless the Fire Chief determines, for public safety reasons, that a shorter time is necessary. For purposes of this section, "existing occupancies" includes any planned occupancy for which a building permit was issued before the affective date of this act.

Sec. 4. This act shall take effect following the period provided for Congressional review in section 602(c) (1) of the District of Columbia Self Government and Governmental Reorganization Act.

Appendix N - Oath of Office DC FEMS 2007

During June of 2007, at Eastern Market, DC FEMS officials, led by Mayor Adrian Fenty, swore an oath of office.

This ceremony was videotaped and can be found at the following URL:

<http://newsroom.dc.gov/show.aspx/agency/fems/section/2/release/11278/year/2007/month/6>

The words of the oath of office are transcribed from this video record, 38 minutes in.

I do solemnly swear that I, [name],
will to the best of my ability,
preserve, protect, and defend
the Constitution of the United States of America,
the laws of the District of Columbia,
and the Public Interest.

That I will exercise my best judgment
and will consider each matter before me
from the viewpoint of the best interests
of the District of Columbia as a whole,
and to faithfully discharge the duties
of the office
of which I am about to enter.

Appendix O: Renderings, Alternatives to DCPL's Plans

1. MtP Library Terrace Entrance FIAA color – used as front piece, i.
2. MtP Library Terrace Entrance FIAA schematic – used as front piece, ii.

Appendix P: Latest Deadly Fire, SQ 2595, September 29, 2010. Sarbin Towers

Man leaps to his death in NW DC apartment fire

Wednesday, September 29, 2010; 10:26 PM



Fire rescue personnel continue to check out the blg. at the above location following an early morning fire at 3132 16th St, NW (Gerald Martineau -- The Washington Post)

By [Matt Zapotosky](#) and [Nathan Rott](#) Washington Post Staff Writers

A man was killed after jumping from a burning apartment building in Northwest Washington early Wednesday and four others, including a 2-year-old girl, were critically injured in a blaze the D.C. fire chief said might have been set.

Fire investigators had not determined a definitive cause of the blaze Wednesday night, though they had largely finished collecting evidence from the scene, said D.C. Fire Chief Dennis L. Rubin. He said that investigators were aware of a domestic dispute in the building about the same time but that they were unsure whether it was relevant.

"Most likely," Rubin said, "this fire will not be accidental."

Authorities did not release the names of any victims but confirmed the death of a 38-year-old man who tried to leap to safety from the fifth floor of the Sarbin Towers. Four people, including the 2-year-old, remained hospitalized with critical injuries, Rubin said. The 2-year-old was airlifted to Shriners Hospital for Children in Boston, fire officials said.

Pete Piringer, the spokesman for D.C. Fire and Emergency Medical Services, said eight people were taken to the hospital initially with serious smoke inhalation and burns, and at least three others who were in good condition were taken from a makeshift emergency shelter for treatment of smoke inhalation. He said the man who died was among the eight initially hospitalized.

Firefighters were called to the blaze, in the 3100 block of 16th Street, at 3:45 a.m., Piringer said. They escorted dozens of people out of the eight-story building, carrying some through smoke-filled hallways or down ladders.

About 125 residents of the building were being sheltered at a nearby community center, Rubin said. He said all except those who live on the fifth floor were expected to be able to return to their residences Wednesday night. Those on the fifth floor, which sustained the most serious damage, would stay in hotels, he said.

Charles Jackson Jr., 37, said he was asleep early Wednesday in his seventh-floor apartment when he was awakened by the smell of smoke. He soon heard firefighters urging everyone to get out. "The hallway was black," he said. "They were banging on the doors."

Jackson said one thought ran through his head: "Get to the bottom floor, fast as possible." He said he escaped with his father, 60-year-old Charles Sr.

The blaze caused a traffic nightmare as rush hour approached. Police closed 16th Street between Park and Columbia roads and Lamont Street between 16th and 17th streets, the D.C. Department of Transportation said.

Rene Bolanos, 24, who lives on the first floor, said a commotion woke him and his wife about 3:30 a.m. He said his wife looked out the window and saw what she thought was a fight. By the time Bolanos went to the window, flames were visible on the fifth and sixth floors, he said. He and his family rushed outside.

The apartment building was most likely built in the mid-20th century, Rubin said. Like most buildings of that era, it is not equipped with a sprinkler system. The 63-unit building suffered hundreds of thousands of dollars in damage, Piringer said.

"The fifth floor has some pretty heavy fire and smoke damage, a little water damage, and smoke and heat damage above that," he said. "We believe we'll be able to reoccupy the first and second floors and maybe higher floors. Certainly the fifth floor, they'll be out longer term."

An investigation is ongoing. The American Red Cross, the D.C. Health Department and other agencies are providing aid.

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Staff writers Spencer S. Hsu and Debbi Wilgoren contributed to this report.

Man jumps to death in DC high-rise fire, 7 more hospitalized

Firefighters used ladders to make rescues and also brought other victims down stairs

By Emily Babay | The Washington Examiner

September 30, 2010

<http://www.firerescue1.com/fire-news/886928-man-jumps-to-death-in-dc-high-rise-fire-7-more-hospitalized/>

WASHINGTON — A 38-year-old man jumped to his death early Wednesday while trying to escape from an apartment fire in Columbia Heights that authorities believe was set intentionally.

The blaze broke out at the Sarbin Towers, located at 3132 16th St. NW, at about 3:45 a.m., D.C. Fire Chief Dennis Rubin said. Investigators said the fire originated in a fifth-floor hallway area of the eight-story, 63-unit building.

The man, who jumped from a fifth-floor window, was taken to a hospital, where he died. He was the only person killed in the blaze, but fire officials said at least seven people were taken to area hospitals to receive treatment for burns and smoke inhalation.

Four people were hospitalized in critical condition Wednesday night, including a 2-year-old girl who was airlifted to Shriners Hospital for Children in Boston.

Firefighters saw heavy flames and smoke when they arrived at the scene, according to fire department spokesman Pete Piringer. They rescued dozens of people, including some who were hanging from the buildings windows to escape the flames.

Rubin said that neighbors had reported a domestic dispute shortly before the fire broke out.

We have several people of interest, Rubin said of the investigation, but no one had been arrested by early Wednesday night.

About 125 people were evacuated after the blaze broke out, receiving shelter at a neighborhood recreational center. They were being helped by the American Red Cross and other agencies, and some people were later taken to area hotels.

Rubin said that Sarbin Towers residents who lived on a floor other than the fifth could move back in shortly, but those from the fifth floor could be displaced as long as two weeks.

Officials said that the apartment complex sustained significant damage, especially on the fifth floor, but cost estimates were not available Wednesday.

Examiner intern Kristen Byrne contributed to this report.

2nd Victim Dies from 16th Street Fire

October 28, 2010. 11 PM | The Examiner |
washingtonexaminer.com

By: Emily Babay, *Examiner Staff Writer*

A second person has died from injuries suffered during a major fire at a Columbia Heights apartment building.

Katherine Alvarez, 21, died at a hospital Friday night, D.C. fire and emergency services spokesman Pete Piringer said.

She was injured in a Sept. 29 fire at the Sarbin Towers apartment building, located at 3132 16th St. NW.

One man died the morning of the blaze. He jumped from a fifth-floor window to escape the flames.

Appendix Q: Points & Transcript, Community Meeting with Fire Chief Rubin on Fire Safety, hosted by Councilmember Jim Graham.

Appendix Q-1: Points (3 pages)

2009 05 14. Mt. Pleasant Library. Fire Chief Rubin, Fire Marshal Faust.

Several Ward 1 ANC Commissioners. Large civic & resident turnout.

Denis Rubin on DCRA, permits. We worry about access for ambulances too.

It's going to take a ruling of DCRA on whether it can be done by permits.

We'll take a close look and ensure that the Fire Protection features are considered and included.

Whether it is accessible as you've said for fire trucks. We also worry about ambulances.

If we are doing measurements, the widest fire truck can be 10 foot wide, with a 1 foot mirror on either side.

So 12.5 feet would be really really really tight.

Denis Rubin on code and code enforcement.

We're not going to let anybody make any changes that go absolutely contrary against public fire protection and safety. We will not cut any corners when it comes to Fire Code. When it goes beyond the scope of code, I don't think – if it is going to be a political decision or its going to be a legal decision, I simply have the authority to make sure that the code is enforced.

Bruce Faust remarks that the plans are getting better because of greater widths. He emphasizes the need to move between buildings with equipment.

I see some improvements already in the plans. I see some greater widths. We would love to have a 20 foot alley behind every building in the city. But that just isn't possible in an old city. So we adapt and we overcome every day when we extinguish fires.

It is important for us to be able to walk between all these buildings. To carry our ladders, to extend our hose lines.

But we will ensure that we will review these plans with DCRA, and provide some input and make sure that Fire Safety Concerns are addressed.

Jim Graham asks what is desirable; Rubin said ultimately 100 foot setbacks.

What is desirable, not exactly what is the minimum requirement, but since we are at this [], what should we as a community be looking for as a desirable objective. If we were sitting here with a pad or paper and a pencil, some guidance from you on that issue.

DR[Probably honestly, a 100 foot setbacks, 100 foot separating each large structure. Simply put, 10 or 12 or even 20 feet, we are not going to be able to

Rubin says, in compared to what questions, 20 [feet] is better than 15, 25 better than 20, 30 better than 25.

JG[But is 20 feet better than 15 feet?

DR[Any distance is better.

JG[Is 25 feet better than 20?

DR[Yes sir.

JG[Is 30 better than 25?

Dennis Rubin on widths of ladder trucks; access, setbacks, fire spread, and radiant heat.

The width of a standard [traffic] lane is 10 feet. The way we get away with having ladder trucks is the mirrors are above the top of your car as you will.

Once in a while we go past a tractor trailer, and knock off the mirrors. But if you calculate 12 feet.

But I promise you, that is small as having setbacks for fire not to [lap] from one building to another.

So fire truck access is important, but it is not the final answer. The best answer would be whether it

is paved or not paved, simply put, that radiant heat window, that radiant heat component, is pretty substantial, and I think that is what took care of the church that night

Chief Rubin agrees that a 20 foot width is an acceptable minimum for a ladder truck.

My neighbors are saying, and their friends, and supposedly people that they've talked with, and a few people that I've been able to talk with, is that if you have, under the emergency circumstances, you don't have time, and in the dark, and with all these other circumstances, 1 or 2 feet clearance is not really enough to get quickly get down. We need an easement of 20 feet, minimum 20 feet. 30 is desirable and what architects design for now, in high density areas. But 20 might do. And the question is, is this kind of collective wisdom and collective data gathering, right? Is 20 the minimum we should accept in order to have a reasonable feasibility of getting a truck down.

DR[It would probably take that to move the truck.

GE[So you agree with what we've heard from experts. Thank you.

Question on whether neighboring buildings are sprinklered; JG says probably most do not have sprinklers.

PL[The condo building in back [3155 MP]

How many buildings on this general block on the MP side do not have sprinklers?

JG[Probably most of them.

Inaudible section, but sounds like Rubin says many blocks don't have rear access, but not a majority.

PL[How many other blocks in the city are like this? No rear access?

[several voices at once.]

JG[But not a majority.

Rubin says parked cars in alley spaces cause 10 times more problem than

fences. Often, ladder trucks don't make it in, they have to carry in hose lines.

what truly causes 10 times more problems than the fences for DCRA are the vehicles, the cars. Every time we send out a group of fire trucks out to a fire, we typically send out.... and all day long you can hear that they are carrying in hose lines, [] because of parked cars.

Faust on code and DCRA: Which standards they use.

Between DCRA and how that building will have to be reconstructed. And what percentage of it being reconstructed would require sprinkler, and new types of things. We got the new codes in the city in December. International Code Council, International Building Code and Fire Code. That is what is in effect now. So when the plan is finalized, we can go to DCRA, they'll apply those fire codes and building codes to the new building.

Fay Armstrong asks if fences can be overcome

FA[In other situations, would you have cut through those fences?

DR[You can cut through them, or drive through them with some damage to the fire truck, but it would be minimal.

Faust says they'd love better access, "give us 20 feet". But he doesn't think building owners would come together to create a public alley.

We would love to have a public alley to the rear of all these buildings. It would be great. Give us 20 feet.

Most of the old alleys downtown are 10 feet, 12 feet. We can get around. We may break a mirror, but we get them in there.

If you could give us that, that would be fantastic.

That would require the building owners on these [] properties probably, [] a public alley.

I don't see that happening.

But we can't tell a private owner that they can't put up a fence. That they can't do these different things. [] existing grandfathering of the building. We would love to, believe me.

JG on "take-away" information from this talk; more space is desirable. The narrower it is, less fire folks like it.

I heard loud and clear, the bigger space, the more desirable it is. That's a definite take-away from this conversation.

And the narrower the space, the less they like it. Which is to say that they can't work with it, but they prefer the larger amount of space.

I think that is very clear.

Rubin closes by saying he may have disappointed people; it's true FD would like more space, but it's ultimately up to the property owners.

I feel like I disappointed some people here. I didn't want to do that. We are here for you. Somebody said it really well, we are going to fight a fire no matter what the conditions are. If you can give us more space, I'm [begging? betting?] you for, but the ultimate answer is probably going to rely on what can be done legally by the private owners. Can we control whether they have fences or not?

The library did, in terms of the permit or not. This is my first snapshot of this. And there looks like there have been improvements made already, and hopefully with the diligence of this body, with the direction Mr. Graham, we are a good point, where you can live with it, if it makes sense, and the Library takes in [] making an investment in the buildings.

Alice Kelly asks about a fire hydrant on Library grounds. Rubin agrees, adds Library needs a rear fire exit.

AK[Is there any feasibility for the Library to have a fire hydrant at that corner. [the talk had been corner between Library and 3155 MP St]

[remarks: good idea1.]

DR[I suspect the answer to that is yes. I think we can manage that. It is going to be critical in the Library, and we are going to insist upon this being a sprinklered building. They are not going to add to the fire load, obviously. I think to work with them to have a fire exit in the back, that ought to be something we can manage.

