

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
FIRE AND EMERGENCY MEDICAL SERVICES DEPARTMENT  
WASHINGTON, D. C. 20001



**MEMORANDUM**

**TO:** Richard D. Fleming  
Fire Marshal

**FROM:** Tony Sneed

**RANK:** Captain **CO/PLT:** FPD

**DATE:** June 2, 2006

**SUBJECT:** Lot 800 of Square 2234 - 2950 Tilden Street NW

On June 2, 2006 I made an onsite visit to the property known as Lot 800, Square 2234. It is proposed that the site be developed as 2950 Tilden Street NW. The development would be located at Connecticut Ave and Tilden Streets NW, fronting Tilden Street NW. The building is slated to have 49 residential units with underground parking. There is no problem with fire department access to the front of the building off of Tilden Street. I feel that fire department access to the rear is not readily accessible. Per the International Fire Code, 2000 Edition, Section 508.2.2 Additional Access: "The code official is authorized to require more than one fire apparatus access road based upon the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access."

This area of Connecticut Ave and Tilden Street is very congested especially during morning and evening rush hours, which may impair access to the building. Additionally, this building would be surrounded by 3 other buildings further limiting access.

I recommend that additional access to the rear of 3883 Connecticut Ave. If an agreement can be made to allow this fire lane to be used as access to the rear of 2950 Tilden Street, it may help eliminate the problem.

**ZONING COMMISSION**

CASE No. 05-26

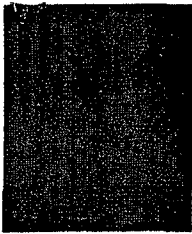
EXHIBIT No. 124

ZONING COMMISSION

District of Columbia

CASE NO.05-26

EXHIBIT NO.124



# **SCHIRMER ENGINEERING**

6305 Ivy Lane, Ste. 220  
Greenbelt, MD 20770  
Phone (301) 220-1212 Fax (301) 220-2256

Fire Protection ■ Code Consulting ■ Risk Control ■ Security Consulting

June 2, 2006

VIA EMAIL

Ms. Tracey Thomm  
Clark Realty, LLC  
Two Bethesda Metro Center, Suite 250  
Bethesda, MD 20814

RE: Fire Department Vehicle Access  
Lot 800 – Square 2234  
2950 Tilden Street, NW  
Washington, DC  
SEC Project No. 1506163-000

Dear Ms. Thomm:

Schirmer Engineering Corporation (Schirmer Engineering) has reviewed the conceptual design drawings prepared by Sorg Architecture dated 01 March 2006 for the referenced site. The purpose of this review was to assess fire department vehicle access to the building site, specifically, whether or not the easement located along the site's southern property line is required to access/serve the building to be constructed at 2950 Tilden Street, NW.

The 2950 Tilden Street building is a proposed six-story above-grade residential building with two levels of below-grade parking. The building site is rectangular in shape and fronts Tilden Street, NW, providing direct access/entry into the building. The site abuts private properties on its other three sides: 3945 Connecticut Avenue, NW, to the east; 2940 Tilden Street, NW, to the west; and 3883 Connecticut Avenue, NW, to the south. The referenced site includes an easement 20-feet wide along the southern property line for the purpose of providing fire department vehicle access to 3883 Connecticut Avenue; 3883 Connecticut Avenue is a land-locked lot that directly fronts a public street or alley.

The requirements for fire department vehicle access to buildings are found in the District of Columbia Fire Prevention Code Supplement/2003 (DCMR 12H) which references the 2000 edition of the International Code Council's (ICC) International Fire Code (IFC). Chapter 5 of the IFC describes required fire service features, and Section 503.1.1 prescribes fire apparatus access roads as follows:

"Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45,720 mm) of all portions of the facility or any portion of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. (Underlining added) "Fire apparatus access roads" is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane, and access roadway as defined by IFC Section 502.1.

Schirmer Engineering Corporation  
[www.schirmereng.com](http://www.schirmereng.com)

Ms. Tracey Thomm  
2950 Tilden Street, N.W.

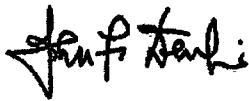
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The proposed building fronts Tilden Street and its entry/egress points are within 150 feet of the street. These entry points are the exit stair discharge doors. The location/position of the building with respect to Tilden Street is such that no fire department vehicle access is required on its remaining three sides.

In summary, it is Schirmer Engineering's professional opinion that, given the conditions cited above, the fire department easement located on the southern property line is unnecessary to provide the required fire department vehicle access to 2950 Tilden Street since the building abuts Tilden Street which is a public street.

Sincerely,

SCHIRMER ENGINEERING CORPORATION

A handwritten signature in black ink, appearing to read "John F. Devlin".

John F. Devlin, P.E.  
Regional Manager

c: Nicole Forrest, Clark Realty

JFD/lmn