Aside: Inconsistencies in Rubin's statements.

Rubin says fences aren't a problem, but then sums it up by saying they can't control property owners from putting up fences.

Rubin says public alleys can't be blocked for even a second in case of a fire because of need for access, but lack of access here can be overcome.

We are going to fight a fire no matter what the conditions are.

Appendix Q-2: Transcript. (10 pages).

2009 05 04. Fire Safety Issues | 45 minute discussion |
Held in the Children's Library, Upstairs MP Library

Those who spoke

JG = Councilmember Jim Graham

DR = Fire Chief Dennis Rubin

BF = Fire Marshal Bruce Faust

GE = ANC Cmsr Gregg Edwards, 1D.

JM = ANC Cmsr Jack McKay, 1D.

PL = ANC Cmsr Phil Lepanto, 1D.

CO = ANC Cmsr Chris Otten, 1C.

SM = Steve Mudd, President, AMP.

BS = Beatrice Stewart, Park Marconi BA

EB = Secretary, Park Marconi BA

FA = President, Historic Mt Pleasant

AK = Historic MP, former ANC Cmsr.

Present (incomplete)

CM Graham Chief of Staff, Ted Loza.

DCPL Library Project Manager, Chris Wright.

Intowner reporter Tony Harvey.

Gwen Johnson, Acting Officer Majestic Building
Association, All-Ways Mount Pleasant, Washington
Interface Network.

[man] Historic Mount Pleasant, selected for the
concept committee.

2 members of MPNA.

Several members /Park Marconi management,
Carmel Partners. (5 or 6)

MP Library Manager, Roman Castillan

2 people from Mount Pleasant Condominium (3155
MP Street) Paul Revesz, (another young man)

Archie Williams, DCPL.

Blake Biles, Arnold & Porter.

Female member of the Concept committee.

About 10 young people.

2 men sitting at tables.

Photographer, female.

Videographer, male.

[At 15:00] Gregg Edwards challenged DCPL team
on the general direction of the design process. Why
don't you engage people? Why are you ignoring
the advice of the ANC?

[At 21:00] Jim Graham calls on Chief Rubin and
Battalion Chief Faust.

DR [[Offers praise for JG being one of the most
hard working and engaging Council Members.]

He's constantly engaging all of us in public debate.
I saw the changes a few minutes ago.

It's going to take a ruling of DCRA on whether it
can be done by permits.

Secondly, what we'll do, is to take a close look and
ensure that the Fire Protection features are
considered and included.

Whether it is access as you've said for fire trucks.

We also worry about ambulances.

If we are doing measurements, the widest fire truck
can be 10 foot wide, with a 1 foot mirror on either
side.

So 12.5 feet would be really really really tight.

Although we'll continue to take a look at that.

We're not at a point tonight.

Again with such great debate and discussion, it
would only make sense for us to look at the plans a
little closer.

That we saw for the first time.

Our fire marshal is with us, he's been very close to
this. I've asked Bruce to come along to weigh in.

To also hopefully bring a level of comfort to you.

That we're not going to let anybody make any
changes that go absolutely contrary against public
fire protection and safety.

Do you want to add a couple more thoughts?

BF[I'd just like to thank you all for having us here, and Chief Rubin is right on board with the process for this. And it goes to very preliminary drawings. I looked at some drawings over 3 months ago, and they have changed significantly since that point. But I don't feel comfortable until I really review them again, and make some determinations on them.

I think they are moving in the right direction. I see some improvements already.

I see some greater widths.

I think the other thing you really have to understand is this block, as old as it is in the city, has never had a public access rear alley.

So there is not a public alley in the rear, other than the south end which actually private driveways I believe.

So, yes, we would love to have a 20 foot alley behind every building in the city.

But that just isn't possible in an old city.

So we adapt and we overcome every day when we extinguish fires.

It is important for us to be able to walk between all these buildings.

To carry our ladders, to extend our hose lines.

But we will ensure that we will review these plans with DCRA, and provide some input and make sure that Fire Safety Concerns are addressed.

DR[Let me just address one thought from Mr Graham.

I know how valuable everybody's time is.

Please, for the folks who live in this neighborhood, or any neighborhood in the district, don't forget your smoke detectors.

That's your first line of defense to get you up and get you out, and we will install them for free.

The other thing we are looking at, and hopefully Mr. Graham will help us, over a period of time, where it is not too ridiculously expensive or burdensome, we want to begin looking at a 10 or 15 year plan when we can sprinkler the buildings, not

only get you up and out, but then the sprinkler, that's the true technological solution, it really is. So I hope you consider that as well. That's out there waiting, and I think your leader is incredible

JG[1650 Harvard. We've had some very challenging fires.

Let me just flesh out a factual situation.

We had a year ago, we had the great fire at 3145 Mount Pleasant.

Impacted by that great fire, was Meridian Hill Baptist.

And Meridian Hill Baptist, a church I've been in many times, and I have only been behind there once.

You had a fire that leapt, that moved, anyway from 3145 to Meridian Hill Baptist.

Here's the question.

How did you fight the fire in the back of the church?

And also how did you fight the fire in the back of 3145, because you had no alley in either case.

DR[We stretched the hose lines down the walkways, the hose lines are very flexible, and reasonably maneuverable.

The reason why the fire was able to extend to the church, I don't know if anyone lived in that building or not. But we made over 50 rescues that night.

If you look at it from my perspective, it starts out from life safety.

Until we can rescue all the occupants, that's our number 1 focus goal.

We kept calling for more help, but the more help we called for, the more apartments [] the more people were outside, the more folks had to come down by ladders.

The fire fighters courage that night was amazing.

We set up a defense, not at the church, I hope the [] understands, but we had another fully occupied building, immediately to the west, and that building, had some very very superficial damage.

We were very proud to say the fire never leapt into that building. Never extended into that building.

Because there were humans.

The next level of priority was to take on a building that didn't have occupants.

Unfortunately it was [] for this church. And I did that.

But we had 5 alarms of fire-fighters here.

We had almost every single fire fighter we have in your city here fighting out those fires.

JG[Let me just ask my last question.

I am asking this question, because of the relevance to the issue tonight.

If you would have had, not a broad sweeping alley behind these two, but if you would have a more narrow passageway, perhaps 13-14 feet, would it have made a material difference in your ability to fight the fire between the church and the Deauville?

EB[With all due respect, you did a marvelous job that night.

The way that fire was actually fought at Meridian Hill Baptist Church, was that the firemen went through the hallways, through the apartments of residents, and out of their windows.

I am not an expert, but that is no way, I'm just a person who lives there.

But to see firemen standing in the window fighting a devastating fire, to me, indicates that this plan for expansion where you get closer and closer to the buildings.

If you take the Meridian Hill Baptist Church and the Deauville, that space was about 4 feet.

But if you are looking at 12 feet from one structure, and you are bringing all these places so close together, that it's impossible to not have a repeat situation, if there is a fire.

That's how that fire was fought.

DR[But remember the reason why is that was the primary building on fire. In other words, if we would have started from the 16th Street side,

pretending like no fire trucks were there, we would have burned down several more buildings. So fire fighters had hose lines in position in your building that they were able to use to extinguish that. So that is how well we've expected that. I can get you diagrams and drawings.

The other thing is, purely from a technological standpoint, please be thinking about the sprinklers. That's the final real answer.

SM[I was there the night of the fire. For a couple of hours we were trying to get the firemen to come over to 16th Street.

And knock down the gate between Park Marconi and the Church.

The water from Mount Pleasant Street was not reaching the sides and back of the building, and a fireball grew bigger and bigger.

Finally they did knock down the gates.

We were told that it require a strategic decision made amongst the firemen in order to deploy resources there.

[30:00]

DR[I hope the strategic decision maker Chief Baker, Fire Chief, was in charge of that sector.

I was on the west side of the building.

We had an assistant Chief back at the command post.

I say that, when you have on duty at any one time, on the order of about 400 firefighters, and it just wasn't enough.

SM[There were about 15 trucks on MP Street in front of the building, and nothing coming in from the back.

DR[And the focus was, and if you didn't live there, it probably didn't matter to you, but to knock on every single door, search every single room. In the building where the fire and the smoke.

I have pictures of a lady, thank God, I don't know how she survived. But she is coming out of a window, and for the first five or six feet, you can't tell it is a human being, because the fire fighters carried her down, so I promise you, I have been doing this for a long time. Our focus was the life safety of humans, and the second focus, and I personally managed that, was the building immediately to the west, and the third priority, and I apologize here, but our third priority was the unoccupied building, known as the church.

It is no more difficult, and no more complicated than that. And again, it was an 8 alarm fire.

I have been with your fire department since 1973, [] no one can remember a fire of the scope that we had that night.

And I pray that it doesn't come for another 50 years.

EB[You describe how the fire was fought.

But everyone who lived at the Park Marconi, can you just stand up for a moment?

Because we were there for that fire.

From our position, [] we will always have the history and the lesson of the Deauville.

DR[Please don't consider this trite, but if that is really the question, the answer is still sprinklers.

The density is so high, a sprinkler that activates in a 135 degree temperature, it is a fire fighter every 100 square foot, 24 hours a day, 7 days a week, to maintain the system. That's the only technological component that would save, that would do exactly what you would want.

And the other interesting thing is a sprinklered building in America, with the exception of 1 that involved murder, there haven't been any human losses in sprinklered buildings.

JG[Commissioner Edwards, then Lepanto.

BS[At the night of the fire, the fire fighters could not get through. I live in the back of the Park Marconi, and when I looked out the window, I

could see it spread to the Meridian Hill Baptist Church. They had no way to get through.

JG[It's an access issue. Commissioner?

GE[A lot of my friends and neighbors live along here. There are several thousand people in this area. These are older buildings, they need tearing down and reconstruction for a lot of reasons. And perhaps we can do that soon. When the economy recovers. I suggest, there are several thousand people with opinions on this, and fears, left over from being subject to what might be a collective fire ball. And many of them are critical of what happened that night. I suggest we not pay attention to that at this point. Maybe some time in the future. This is a neighborhood that needs some healing with these questions. But not tonight.

Instead let's try and take the lessons. There is currently the possibility of a kind of easement, behind and through these buildings. CM Graham is the expert as a lawyer and a long time Councilmember on how this might be implemented. But many people feel that there are both immediate safety interest as well as future development interests in maintaining a minimum of 20 feet through this.

There is one building that is 20 feet. That perhaps can be addressed later.

But people say we need 30 feet if we are going to be really safe.

With a 20 foot piece, supposedly, and fences that could be knocked down, you could drive a truck through that space so you would have very rapid access.

That is the basis of all this discussion, thousands of people being really upset, for an ANC resolution, that I hope you will consider and give great weight to, when you can start to consider these things.

It is not the minimum required by law, but your fiduciary duty, given the present circumstances to protect and serve these people.

Can you do this?

DR[Absolutely, we will not cut any corners when it comes to Fire Code. When it goes beyond the scope of code, I don't think – if it is going to be a political decision or its going to be a legal decision, I simply have the authority to make sure that the code is enforced. And I apologize – I hear exactly what you are saying, and I understand.

JG[Chief, you were involved, we just have sketches of this. [] Commissioner Edwards.

[36:30]

What is desirable, not exactly what is the minimum requirement, but since we are at this [], what should we as a community be looking for as a desirable objective. If we were sitting here with a pad or paper and a pencil, some guidance from you on that issue.

DR[Probably honestly, a 100 foot setbacks, 100 foot separating each large structure. Simply put, 10 or 12 or even 20 feet, we are not going to be able to

JG[But is 20 feet better than 15 feet?

DR[Any distance is better.

JG[Is 25 feet better than 20?

DR[Yes sir.

JG[Is 30 better than 25?

GE[Would you be able to get your trucks through here? That's the thing that many people want.

They want to feel assured, that we do not now put another obstacle to this possibility, that people see as saving their lives, and their property, and their children, by allowing you to drive the truck through.

DR[We've got two different questions.

If it is a Fire Protection question, how far away should one building be from another, to prevent fires, the more distance the better.

GE[But that wasn't my question.

DR[I think the fire truck, if it is going to be 12 foot, the width of a standard lane is 10 feet.

The way we get away with having ladder trucks is the mirrors are above the top of your car as you will.

Once in a while we go past a tractor trailer, and knock off the mirrors. But if you calculate 12 feet. But I promise you, that is small as having setbacks for fire not to [lap] from one building to another. So fire truck access is important, but it is not the final answer.

The best answer would be whether it is paved or not paved, simply put, that radiant heat window, that radiant heat component, is pretty substantial, and I think that is what took care of the church that night, and I had had another 400 fire-fighters, maybe we could have stopped it. But our focus was getting the human life out of the building.

GE[There is a specific question. I am sorry, I am so [] I can't formulate it right.

My neighbors are saying, and their friends, and supposedly people that they've talked with, and a few people that I've been able to talk with, is that if you have, under the emergency circumstances, you don't have time, and in the dark, and with all these other circumstances, 1 or 2 feet clearance is not really enough to get quickly get down. We need an easement of 20 feet, minimum 20 feet. 30 is desirable and what architects design for now, in high density areas. But 20 might do. And the question is, is this kind of collective wisdom and collective data gathering, right? Is 20 the minimum we should accept in order to have a reasonable feasibility of getting a truck down.

DR[It would probably take that to move the truck.

GE[So you agree with what we've heard from experts. Thank you.

JG[Also, the other issue of radiant heat, the greater the distance, the greater the advantage on that question.

GE[Even in Reston, where they are going for city centers and higher density design, they are designed for 30 feet.

DR[When you look at communities like Reston, when you look at communities that are now being built, rather than those built in the 1800's. They are sprinklered. And really and truly, if a sprinkler system is properly maintained and utilized, and supported.

GE[We agree with that, and that is another issue where many of us believe these buildings are unsustainable in their current form, so we've got to do it, and one of the big reasons is that they are death traps.

[several voices at once]

PL[The new building is going to have sprinklered. Does anybody if the condo association that was renovated 3 year ago, does that has sprinklered.

DR[A building that gets burned will have to be sprinklered, by virtue...

PL[The condo building in back [3155 MP]
How many buildings on this general block on the MP side do not have sprinklers?

JG[Probably most of them.

PL[How many other blocks in the city are like this? No rear access?

[several voices at once.]

JG[But not a majority.

DR[Not a majority.

JG[These are helpful answers.

PL[I know this is the context of the discussion. If we go out the back right now, there is no access. This brings up this collective shared back yard.

How does that allow for right now suitable access. Can you have a truck on Lamont Street, and go in through the back of the building, or from 16th?

My question is, what happened last year, have there been any discussions with the owners of the buildings and the Library on looking at a collective shared back yard.

[43:00]

DR[The fences, again would be in your purview PCHR, what truly causes 10 times more problems than the fences for DCRA are the vehicles, the cars. Every time we send out a group of fire trucks out to a fire, we typically send out.... and all day long you can hear that they are carrying in hose lines, [] because of parked cars. That is a never ending battle. It is an enforcement issue. MPD has a huge responsibility. They do an incredible job, they really do. But again, we prioritize, for safer streets, vs someone parked in an alley, it gets to be a balancing act for Chief Lanier as well.

[] We will certainly vocalize it. What I would like to see is that nobody use it for parking, even if it is pretending to unload Christmas gifts or whatever it may be. We have the worst trouble with automobiles parked in the rear alleys.

GE[This would not be a rear alley, so there would not be cars there.

And the argument behind the ANC resolution is that you can have fences and they can be quickly run over in case of a fire. But maintaining at a minimum of 20 feet, best 30 feet, becomes then a triple trade-off. A beautiful library, or risking thousands of peoples' lives. And I think that is one reason why our ANC resolution was unanimous, and why so many people are so upset about this. Because beauty vs endangering thousands of peoples' lives is a no-brainer, usually, but somehow or another, in these meetings, it becomes something that people actually actively consider and the Library ignores it.

[45:10]

[hard to hear, may be Chris Otten, may be Bruce Faust. Talking about upper stories.]

PL[At what point does a renovation trigger an undoing of the grandfather clause?

When these buildings start to renovate.

DR[At one time, it was 51%, but it has recently changed, and we are not exactly sure.

It was 51%.

I'm thinking of one building that burned that had to be rebuilt sprinklered.

GE[It's now over 100.

BF[[discussion about that. Between DCRA and how that building will have to be reconstructed. And what percentage of it being reconstructed would require sprinkler, and new types of things. We got the new codes in the city in December. International Code Council, International Building Code and Fire Code. That is what is in effect now. So when the plan is finalized, we can go to DCRA, they'll apply those fire codes and building codes to the new building. That's what's [] for.

JG[Are there people who haven't spoken, have a question?

Man[I live in the Mount Pleasant Condominium, adjacent to the Library. We had expressed our concerns about fire safety for a while. []

We still have concerns about fire egress. Our fire escapes is on the side of the building that abuts the proposed, not the garden area or the access ramp, but the exterior room.

Man[The access ramp would now be adjacent to that.

[48:00]

Adjacent to our driveway. Because the driveway [] fire escape allows us to escape.

If there is a wall there, how will we be able to get out? According to the drawings, that wall []

Man[I've seen it. I don't know the answer to your question.

[50:00]

JG[Any more questions.

Man[A building catches on fire, and dragging hoses through a building, I guess my question is, is that normal?

DR[The fire was really unique. I appreciate your not characterizing it that way. That was an 8 alarm fire.

We can't remember in our history of the District of having to deal with such a fire.

When we arrived, the fire seemed to be concentrated on one side of the building. So we did more than 50 rescues of human beings. Now when the fire fighters have their hoses there, they could have pulled them out, gone around the block and

back, but it was just the appropriate thing, to move them from that position, closer. Again, that was a very unusual situation. Normally we withdraw hose lines from a different direction.

But again, since we wanted to get water on that fire as quick as possible. Those hose lines were in place to protect the people. The people were now outside safe. They moved the hose lines in to fight the fire.

Man[Let me rephrase the question slightly. Could you have fought the fire, without going through another building.

DR[Absolutely.

[51:40]

[hard to hear]

[paraphrase 51:30 – 59:15 because less audible]

DR[We would probably not have to go to an 8 alarm fire.

Question about firefighters between buildings.
Stone wall, that could collapse.

JG[That's another factor.

DR[Very unusual to have a building on fire of that size?

FA[In other situations, would you have cut through those fences?

DR[You can cut through them, or drive through them with some damage to the fire truck, but it would be minimal.

We were out of fire fighters and fire trucks, we really were.

[another question for Chief Rubin]

It was 5 alarm at apartment house, 3 at the church.
It was an 8 alarm fire.

JG[It's hard to discuss this substantially.

I think it impacts everybody's feelings.

That's why the discussion with you is so very important.

Has everyone had an opportunity to speak.

JM[I am struck by this contrast on the one hand, you do want an alley blocked even for a few seconds, because that could cause a terrible hazard. On the other hand, you've got a situation where you don't have access to a building right now, and yet that's ok.

I don't understand how those 2 assertions.

DR[Maybe I said it wrong. The biggest problem we have with alleys are cars that are simply left in the alleys. And that is a statement of fact. And we work around those cars.

JM[But you are not answering the question. The point is that you are telling me that access to the rear of the buildings – let me finish – let me finish – you are telling me that access to the rear of buildings is really important. That we can't have alleys blocked for even minutes. And I went through quite a scene down at DCRA when I [] that I might block an alley for maybe 10 minutes, and they said you can't do that. Because there might be a fire. [] And now we are in a situation where existing access is poor. And yet that seems to be not a problem. And I don't understand why poor access is now not a problem.

BF[I think one of the thing that you might consider, and I said this when I first came, is that there is no public alley.

What the Chief is talking about is a public alley blocked by somebody's personal vehicle.

What we are talking about here is private property that abuts each other.

A private owner of an apartment building wants to build something there, wants to put a well down to the basement for stair access, or any of those things that a private owner wants to do.

And we know that private owners on this block like to put up fences.

So we can't tell an owner to not put up a fence.

The Fire Department cannot tell an owner he can't put up a fence.

He can't block the egress out of the building, so you can block the public way.

But you can't tell him he can't put up a fence.

Does that help out a little bit?

JM[What we are talking about, in order to [] property damage and human life, you say you need your access to get to property and life, and yet you have a situation, because there is no alley, there is [], and you just sort of wave that off.

BF[I don't think we want to wave it off.

Like I said, we would love to have a public alley to the rear of all these buildings. It would be great.

Give us 20 feet.

Most of the old alleys downtown are 10 feet, 12 feet.

We can get around. We may break a mirror, but we get them in there.

If you could give us that, that would be fantastic.

That would require the building owners on these [] properties probably, [] a public alley.

I don't see that happening.

But we can't tell a private owner that they can't put up a fence. That they can't do these different things. [] existing grandfathering of the building. We would love to, believe me.

EB[We're in a situation where proposed structures are moving the buildings closer together.

We may be now 25 feet away. Did I hear you say that 25 feet was better than 20?

If DCPL is proposing going 12 feet closer.

I think what Jack and Gregg are saying, it's like a no-brainer.

We keep acting like there is something here to be discussed, we're talking about human lives.

It's a no-brainer. We're getting closer and closer to the properties.

JG[I think in fairness to our fire experts.

I heard loud and clear, the bigger space, the more desirable it is.

That's a definite take-away from this conversation.

And the narrower the space, the less they like it."

Which is to say that they can't work with it, but they prefer the larger amount of space.

I think that is very clear.

I saw a hand here.

JG[Rebuilding the Deauville is the next step [laughing] and it will be highly appropriate one – Blake Biles is here, the residents of the Deauville.

I will be glad to give you a bit of an upgrade on the Deauville.

I would like to first resolve the fire issues.

Anyone else who hasn't spoken on the fire issues, who would like to say something?

No? No?

No one else.

Fair warning.

PL[Let me just throw a softball at the Chief there. You'll fight any fire that is in this city

DR[Yes.

PL[You're a firefighter. You get to it. Save lives first, property second.

DR[We're sworn to do that.

JG[Lives first.

Gregg, and Chris, you'll have the last comment.

[59:15]

GE[I'll try to keep it short. We don't have an alley here. But my neighbors say that it is common sense to preserve and improve the possibility of having the access and not narrowing it further. And they cite what is going on in other places as a kind of rule of thumb. My guess is if somebody wanted to dig a well, they would have to go through the BZA, because of the density, and almost these buildings are zoned, they are below their legal density. If they came to the ANC, I hope the ANC would say no. You cannot threaten the lives of people by removing a comparable asset. So similarly, my neighbors tell me how anguished they are at the possibility that the Library is going to come in and now [reduce] this access, and any future possibilities of increasing the safety. And so it really gets down to this one meeting and this one issue. Will we say No, or perhaps even Hell No, to them endangering the lives of people by putting a large further barrier. Is their beauty, or their board's resolution about a whole system, is that really worth endangering the lives of thousands of people. We are really talking about something else than you are, about the desirability of an alley. We have a space that could be improved, and I think with the help of the Council Member, I think we could probably have some kind of reasonable solution that is not going to cost a lot of money, for the time being, until we can decide, with the help of people, like Blake Biles, and others, how to develop this area.

JG[That's a very eloquent comment.
[indecipherable]

CO[[hard to hear]
Need for a continuing dialog
DCRA
to resolve the access issues.

JG[Let's thank the Fire Chief and Battalion Chief Faust.

DR[I feel like I disappointed some people here. I didn't want to do that. We are here for you.

Somebody said it really well, we are going to fight a fire no matter what the conditions are. If you can give us more space, I'm [begging? betting?] you for, but the ultimate answer is probably going to rely on what can be done legally by the private owners. Can we control whether they have fences or not? The library did, in terms of the permit or not. This is my first snapshot of this. And there looks like there have been improvements made already, and hopefully with the diligence of this body, with the direction Mr. Graham, we are a good point, where you can live with it, if it makes sense, and the Library takes in [] making an investment in the buildings.

CO[Right now the access is poor, what we are hoping is that we can open this up.

AK[Is there any feasibility for the Library to have a fire hydrant at that corner.

[remarks: good ideas.]

DR[I suspect the answer to that is yes. I think we can manage that. It is going to be critical in the Library, and we are going to insist upon this being a sprinklered building. They are not going to add to the fire load, obviously. I think to work with them to have a fire exit in the back, that ought to be something we can manage.

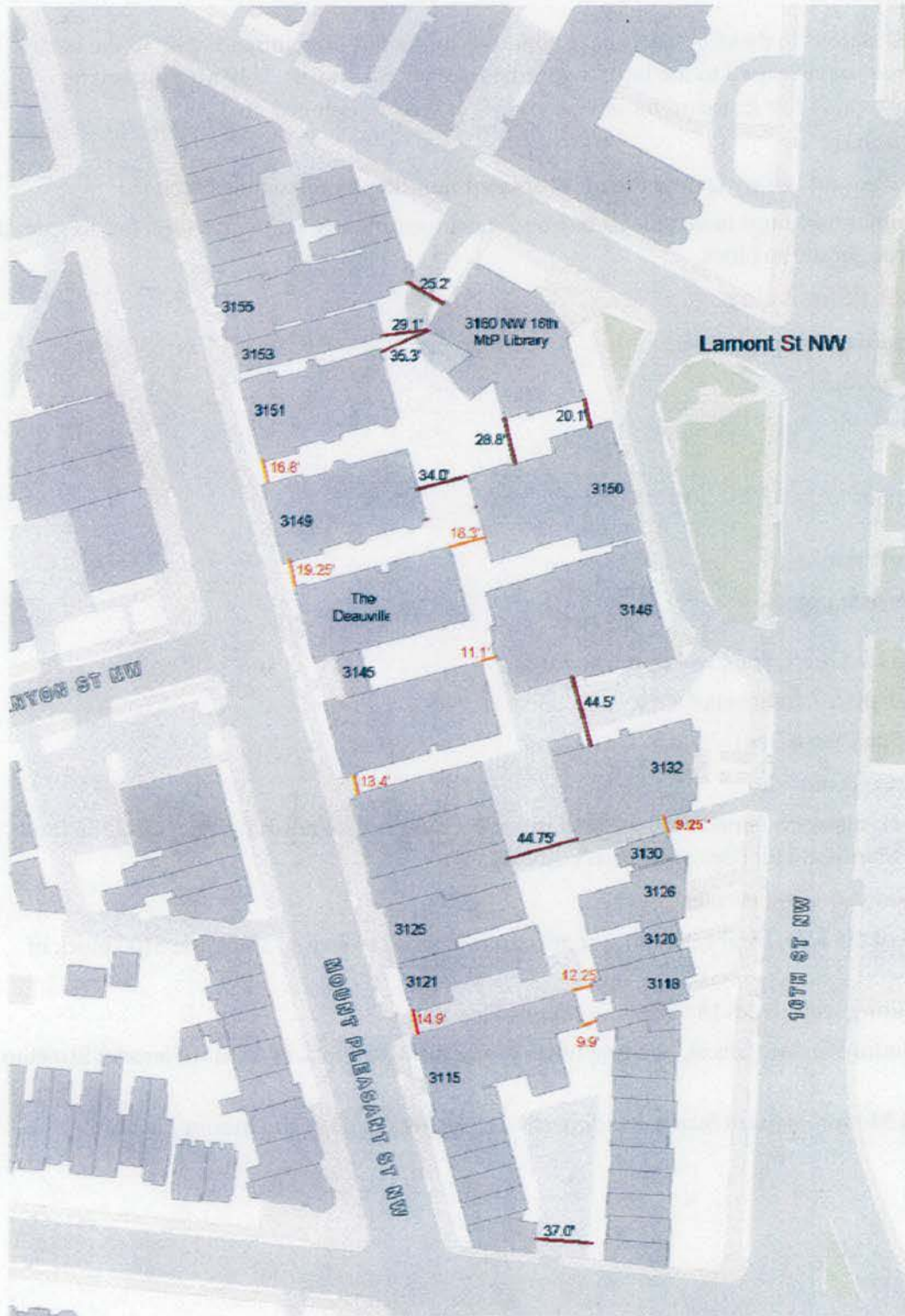
[several voices]

GE[Aside: It means a 15 or 20 minute difference in getting equipment there.

[Applause, end of the Fire Safety portion of the meeting.] Next: CM Jim Graham and Chief of Staff Ted Loza report on Deauville negotiations.

[66:00]

Appendix R: Map with distances between buildings.



This map shows the access and distances between buildings on the block containing the Mt Pleasant Library and the Deauville Fire.

The distances displayed on the map are of two colors:

Red - for distances **less** than that were actually leapt by the Deauville fire.

Black - for distances **more** than that were actually leapt by the Deauville fire.

Discussion

Please note that the Deauville fire report says that the fire spread rapidly and leaped to the church almost immediately.

More: The fire had started to distort objects near windows in the building immediately to the north. The fire likely would have leaped to the building immediately to the north, 3149 Mt Pleasant St, except for quick arrival of fire gear and massive amounts of water deployed on 3149.

This map demonstrates:

1. The Mt Pleasant library is now the most isolated building on the whole block.
2. All the other buildings have at least one and most two or more pathways for a fire to spread throughout the block.

Sources for Data table, below:

DC Office of Planning Map

Mount Pleasant Corridor

Dated: 2005 12 13

1mm – 3 feet

Bates National Ruler.

Google Earth Software

Line distances between points.

CFA Submission by DCPL for Concept Approval

Core Architecture/HMA² Architects/DCPL

Page 02, Existing Site Plan (Civil)

DC Fire Report on Deauville

18.3 feet is the given distance leaped by the 2008 fire between Deauville north building and the fire start point on the Meridian Hill Baptist Church building.

Data Table - Moving Clockwise:

From eastern side of the MP Library, heading south, from Lamont to Irving, along the 3100 block of 16th.

Across Irving, heading west, from 16th Street to Mount Pleasant.

From Irving, at Mount Pleasant Street, heading north along the 3100 block of Mount Pleasant Street to Lamont.

From Lamont and Mount Pleasant Street, heading east, to the west side of the Mount Pleasant Library.

Table

<i>From</i>	<i>To</i>	<i>Feet, OP map</i>	<i>Feet, Google Earth</i>	<i>Feet, DCPL Plans</i>	<i>Feet, direct measure</i>	<i>Avg</i>	<i>Notes</i>
Library east side	3150 16 th St NW	20.25	19.1	20.3	20.8	20.1	Distance between Library and Park Marconi Apartments
Library east side, at a depth of 40 feet	3150 16 th St NW, at a depth of 40 feet	28.8				28.8	Distance between Library and Park Marconi Apartments, about 40 feet back the Marconi narrows, making the space between the Library wider
3150 16 th St NW	3149 MP St NW	34.5	33.4			34.0	Park Marconi Apartments (3150) to Adalante Cooperative (3149)
3150 16 th St NW	3145 MP St NW	24.45	NA			24.5	Park Marconi Apartments (3150) to Deauville (3145).
3150 16 th St NW	3146 16 th St NW				4.4	4.4	Park Marconi Apartments (3150) to adjacent Meridian Hill Church
3146 16 th St NW	3145 Mt Pl St NW, north building	15.9	14.5			15.2	Meridian Hill Church to Deauville
3146 16 th St NW	3145 Mt Pl St NW, south building	11.1	NA			11.1	Meridian Hill Church to Deauville at closest point
3146 16 th St NW	3132 16 th Street NW	42	47			44.5	Building to Building, Meridian Hill Baptist to Sarbin Towers
3146 16 th St NW	3132 16 th Street NW	24.6				24.6	From ramp alongside south side of Meridian Church to retaining wall bordering yard along north side of Sarbin, narrowest point.
3132 16 th Street NW	Commercial bldgs on MP Street	46.5	43			44.75	The lots of Bank of America, 3131, Dollar Star, 3129 and Pan American Laundry, 3127 all extend same depth

							from Mt Pl Street and are behind Sarbin Towers (3132 16 th St)
3132 16 th Street NW	3130 16 th St NW				9.25	9.25	From Sarbin Towers to a retaining wall along a small boarded up wood house, 3130 16 th . This house was approved for raising. Retaining wall 30" from structure.
3126 16 th Street NW	3121 Mt Pl St NW	34.5	32.75			33.6	Distance across back yards
3118 16 th St NW	3115 Mt Pl St NW	12.0	12.5			12.25	Distance across back yards
3116 ½ 16 th St NW	3115 Mt Pl St NW	9.9				9.9	Distance across back yards, at narrowest point, where 3115 has most depth.
3116A 16 th St NW	3115 Mt Pl St NW	28.5	27.8			28.2	Distance across back yards, from a southern wing of 3115 to townhouse on 16 th St. Close to parking lot that opens on Irving Street behind townhouses on both 16 th St and Mt Pleasant St NW
3100 16 th St NW	3101 Mt Pl St NW	48.0	45.6			46.8	Distance between town houses on 16 th and Mt Pl Streets, also an opening on Irving Street to a parking lot.
3115 Mt Pl St NW	3121 Mt Pl St NW				14.9	14.9	Distance between adjacent buildings, alley space.
3131 Mt Pl St NW	3145 Mt Pl St NW				13.4	13.4	Distance between adjacent buildings, Bank of America and the Deauville. The space has 2 large wooden fences, one near sidewalk and another about 20 feet back.
3145 Mt Pl St NW	3149 Mt Pl St NW				19.25	19.25	Distance between adjacent buildings.

3149 Mt Pl St NW	3151 Mt Pl St NW				16.8	16.8	Distance between adjacent buildings.
3151 Mt Pl St NW, NE corner	Mt Pl Library, SW corner	33.9	36.75			35.3	Distance between buildings, 3151 Mt Pl Street and Library, spanning Library driveway and back yard space
3151 Mt Pl St NW	3153 Mt Pl St NW				7.25	7.25	Distance between adjacent buildings.
3153 Mt Pl St NW	Mt Pl Library, SW corner	30.3	27.8			29.1	West most corner of the Library to Pollo Sabroso
3155 Mt Pl St NW	Mt Pl Library, SW corner	24.3	26			25.2	This is a measure of the access at the narrowest part, just before the Library driveway bends to east and wraps behind the Library. Span across Library driveway.
3169 Mt Pl Street	1624 Lamont St NW	10.5	9.3			9.9	Opening on Lamont Street between the back of the Mt Pleasant Pharmacy (3169 MP St) and 1624 Lamont Street NW

Appendix R-2 - Residential buildings on Square 2595

Number	Street	# Units	# Residents	Method, unit count	Notes
3150	16 th Street NW	44	132	mailbox count**	6 story apt building
3132	16 th Street NW	60	180	mailbox count	9 story apt building
3126	16 th Street NW	16	48	mailbox count	5 story apt building
3116 ½	16 th Street NW	2	6	DC real property db, 2 or more units	Town house
3116 B	16 th Street NW	2	6	DC real property db, 2 or more units	Town house
3116 A	16 th Street NW	2	6	DC real property db, 2 or more units	Town house
3114	16 th Street NW	2	6	DC real property db, 2 or more units	Town house
3112	16 th Street NW	2	6	DC real property db, 2 or more units	Town house
3110	16 th Street NW	2	6	DC real property db, 2 or more units	Town house
3108	16 th Street NW	2	6	DC real property db, 2 or more units	Town house
3106	16 th Street NW	2	6	DC real property db, 2 or more units	Town house
3104	16 th Street NW	2	6	DC real property db, 2 or more units	Town house
3102	16 th Street NW	2	6	DC real property db, 2 or more units	Town house
3100	16 th Street NW	2	6	DC real property db, 2 or more units	Town house
1601	Irving St NW	1	3	no information available, conservative estimate	Town house
1605	Irving St NW	2	6	DC real property db, 2 or more units	Town house
3101	Mt Pleasant St NW	3	9	DC real property db, 2 or more units	Town house
3105	Mt Pleasant St NW	2	6	DC real property db, 2 or more units	Town house
3107	Mt Pleasant St NW	1	3	DC real property db, 2 or more units	Town house
3109	Mt Pleasant St NW	1	3	DC real property db, 2 or more units	Town house

Number	Street	# Units	# Residents	Method, unit count	Notes
3115	Mt Pleasant St NW	30	90	mailbox count	5 story apt building
3121	Mt Pleasant St NW	21	63	mailbox count	6 story apt building
3125	Mt Pleasant St NW	12	36	mailbox count	Cooperative
3145 *	Mt Pleasant St NW	100	300	Fire Report, page 5. Appendix J	5 story apt building
3149	Mt Pleasant St NW	16	48	mailbox count	Cooperative
3151	Mt Pleasant St NW	36	108	mailbox count	5 story apt building
3155	Mt Pleasant St NW	6	18	DC real property db	5 story business/condos
3161	Mt Pleasant St NW	1	3	no information available, conservative estimate	Above store apt
3169	Mt Pleasant St NW	1	3	no information available, conservative estimate	Above store apt
1620	Lamont Street NW	1	3	DC real property db, 2 or more units	Row house
1622	Lamont Street NW	3	9	DC real property db, 2 or more units	Row house
1624	Lamont Street NW	1	3	DC real property db, 2 or more units	Row house
		380	1140**		

* Building is currently destroyed by fire and not occupied.

** Mailbox count did not include empty or unlabeled boxes.

*** Estimating 3 persons per unit.

Appendix S: Sworn Testimony Ginnie Cooper, Director, DCPL

January 11, 2010

Public Roundtable on Libraries.

DC Council, Councilmember Harry Thomas, Chair.

Wilson Building: 1350 Pennsylvania Avenue NW

Washington DC

HT = Harry Thomas, Jr. Councilmember

GC = Ginnie Cooper, Director, DC Public Libraries

[32:00]

HT[

There have been a number of issues with community engagement or the community engagement process.

Where the community [] felt they weren't sufficiently engaged.

What were the issues that you saw and how could we correct that, in your opinion?

GC[

Well, we have several people here in the audience that may be able to testify from their perspective about what we might have done differently and should have done differently.

We did learn a great deal as we went on through the process.

And I think one of the things we might have done better is to be pretty clear at the beginning about what [focus] would be included in each building] and how we would move forward to do it. And what our timeline and our budget was.

I think in some cases, people thought this was like a developers' project where a developer might go to the community and meet their approval.

Our goal was to make sure people were informed about what we were doing.

And learned a great deal about some specific community wishes, what was most important in that library in terms of what the services would be.

And what mattered in terms of what it looked like as it moved forward.

Not everybody was happy with what we did, but we do believe that we are [turning] pretty incredible libraries.

I am very pleased that our time schedule has been kept and we have not asked for any additional money to be able build these buildings.

I am leaving forward smarter now than when we began.

[33:40]

Appendix T: Questions & Answers

What was the total cost of the Deauville Fire?

According to the FEMS Fire Report on the Fire of 2008 03 14, \$25 million.

What was the insurance settlement to the building where the fire spread, Meridian Hill Baptist Church?

4 million.

Have there been other fire incidents in Mount Pleasant and on this 3100 block, or was the Deauville a rare isolated event?

Mount Pleasant has a long history of dramatic, unexpected and serious fires.

Arson – Church's Fried Chicken May 1991

Angry young people set fire to Church's on the second of three nights of rock-throwing, glass-smashing, trash-burning disturbances that came after the shooting of a Latino man by a D.C. police officer in 1991.

A Payless shoe store was built at this site in September 1994.

Source: Washington Post, 1994 08 29

3 fires on the business strip occurred within a month in August 2005. In each case the storefront was completely destroyed and gutted, requiring a complete reconstruction.

3171 Mt Pleasant Street NW Melissa Beauty Salon

3070 Mt Pleasant Street NW Ersilia's Restaurant

3220 17th Street NW Argyle Convenience Store

Source: <http://www.mtpleasantdc.org/forum>

Other major fires in residential buildings on the 3100 block of Mount Pleasant Street

In the 1990's, 2 children died in a fire at the Deauville. 3145 Mount Pleasant Street NW

There was also a serious fire at 3125 Mount Pleasant Street, leaving the residential portion of the building boarded up for years.

Accounts of residents who have lived here more than 25 years.

Many of the local apartment buildings have continuing problems with fires.

Harvard Towers 1845 Harvard Street NW
(involving deaths)

Majestic 3200 16th Street NW

Woodner 3636 16th Street NW

Oaklawn Terrace 3620 16th Street NW (involving deaths)

-- Minutes of All-Ways Mount Pleasant Neighbors Association (AMP)

In March 2003, after so many incidents, AMP passed this resolution:

We ask the City Agencies to cooperate in inspecting the buildings in our service area. Because there is a great concern over the recent fires in the service area for Always Mount Pleasant, and because there is a lack of communication for fire plans with the residents of our buildings, and because there is confusion amongst the residents about what the legal requirements of the building owners are, we are resolved that the various agencies of the executive branch will work together to resolve these issues, and that the DC Fire Department, DC F/EMS, will work with us to inspect the buildings in our service area, and that the DC F/EMS will help to educate the residents on the legal requirements for fire safety, and that we urge the Council to provide the necessary funds to carry out these activities, and the DC F/EMS insure the building owners are fined for fire violations, if and when necessary, and the DC F/EMS insure the residents are notified when violations occur, and the relative deadlines, if any.

What is the consequence for the community if the proposed Library additions are constructed as planned?

The possibility of Ladder Truck access to the rear of most buildings on the 3100 block of Mount Pleasant Street and 16th Street NW will be closed. This block has roughly 1000 residents. The other openings to the corridor running down this long block only allow the nose of a ladder truck to get in. This greatly decreases response time and access. Most of the buildings are residential and multi-story. It's a life changing issue if the Library gets done this way. The impact is going to decrease the fire and life safety.

What is the minimum width for a fire access road?

Code calls for a minimum of 20 feet. In an area where there is a hydrant, 26 feet.

Fire Chief Rubin, who spoke at the Library with the community on May 14, 2009, said the Fire Department will fight fires with whatever resources they have. They can manage a width of 10 feet. Fire Marshal Faust said many of the alleys downtown are narrow and they do what they can.

What are the narrowest points in the north south corridor running the length of this block?

There is a point where the former Deauville structure (3145 Mt Pleasant Street) is 11.1 feet from the Meridian Hill Church (3146 16th Street NW). There is a point between the townhouses on 16th Street (3118 16th Street) and 3115 MP Street of 9.9 feet.

Isn't there a parking lot behind the Sarbin Towers at 3132? How would a ladder truck move through that?

The span between buildings is wide and even at this point. 44.75 feet.

Sarbin Towers at 3132 16th Street rear faces the rear of commercial buildings on Mt Pleasant Street 3131, 3129, 3127 MP Street.

These correspond to Bank of America, Dollar Star, and Pan American Laundry.

The parking could be designated on the east side, with a through fire lane on the left.

Are there other parking lots nearby with designated fire lane?

Yes. This is how it is done several hundred feet south in the parking lot between townhouses on 16th and Mt Pl Street. The width to that parking lot at Irving is 46.8, the fire lane is 20 feet wide.

Were there delays in access to the Deauville Fire?

Yes. The gate between the Park Marconi apartments and the Meridian Hill Church needed to be knocked down, because this space is only about 5' wide, only firefighters with hoses could pass through.

Hoses were run up to the 5th floor of the Park Marconi and through apartments to reach the rear of the Deauville.

Was standard fire-fighting practice followed at the Deauville?

No. Standard practice is to extinguish fires from the Front, Rear, and Sides.

There was limited and delayed access to the Rear. The fire spread to the rear of the Meridian Hill Baptist Church from the rear of the Deauville.

Were residents frustrated with the responses of the Fire Department at the meeting on May 14, 2009?

Yes. Answering questions from the public at the Mount Pleasant Library on May 14, 2009, Chief Rubin made emotional arguments that "they did the best they could" "to help those poor people" rather than engage in a substantial discussion of

strategies, what was preventable, what could have been done better, what is required and desirable in terms of access, and what could be changed for the future.

Did officials of the Fire Department say that they would like greater access, but believed that it was something that property owners would never agree to?

Yes. Similar to arguments made by DCPL, they made claims that alternatives and suggestions are impossible without justification.

If a Fire Access Lane starting west of the Library could only extend as far as the Deauville site, would this still be a gain?

Yes. This Access Lane would serve many residential and commercial buildings.

The residential buildings include multi-story apartment buildings at 3155, 3151, 3149, and any structure rebuilt at 3145 Mount Pleasant Street, and 3150 16th Street. These buildings have a total of 202 units, and roughly 600 persons. This is more than half the population on the block.

Other buildings served: Meridian Hill Baptist Church and businesses on Mount Pleasant Street:

3153 Pollo Sabroso

3155 Tonic, Radius, Xariel Tax Service (business)

3159 Rose Jewelry

3161 Checks Cashed

3163 Alex's Unisex Styling Salong

3165 Las Americas Dental Health

3167 El West Boots and Clothing, El West Travel

3169 Mount Pleasant Pharmacy

3171 Melissa Beauty Salon, Lamont Video below

3173 Lamont Cleaners

Of all the designs that the architects and DCPL have developed, was the request for a fire access lane ever given even a rendering?

No. An outpouring of community groups have asked for a fire access lane, both at DCPL sponsored meetings and ANC1D and Councilmember sponsored meetings. Residents even traveled to DCPL Board meetings all over the city with this request.

DCPL kept coming back with designs that did not consider community input, and now is beginning to argue that they have run out of time and money.

Is it true that DCPL architects testified to the Commission on Fine Arts that other alternatives were impossible?

Yes.

Is it true that widening doors, and creating openings for greater access are straightforward, not impossible?

Yes, they're done all the time, although the viewpoint of an architect/designer and a life safety expert are very different. The architect/designer has more of an eye for form and aesthetic, while a life safety expert looks at function and safety.

Can a ladder truck plow through chain link fences, the types that are in place in the yards behind buildings on the 3100 blocks of Mount Pleasant and 16th Street?

Yes, as reported by Chief Rubin at the Mount Pleasant Library on 2009 05 14.

Can a ladder truck plow through a concrete wall, for example, the 3 foot wall at the rear of the driveway of the Mount Pleasant Library?

No, as reported by Chief Rubin at the Mount Pleasant Library on 2009 05 14.

However, if the grade of the driveway were even from Lamont Street towards the rear of the Library, then this 3 foot wall could be removed.

Is it true that renovation was going on at the Deauville, and that sufficient inspection and code enforcement would have required the installation of modern fire suppression?

Yes.

Did the Fire Report on the Deauville include information on whether the building was being renovated?

No.

The Deauville Fire Report omits that renovations were going on, because that would require code enforcement, which wasn't done.

How old are these residential buildings? How susceptible are they to fire as say compared to the Deauville, the largest fire in DC in 30 years?

Fay Armstrong, President of Historic Mount Pleasant, has done research and reports that the four buildings -- 3139/3145 (now just 3145 Mt Pl Street) and 3149/3151 -- were all done in 1908/1909 by the same owner and architect. For sure, similar construction. 3155 was built in 1905 and has the same wooden structure.

These are old, unsprinklered buildings, made of materials that can create a large fire mass, as we saw with the Deauville.

Can a fire inspector require a property owner to take care of violations?

A fire inspector can press the matter with a property owner by notifying an insurance company.

However, the Deauville Fire Report lists no violations.

Is it possible that there is momentum towards a political fix rather than an ethical decision to provide for the fire/life safety of the community?

There are several entities and agencies involved. DCPL is not doing its job in working with the community. It's public involvement process is a sham.

DCPL is not following the law in working with ANCs.

DCPL is putting an emphasis on legacy rather than life safety.

DC FEMS Fire Prevention Division should have required sprinklers in the residential buildings -- those regulations have been in place since the 80s.

DCRA is not doing its job with inspections and taking care of violations.

Despite accolades the Fire Department gives itself, the blunt truth is they did not do everything they were supposed to do in regards to the Deauville.

Further inquiry could trigger lawsuits, insurance claims, fines, exposés of incompetence, loss of job and advancement.

What other elements could contribute to a political fix?

1. Local property owners appear to have been bought off. Those who were advocating for a change in the library plans suddenly say they have no issue with DCPL or Library plans.

2. Newspaper writers are advocating their own opinion and judgment, rather than investigating with intellectual inquiry.

3. Mount Pleasant has a bad reputation with decision-makers, politicians, agency heads, and developers for being difficult.

According to insiders to those in high office, ANC1D and civic groups are considered severely compromised and lacking in credibility. Civic groups do not work with one another and cannot come to agreement.

High government officials and Agencies such as DCPL, dDoT, and OP feel justified in pushing their plans through hell and high water.

4. It's an election year.

Are typical Mount Pleasant politics at work? Are civic groups fighting with one another? Is there no agreement?

In fact, there has been an amazing amount of consensus between civics on the issue of the Mount Pleasant Library. MPNA, All-Ways Mount Pleasant, Historic Mount Pleasant, The Park Marconi Building Association, The Deauville Residents Association, and many other groups are voicing substantial concerns on both the form and the function of the Library designs.

There have been remarks by Councilmembers, journalists, civic officers and participants in local meetings that as far back as they can remember, this is the first time an issue like this has brought the community together.

What other forms have community opposition taken?

Senior's groups such as Sarah's Circle, and disability rights advocates (for example Mary Jane Owens, Executive Director of Disability in Action) have become involved.

They participate in rallies, demonstrations, taking the trouble to make long treks to DCPL Board meetings in SE, and Georgetown.

There have been petitions with over a thousand names.

There have been joint letters from as many as 6 different civic groups written to Councilmember, DCPL in objection to the Library designs.

Dozens of people have worked steadily on this issue for years, losing money on office supplies, travel, computers, maps, print shops, because they truly believe this is injustice in action.

Civic groups have passed resolutions and submitted them to DCPL. They have gone to DCPL public involvement events. They complain about the programmatic style of the meetings that

require them to vote like children on issues they see as irrelevant.

In over 20 meetings sponsored by the ANC, hundreds of people poured into crowded rooms: they made their opinions known about the need for satellite, additional libraries in Ward 1, for better content, for more computers. The designs DCPL offer are irrelevant considering their long (often walking or public transportation to the only W1 library), their need for better programs and projects at the library. The facilities offered by the new wing of the large meeting room is not something the community needs. For those kinds of meetings, we can use facilities at Bell-Lincoln school.

Folks who have never been involved in civics are taking up writing letters and putting their views down in testimonies.

Struggling building association are recruiting new participants – many who are daunted by civics and politics because they feel it is not authentic – to come to meetings where their worst fears are reinforced, because they see “a horse and pony show where we finally got a turn to speak, but it fell on deaf ears”.

What are some of the other issues residents object to, besides fire safety and ADA access?

Neighbors who have seen the plan are astonished to see designs for a park and outdoor dwelling spaces that go against all common sense and street smarts.

The proposed outdoor garden is criticized on many counts:

- It is set far back from the street.
- It is not well lit.
- It has structures and shrubbery that will invite loitering, sleeping, and criminal behavior.

Neighbors of the library – many who have lived here several decades – say there is an existing ongoing problem with loitering, vagrancy, littering, and rowdy behavior on the library grounds.

This plan will make such problems worse.

If an outdoor space were closer to the sidewalk, open, and well-lit, this could be possible.

But such a structure as in the plans would not work well in a residential area unless there was overnight security. This design has the feel of something conceived for the suburbs or downtown, in a non-residential area – not dealing with the real occurrences in a diverse, dense urban area.

The figures portrayed in the drawings look like the affluent book store café crowd, very different than the real clientele of the Library.

What are some examples of troublesome activities on the Library grounds?

There has been problems in the past with prostitution – both male and female, behind and in the stairwell on the east side of the library.

People sleep off a bout of drinking on the steps of the library and up on “the porch” of the front entrance.

Residents of the Library say that the rear and west side of the Library is used as a bathroom.

It is not usually to see food, drinks, paper, personal belongings all over the grounds and steps of the library.

This problem has been brought to the attention of the Library and DCPL for many years. For example, requests to install additional trash containers, and improve security.

In December of 2001, during a very cold night during the Christmas holidays, a homeless woman froze to death on the Library grounds. Her name was Deborah.

Were Disability Rights Organizations contacted?

Yes, but it became unclear whether some of these organizations were serving People Living with Disabilities, or whether they were enmeshed in city politics, possibilities of lawsuits and insurance claims.

It became clear to concerned citizens making calls that this was a rich man’s game, because finally we

were told that in order to really get any results, we’d have to take DCPL to court.

What is the back story on the Deauville?

What was the story seen by regular folks on the streets, and in buildings behind the blaze?

Dozens of people watched in horror from the driveway of the Library, and could see the actual point where the fire jumped to the Meridian Church. The firefighters were all on Mount Pleasant Street, dealing with the fire from the front. People turned to each other and said, “if this wall were not here, and this dumpster was moved, we’d have a direct path for a fire truck to go in there and do the job.”

On 16th Street, residents of the Park Marconi watched as the giant fireball licked the edge of their building, many of them crying and screaming because they believed they were homeless, and firefighters were nowhere in sight. Hundreds of people standing in the lawn of Bell-Lincoln school saw the fireball grow to a height of a hundred feet or more, completely unchecked. When people ran to Mount Pleasant Street to try to get firemen and fire apparatus over to 16th Street, they were told by fireman that their protocol ruled that fire trucks, several hundred yards from the fire, at Lamont and Mount Pleasant Street, must wait until all the firemen have emerged from the burning building before they re-deploy in any way.

This meant that while the Mount Pleasant side search and rescue operation was going on, there was no fire suppression over on the 16th Street side for more than an hour to keep the fire from spreading. The pictures of fire trucks dousing the Meridian Hill Baptist Church were pictures of action taken much too late. Everyone standing on 16th Street could see the fire was roaring in back and trying to spread.

Appendix U – Fire Ladder Truck Access Points on Square 2595

For blocks of tall, older, unsprinkled buildings, fire hydrants and quick access to ladder trucks can mean the difference between safe exit or loss of life. This appendix reviews, first, potential access for ladder trucks, and second, the location of fire hydrants. More hydrants, including along a rear access lane could help.

One pair of access points provides an adequate space for an emergency access lane.

Out of the twelve accesses to the rears of the large apartment buildings on this block, only one pair provide quick, sure access to most of the endangered people: A North-South right-of-way.

- This starts on Lamont St just west of the MtP Library, and proceeds South uninterrupted for about 300 feet. Since this distance is beyond 150 feet, the International Fire Code (IFC) requires an exit. The parking lot of the Baptist Church provide the space for a hammer head turn that meets the IFC standard.
- There is a Southern leg with a fire lane already marked with an entry from Irving St NW.
- The two legs could be joined by moving a wall back a few feet so a fire truck can pass. This throat is 11.1 feet, and is behind the Deauville so a few feet could be widened during reconstruction.
- There is another throat that is passable, but could be fixed to make emergency access simple.

The other potential access points could help but do not meet fire standards.

There are 12 access points to the sides & rears of buildings on Square 2595

Clockwise from Library, south on 16th, then west on Irving, north on MP St, east on Lamont.

1. Between 3160 and 3150 16 (south of Library, north of Park Marconi)
2. Between 3150 and 3146 16 (south of Park Marconi, north of Meridian Hill Church)
3. Between 3146 and 3132 16 (south of Meridian Hill Church, north of Sarbin Towers)
4. Between 3132 and 3130 16 (south of Sarbin Towers, north of 3130 16th)
5. Between rear of townhouses 16th and Mt Pl Streets (entrance to parking lot from Irving)
6. Between 3115 and 3121 MP St (north of 3115 MP St, south of 3121 MP St)
7. Between 3131 and 3145 MP St (north of the Bank of America, south of Deauville)
8. Between 3145 and 3149 (north of Deauville, south of Adalante Cooperative)
9. Between 3149 and 3151 (north of Adalante Cooperative, south of 3151 MP)
10. Between 3151 and 3153 (north of 3151 MP St, south of Pollo Sabroso restaurant)
11. Between 3169 MP St and 1624 Lamont (Back of MP Pharmacy and residence Lamont)
12. Between 3155 MP St and 3160 16th (east of Mount Pleasant Condos, west of MP Library)

Four fail by providing less than 10 feet, the absolute minimum width for a ladder truck.

Btwn 3150 & 3146 16 (south of Park Marconi, north of Meridian Hill Church): 4.5 feet

This is a narrow gated space that does lead to the rear of these two buildings.

Btwn 3151 & 3153 (north of 3151 MP St, south of Pollo Sabroso restaurant): 7.4 feet

There is also a locked gate at Mount Pleasant Street, 7'1" high, and fire escapes, 8'1" off ground.

Btwn 3132 & 3130 16 (south of Sarbin Towers, north of 3130 16th): 9.25 feet.

This is a narrow driveway leading to a motorized door for rear parking for Sarbin Towers.

Btwn 3169 MP St & 1624 Lamont (Back of Pharmacy & residence Lamont): 9.3 feet.

This space leads to the rear of several storefronts on MP Street and behind a few residents on Lamont St.

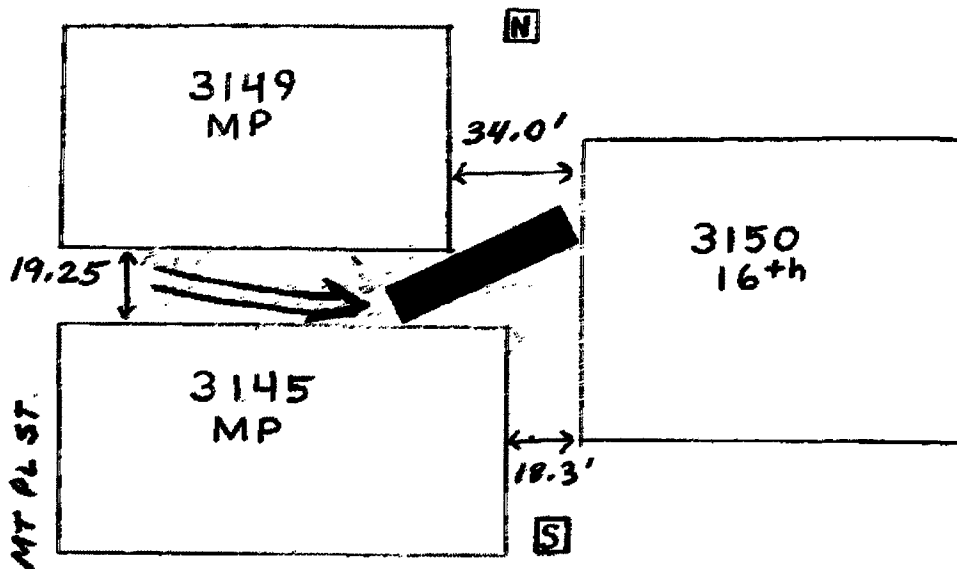
It does not extend into the inner back yards of the larger apartment buildings on the 3100 block.

Four fail, despite accommodating the entry of a ladder truck, but would be soon blocked. These are shown in diagrams which assume the ladder truck's dimensions are ten feet wide and 50 feet long. Actually, including mirrors and other attached equipment which can be lost without loss of core function, trucks are a little over 12 feet wide. Long trucks are needed so ladders can reach residential units on the fifth to eight floors.

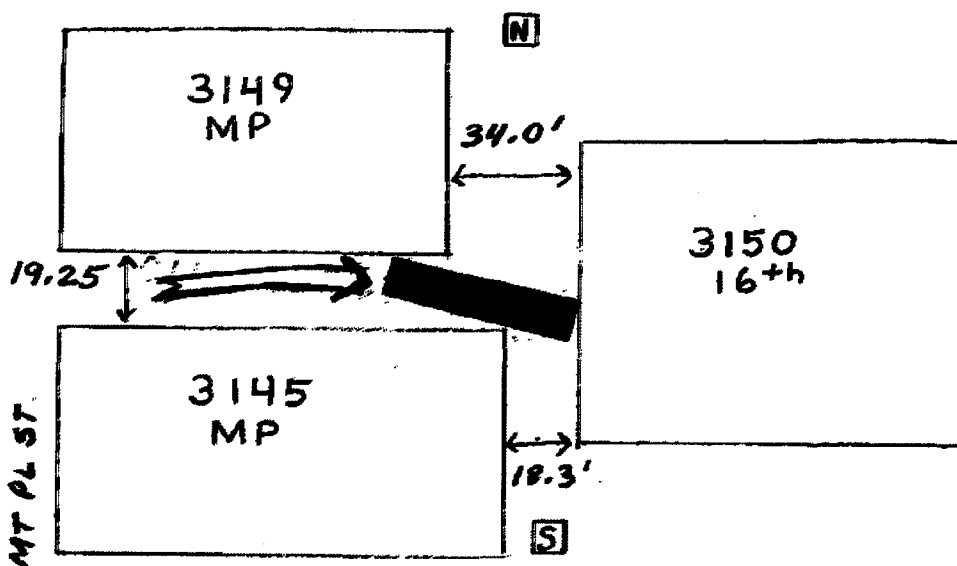
1. Between 3145 and 3149 (north of Deauville, south of Adalante Cooperative)

Although the access at Mount Pleasant Street is 19.25 feet, the setback of 3149 is 100 feet, and 3145 111.6 feet. This means a ladder truck could not turn in either direction to reach the rear of buildings on the corridor.

Turn North Blocked behind 3149 MP St.



Turn South Blocked behind 3145 MP St.



2. Between 3115 and 3121 MP St (north of 3115 MP St, south of 3121 MP St)



There is access to about 75 feet, then blocked by a large dumpster.

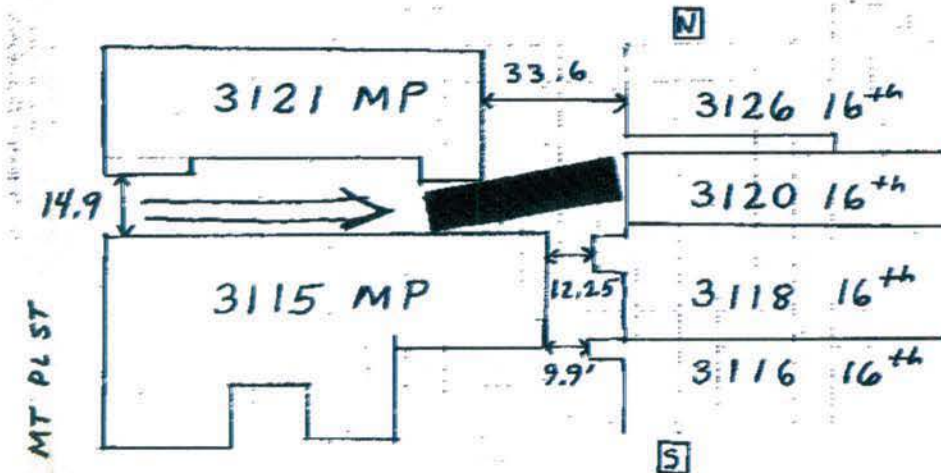
In addition, there is a basement stairwell on the right which projects out about 4 feet.

The depth of the buildings are 100 feet (3121) and 115 feet (3115).

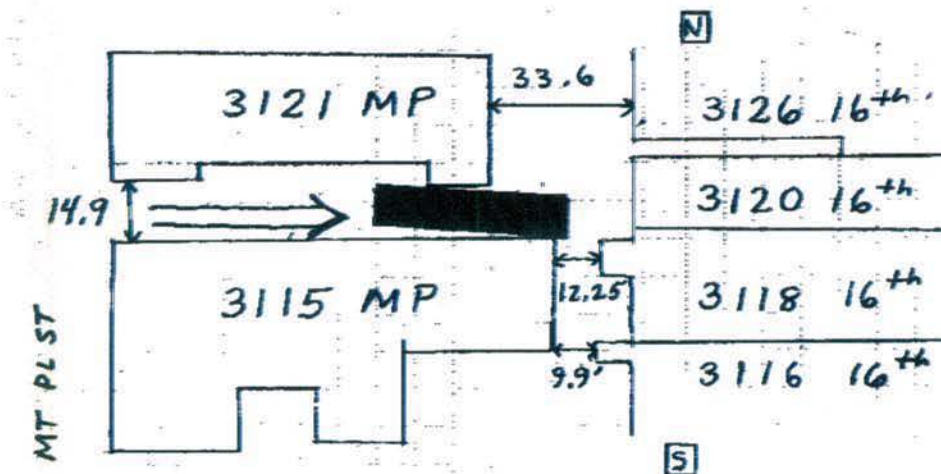
There is little space to make the sharp turn.

Even with the dumpster removed, a ladder truck could not turn into the back yards to either the north or south

Turn North blocked behind 3121 MP St



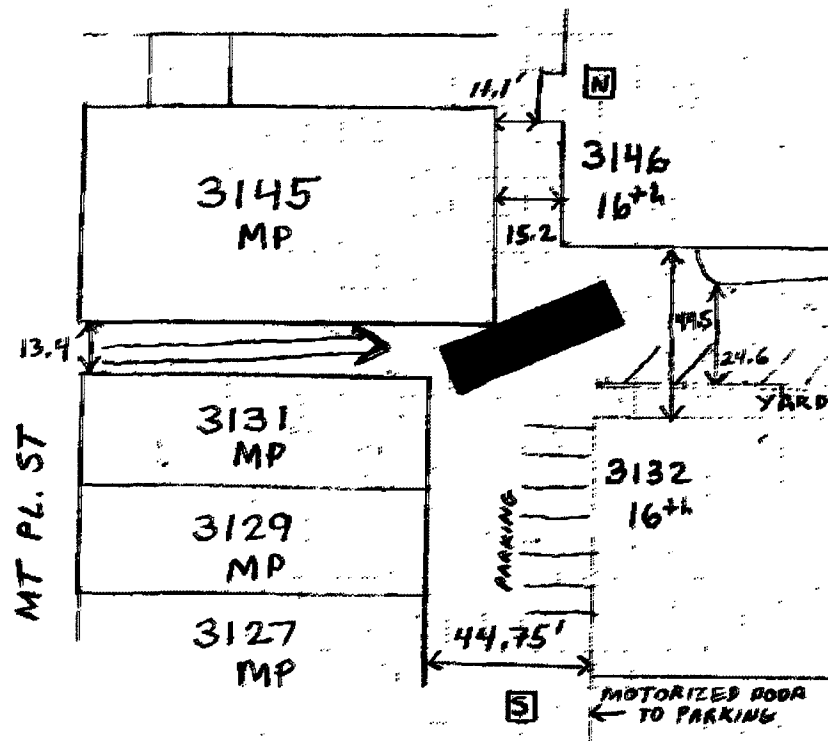
Turn South blocked behind 3115 MP St



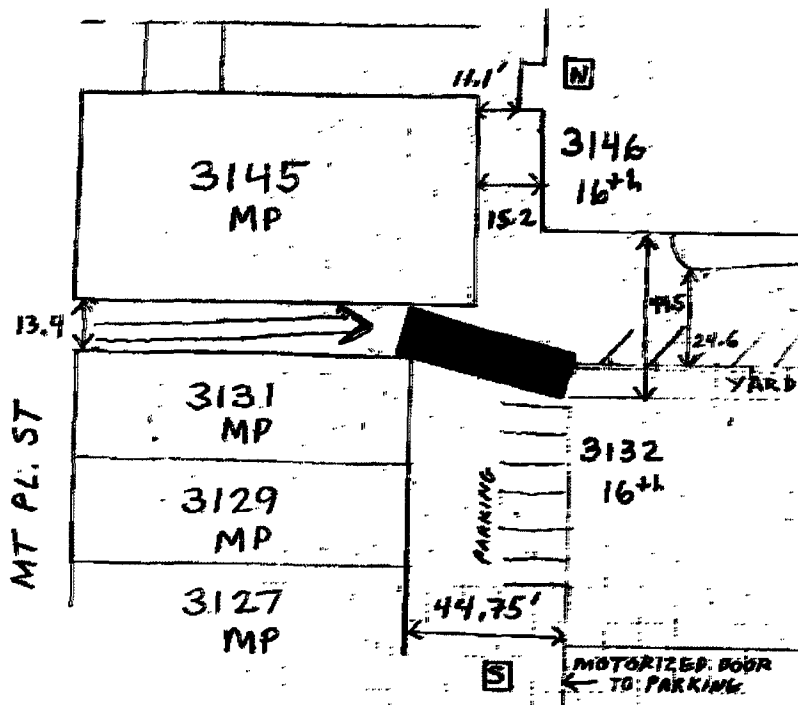
3. Between 3131 and 3145 MP St (north of the Bank of America, south of Deauville)

In addition, behind 2 wooden fences, 10' high, there are dumpsters, and 5 large trees along the south side.

Direct Turn North blocked; Parking south/3146 & west/3132 limit maneuvering space.



Direct Turn South blocked; Parking south/3146 & west/3132 limit maneuvering space.



2. Between 3115 and 3121 MP St (north of 3115 MP St, south of 3121 MP St)



There is access to about 75 feet, then blocked by a large dumpster.

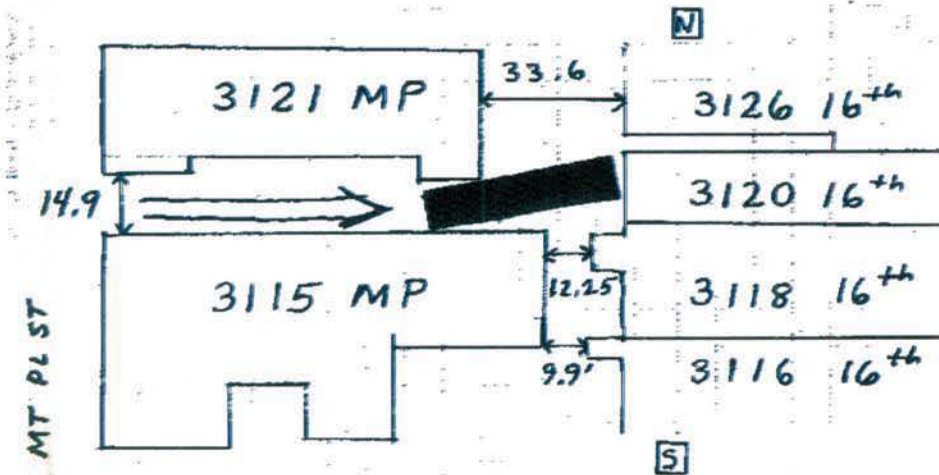
In addition, there is a basement stairwell on the right which projects out about 4 feet.

The depth of the buildings are 100 feet (3121) and 115 feet (3115).

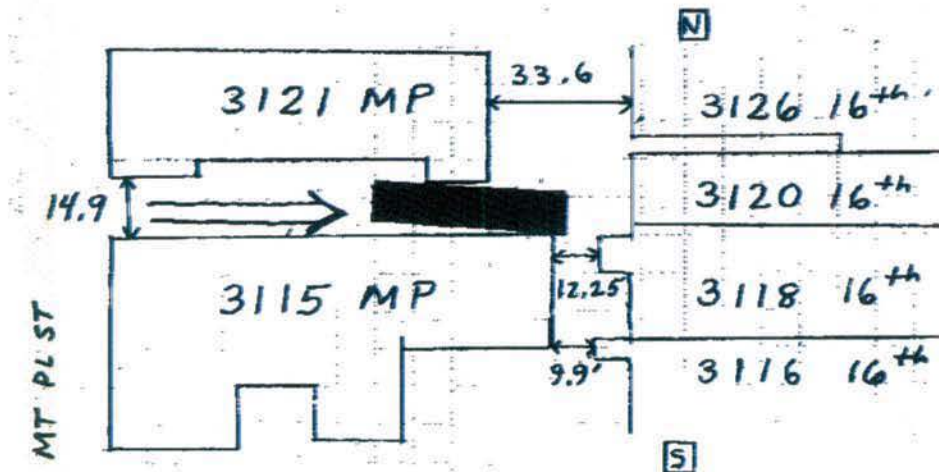
There is little space to make the sharp turn.

Even with the dumpster removed, a ladder truck could not turn into the back yards to either the north or south

Turn North blocked behind 3121 MP St



Turn South blocked behind 3115 MP St



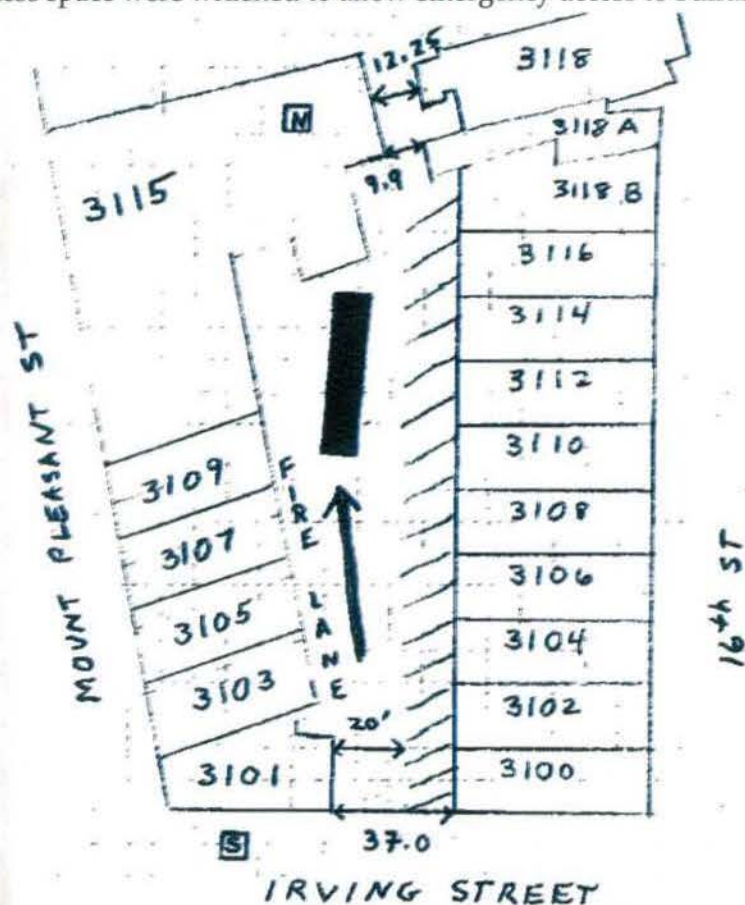
4. Between rear of townhouses on 16th & Mt Pl Streets (entrance to parking lot from Irving)

A fire lane exists in the parking lot on the west side, but access narrows to 9.9 feet at the north end.

In addition, the parking is graded several feet above the level of the back yards to the north.

Blocked to the north by a passageway just under 10 feet.

Hatched indicates diagonal parking, on East side of parking lot only. These would need to be moved if 9.9 access space were widened to allow emergency access to buildings to the North.



Picture of signage establishing a fire lane on West side of parking lot. The lane is 20 foot wide.



A view facing south of the narrow 9.9 access is shown in the picture below.

At 3118 16th Street, the building could be reconstructed to allow 12-13 feet passage.

If 3 to 4 feet were added to the passage way, it could work. In addition, the grade of the parking lot is several feet above that of the back yard of 3115 MP street.



Picture looking North from the rear of the alley between 3115 – 3121 Mt Pleasant Street.

This shows several hundred feet of mostly clear space to form an emergency access lane. Fire trucks can easily move through wood and chain link fences, so these do not block. There are no cars, no trees in the middle, and the dumpsters are next to buildings, and so no substantial blockages.

In the distance to the left is remains of the Deauville (3145 MP Street)) and to the right, Sarbin Towers.



One access has substantial obstacles limiting ladder truck access to the depth and rear.

Between 3149 and 3151 (north of Adalante Cooperative, south of 3151 Mount Pleasant Street (also residential)).

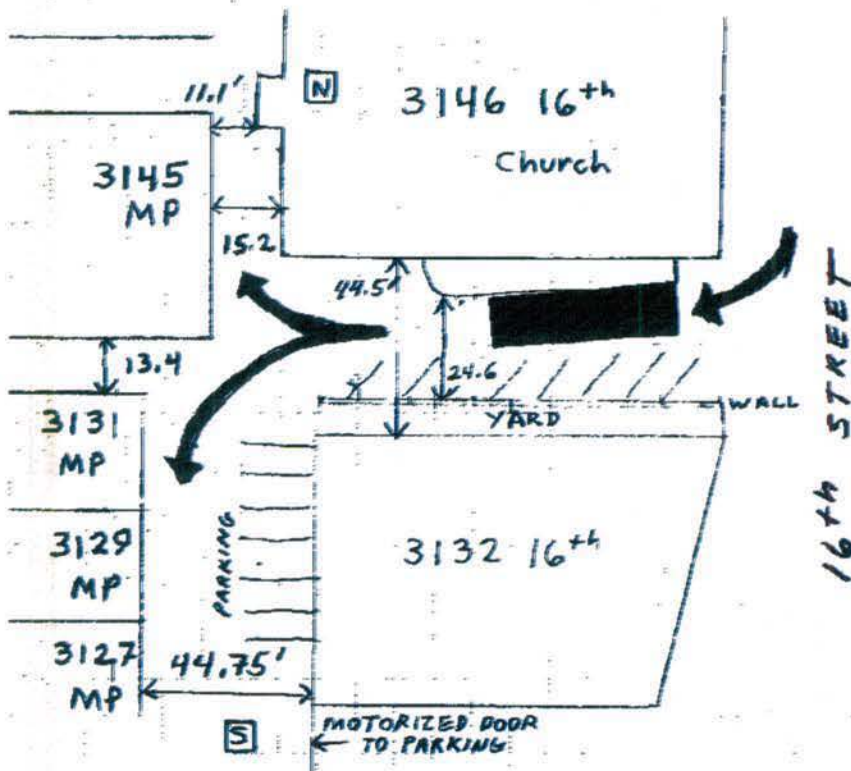


Two tall trees, taller than the buildings are in the center of a 16'8" access. In addition there are sunken stairwells projecting out about 4', with railings set in concrete.

Towards the rear of the 2 buildings, the buildings expand closer to one another by about 4'.

This leaves 3 openings.

1. Between 3146 and 3132 16 (south of Meridian Hill Church, north of Sarbin Towers)



This access is unsuitable for fast access by ladder trucks to the rear of the tall residential buildings. The blockages include metal gates, and parking to the south of 3146 16th Street, and parking to the west of 3132 16th Street. Because of the need to remove a large numbers of cars, this access is not likely to meet the 8 minute response rule. However, this opening would allow for use of pumper trucks. Fire hydrants exist to the west at the north end of 3145 Mt Pl Street, and on 16th Street NW, across from 3126 16th Street.

2 & 3. Two access points are directly West and South of the MP Library.

Both of these are blocked by proposed additions.

Of these two, the access between 3155 MP St and 3160 16 offers the most direct entry into a desired North-South emergency access route between the Mt Pleasant and 16th St buildings.

Entry from the south side of the library, between the Library and Park Marconi, would involve a 90 degree turn. Extra accommodations may need to be made to allow for such a wide turn for a 50 foot ladder truck.

A ladder truck entering via Lamont Street west of the Library could rescue residents in their units even five to eight stories up and reach units in back within the eight-minute standard set by the International Fire Code. Without this emergency access lane, this response standard cannot be reasonably met.

In contrast to the other access points around the block, which could only reach 2-4 buildings, this north-south route could access the rear of nearly 20 buildings heading south.

With a combined access from the Meridian Hill Baptist Church parking lot, this could provide either an egress, so it is not a dead end, or a 50 foot cut that would allow for a "hammerhead" or 3 point turn.

There are locations along this north south route that are wider than 26 feet, which provides for the installation of a fire hydrant. More notes on Fire hydrants below.

Fire hydrants – On or Near Square 2595

Only one hydrant is not on the square. Access to all others require stringing extra length of hose, and across roads.

Number	Location	Distance from a central point in north south route
1	Across from the library on north side of Lamont Street, alongside the Majestic apartments. 200' west of 16 th Street. Not on square.	255
2	In front of 1665 Lamont Street, north side of street, 30' east of Mount Pleasant Street. Not on square.	455
3	On east side of 16 th Street, 3100 block, in front of Bell-Lincoln school, directly across from 3126 16 th Street NW. Not on square.	334
4	On the border between 3149 – 3145 Mount Pleasant Street NW east side of Mt Pleasant Street. The only hydrant on square.	128
5	1600 block of Irving Street, north side between MP Street and 16 th , 25' east of MP Street. Not on square.	510

* The point used lies behind the site of the Deauville between the Park Marconi and Meridian Hill Baptist buildings. This is a central area for the middle and northern part of the corridor which has about a dozen apartment buildings.

Hydrants on a fire-access lane behind the buildings would shave minutes off of set-up time, and could save lives, and help prevent fire jumps to adjoining buildings.

Source: walk-thru, measures, Google Earth line measures.

Appendix V: Definitions: Covenants, Easements.

Examples of Fire Lane Agreements

Definitions

http://en.wikipedia.org/wiki/Covenant_%28law%29

Covenant

A covenant, in its most general sense, is a solemn promise to engage in or refrain from a specified action. A covenant is a type of contract in which the covenantor makes a promise to a covenantee to do or not do some action. In real property law, the term real covenants is used for conditions tied to the use of land. A "covenant running with the land", also called a covenant appurtenant, imposes duties or restrictions upon the use of that land regardless of the owner. In contrast, the covenant in gross imposes duties or restrictions on a particular owner.[1]

Covenants for title are covenants which come with a deed or title to the property, in which the grantor of the title makes certain guarantees to the grantee.[1]

Under the common law a covenant was distinguished from an ordinary contract by the presence of a seal. Because the presence of a seal indicated an unusual solemnity in the promises made in a covenant, the common law would enforce a covenant even in the absence of consideration. A Covenant is also used to describe a contract or a legally binding promise.[2]

Covenants related to land

A covenant running with the land, is a real covenant, in the law of real property. It is a nonpossessory interest in land in one form as an agreement between adjoining landowners to do something (affirmative covenant) or to refrain from doing something (restrictive covenant) with relation to the land. An example of an affirmative covenant is a promise to build a fence, while an example of a restrictive covenant is a promise not to develop land for commercial use. Another agreement form that is common is as a Covenants, Conditions, and Restrictions (CC&R) document as with a condominium.

Each covenant has two sides: the burden and the benefit. The burden is the promisor's duty to perform the promise and the benefit is the promisee's right to enforce the promise.

These covenants "run with the land" which means that subsequent owners or successors may either be able to enforce the covenant or be burdened by it.

Requirements for burden to run at common law

In order for the burden of covenant to run with the land, the following requirements must be met:

The covenant must be in writing to satisfy the Statute of Frauds.

The original parties to the agreement must have intended that successors be bound by the agreement.

A subsequent owner must have had actual notice, inquiry notice, or constructive notice (record) of the covenant at the time of purchase.

The covenant must touch or concern the land. The covenant must relate to the use or enjoyment of the land.

There must be horizontal privity between the original parties.

Horizontal privity is found if, at the time the original parties enter into the agreement, those parties share some interest in the subject land independent of the covenant (e.g. landlord and tenant, mortgagee and mortgagor, or holders of mutual easements). Individual state statutes can alter the requirements of horizontal privity of estate.

There must be strict vertical privity of estate.

Vertical privity characterizes the relationship between the original party to the covenant and the subsequent owner. To be bound by the covenant, the successor must hold the entire estate in land held by the original party (strict vertical privity of estate). Note that because strict vertical privity is required for a burden to run, a lessee could not have a burden enforced against them. However, a benefited party could sue the owner of the reversion of the estate, and the owner could possibly sue the lessee for waste.

Court interpretation of real covenants

Courts interpret covenants relatively strictly and give the words of the agreement their ordinary meaning. Generally if there is any unclear or ambiguous language regarding the existence of a covenant courts will favor free alienation of the property. Courts will not read any restrictions on the land by implication (as is done with easements for example).

A covenant can be terminated if the original purpose of the covenant is lost. A negative covenant is one in which property owners are unable to perform a specific activity, such as block a scenic view.

An affirmative covenant is one in which property owners must actively perform a specific activity, such as keeping the lawn tidy or paying homeowner's association dues for the upkeep of the surrounding area.

An agreement not to open a competing business on adjacent property is generally enforceable as a covenant running with the land. However, a covenant that restricts sale to a minority person (commonly used during the Jim Crow era) is considered unenforceable.

Easement

<http://en.wikipedia.org/wiki/Easement>

An easement is a certain right to use the real property of another without possessing it.

Easements are helpful for providing pathways across two or more pieces of property or allowing an individual to fish in a privately owned pond. An easement is considered as a property right in itself at common law and is still treated as a type of property in most jurisdictions.

The rights of an easement holder vary substantially among jurisdictions. Historically, the common law courts would enforce only four types of easement:

1. Right-of-way (easements of way)
2. Easements of support (pertaining to excavations)
3. Easements of "light and air"
4. Rights pertaining to artificial waterways

Modern courts recognize more varieties of easements, but these original categories still form the foundation of easement law.

Affirmative and negative easements

An affirmative easement is the right to use another's property for a specific purpose, while a negative easement is a restriction of the right to prevent an otherwise lawful activity on another's property.

For example, an affirmative easement might allow land owner A to drive their cattle over the land of B. A has an affirmative easement from B.

Conversely, a negative easement might restrict B from blocking A's mountain view by putting up a wall of trees. A has a negative easement from B.

Dominant and servient estate

Easements require the existence of at least two parties. The party gaining the benefit of the easement is the **dominant estate** (or dominant tenement), while the party granting the burden is the **servient estate** (or servient tenement).

For example, the owner of parcel A holds an easement to use a driveway on parcel B to gain access to A's house. Here, parcel A is the dominant estate, receiving the benefit, and parcel B is the servient estate, granting the benefit or suffering the burden.

Public and private easements

A private easement is held by private individuals or entities. A public easement grants an easement for a public use, for example, to allow the public an access over a parcel owned by an individual.

Appurtenant and in gross easements

In the U.S., an easement *appurtenant* is one that benefits the dominant estate and "runs with the land", i.e., an easement appurtenant generally transfers automatically when the dominant estate is transferred.

Conversely, an easement *in gross* benefits an individual or a legal entity, rather than a dominant estate.

The easement can be for a personal use (for example, an easement to use a boat ramp) or a commercial use (for example, an easement to a railroad company to build and maintain a rail line across property).

Historically, an easement in gross was neither assignable nor inheritable, but today commercial easements are freely transferable.

Floating easement

A **floating easement** exists when there is no fixed location, route, method, or limit to the right of way.^{[1][2][3]}

For example, a right of way may cross a field, without any visible path, or allow egress through another building for fire safety purposes. A floating easement may be public or private, appurtenant or in gross.^[4]

One case defined it as: "(an) easement defined in general terms, without a definite location or description, is called a floating or roving easement...."^[5] Furthermore, "a floating easement becomes fixed after construction and cannot thereafter be changed."^[6]

Examples, Easement Language

[http://www.ci.frisco.tx.us/departments/planningDevelopment/zoningSubdivision/Documents/Development%20Application%20Handbook/43-Easement Language%20-%20DONE.pdf](http://www.ci.frisco.tx.us/departments/planningDevelopment/zoningSubdivision/Documents/Development%20Application%20Handbook/43-Easement%20Language%20-%20DONE.pdf)

Access Easement

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use in along, upon and across said premises, with the right and privilege at all times of the City of Frisco, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

Fire Lane Easement

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire apparatus access road in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement for the fire apparatus access road shall be kept free of obstructions in accordance with City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire apparatus access road in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

Example, Fire Lane Language

1. Guilford, CT.

<http://www.ci.guilford.ct.us/Main%20Menu/Fire%20Zone-Fire%20Lane%20Ordinance.pdf>

Fire Zone/Fire Lane

Section 1. Definition.

As used in this chapter, “fire zone/fire lane” shall mean a designated, unobstructed passageway sufficient in size to permit free passage of fire and other emergency equipment from a public highway to all necessary areas or portions of any private or public property.

Section 2. Duties of Fire Marshal.

The Fire Marshal shall:

- (1) By written order, establish a fire zone/fire lane upon his determination that the reasonable safety of persons occupying or using any premises, public or private, having a capacity of at least fifteen (15) persons, requires the establishment of a fire zone/fire lane.
- (2) Cause a copy of any order establishing a fire zone/fire lane to be delivered to the owner or owners, or agents thereof, of any private property on which such fire zone/fire lane is established.

Section 3. Marking of fire zone/fire lane; cost.

- (1) Upon the establishment of a fire zone/fire lane upon public property, the Fire Marshal’s Office shall cause to be erected or installed adequate signs, markings and other devices to delineate said fire zone/fire lane.
- (2) Upon the establishment of a fire zone/fire lane upon private property, within thirty (30) days after receiving written notice thereof, the owner of said premises shall erect or install adequate signs, markings and other devices, of such design as approved by the Fire Marshal, to delineate said fire zone/fire lane.
- (3) In the case that the owner of such premises refuses or neglects to comply with the written notice within thirty (30) days after receiving it, the Fire Marshal shall cause to be erected or installed adequate signs, markings and other devices to delineate said fire zone/fire lane. The expense thereof shall be charged to the owner of said premises on which said fire zone/fire lane was established.

Section 4. Towing authorized; towing and storage charges.

- (1) No person shall park, or permit to stand, a motor vehicle in a fire zone/fire lane, which has been established in accordance with this ordinance, except when actually picking up or discharging passengers.
- (2) Any vehicle violating this ordinance may be towed, upon the direction of a police officer, to any public or private parking facility, and all expense of such towing, and any subsequent storage, shall be borne by the registered owner of such vehicle.

Section 5. Parking in fire zone/fire lane; penalties.

Whenever a vehicle is found parking or standing in violation of this ordinance, the Guilford Police Department shall serve upon the owner or operator of such vehicle or place upon such vehicle a notice directing the owner or operator thereof to pay a fine of twenty-five dollars (\$25.00).

2. Montgomery County, TX

<http://www.co.montgomery.tx.us/fire/FireLaneDesignGuide.pdf>

Section 503.1.1 Access to Buildings by Fire Apparatus

An approved fire apparatus road shall extend to within 150 feet of all portions of a facility and its exterior walls. Larger buildings may require more than one approved apparatus road.

Section 503.2 Specifications

- (a) All buildings within Montgomery County shall have adequate access for fire department apparatus. The building owner or tenant shall designate fire lanes, with Fire Marshal approval. In no case shall a fire

lane be less than twenty (20) feet wide, or 28 feet wide in curves, with a vertical clearance of less than thirteen (13) feet six, (6) inches.

(b) All fire lanes shall be posted and marked by the building owner or tenant. Fire lanes may be marked using signs, pavement markings, curb markings or a combination thereof with the following specifications:

(1) Signs.

Signs shall read "FIRE LANE – NO PARKING" and shall be at least twelve (12) inches wide and eighteen (18) inches high. Signs shall be painted on a white background with letters and borders in red, using not less than two-inch lettering. Signs shall be permanently affixed to a stationary post, and installed six (6) feet, six (6) inches above the finished grade. Signs should be spaced no more than 50 feet apart. Signs may be installed on permanent buildings or walls.

(2) Pavement Markings.

All pavement markings shall be installed using red and white traffic paint. The boundaries of the fire lane shall be identified by red stripes at least six (6) inches wide. The words "FIRE LANE – NO PARKING" shall appear in four inch white letters at no more than twenty-five (25) foot alternating intervals on the red border markings.

(3) Curb Markings.

Curb markings shall be painted in red traffic paint from the top seam of the curb to a point even with the driving surface. The words "FIRE LANE – NO PARKING" shall appear in four inch white letters at no more than 25 foot intervals along the curb

Montgomery County Fire Marshal's Office

What you must do

- Submit a simple diagram (with dimensions) of the property to the Fire Marshal's Office.
- Mark fire lanes as directed by the County Fire Code (2006 IFC)

What we will do

- Review plans for compliance with the code
- Inspect Fire Lanes after completion for compliance

Additional Responsibility: Owner / Tenant

Section 503.3 and 503.4 Marking and Obstruction

- Maintain fire lane markings, signage
- Ensure that fire lanes are kept free of obstructions (vehicles) at all times.

In order to maintain fire lanes, an owner or tenant may choose to designate Fire Lane Tow Away Zones. In order to do so, Texas State Law requires that in addition to adding the Tow Away Zone designation to fire lane marking and signs, the owner or tenant must comply with Texas Towing Regulations.

For more information on the Texas Towing Act

3. City of Plano

<http://www.planotx.org/Departments/Planning/DevRev/Pages/standards.aspx>

City of Plano

Covenant for Fire Lane, (if plat contains fire plan easements)

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or

other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

Parking

Parking spaces may be such that they do not protrude into the fire lane.

Restrictive Covenants

The Board shall have the power to pass restrictive covenants as events arise.

4. Harris County Public Infrastructure Division

http://hcpid.org/permits/docs/FC_firelane_layout_gen_req_and_approved_sign.pdf

Fire Access Road/Fire Lane Layout Plan

Applicant shall include a sheet in civil submittal as well as Fire Code submittal titled "Fire Access Road/Fire Lane Layout Plan".

This plan shall include the following:

- a. Location of the building on the site along with the length, width and height of building.
- b. Street locations.
- c. Private drives and any gates or barriers to traffic.
- d. Sidewalks and parking rows.
- e. Fire Department Connections and nearest public fire hydrants as well as hydrants on private property. (Hydrants and Fire Department connections should be highlighted)
- f. Show overhead structural extensions or obstructions that could affect Fire Lane placement.
- g. Show proposed fire department Access Roads/Fire Lanes, parking lot /curb striping or sign placements* (Cross hatch or otherwise distinguish fire access roads on plans.)
- h. All above should show size and relative distances from one another.

Fire Lane Striping & Sign Requirements

Fire Lanes/Fire Apparatus Access Roads shall be marked on the curbs or pavement with a RED stripe 4" in height and stenciled every fifty feet in WHITE letters at least 3" in height with the words, "fire lane no parking/tow away zone" so as to prevent parking in the area.

NOTE: Where striping is not practical an approved Fire Lane sign shall be placed every seventy-five (75) feet.

Fire apparatus access roads for buildings exceeding three stories or thirty (30) feet in height shall:

1. Provide at least three means of fire apparatus access.
2. Be capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
3. Be at least twenty-six (26) feet in width in the immediate vicinity of any building exceeding thirty (30) feet in height.
4. Provide that at least one of the required access routes is located a minimum of fifteen (15) feet and a maximum of thirty (30) feet from the building, and be positioned parallel to one entire side of the building. Ref. IFC 2003 Appendix D105.

Appendix W ANC Resolutions (Ward One)

- W-1. ANC 1D resolutions establishing this study
- W-2. Ask DC Government to Address ANC1D resolutions on the MP Library
- W-3. ANC 1A resolutions on the MP Library
- W-4. ANC 1C resolutions on the MP Library – compiled
- W-5. ANC law. DC Code 1-309.10 Advisory Neighborhood Commissions.
Duties and Responsibilities, notice, great weight, access to documents.

Appendix W-1 ANC1D resolutions establishing this study:

20100216__Library Study

Resolved, ANC1D amends its previous resolution funding a study of issues on the Mt Pleasant library design to implement the following:

1. The new contractor is Rob Waldeck, a Mt Pleasant resident, to prepare a report for not to exceed \$3000.
2. The matching funds requirement has been satisfied by the ANC1C authorization of \$3000 for a similar study. 1D asks Waldeck to collaborate with 1C commissioner Chris Otten so this study can build experience in collaboration with 1C and other ANCs.
3. The language of the previous resolution should not be interpreted as introducing any bias, but rather of maintaining credibility via a fair report.

20091215__ Access corridor behind the Mount Pleasant Library

ANC 1D resolves to award a contract to the Mount Pleasant Latino Association (LA), to be administered by 1D's staff group, with the following provisos:

- 1] The intents of this project are to provide
 - (a) the chance for an access corridor starting in the west side yard of the Mount Pleasant Library and extending roughly south so that ladder fire trucks could reach the rear of almost a dozen buildings, and
 - (b) there will be a single ANC 1D: entrance for all, and that entrance will go well beyond ADA standards as an immediate and attractive access - not long or apparently difficult.
- 2] 1D will pay for expert advice on the safety, architectural, public participation, and legal issues involved in pursuing 1D's resolutions on the Library upgrade, but no more than the funds raised by other groups with the intents of item 1] above. 1D will not pay more than \$3000 for this project.
- 3] If the Latino Association does not have a bank account to administer this contract, then it may designate an established, incorporated Mt Pleasant civic group representing residents to handle the accounts, so long as that group does not exercise any further control than to assure fiduciary responsibility. 1D encourages the Latino Association to manage this project with a strong outreach to other Ward One groups, including 1C, that have been substantially active in supporting the intents of item 1] above.
- 4] 1D funds shall be used only to support positions embodied in its resolutions.