



# Alameda County Fire Department

## Fire Prevention Bureau

### Plan Review Comments

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<b>To</b>	Miroo Desai, Senior Planner City of Emeryville	<b>PLN #</b>	FDP21-001		
<b>Address</b>	Emeryville Public Market – Parcel A, Parcel B & Parcel F				
<b>Job Description</b>	Review of Preliminary Fire Access Plan				
<b>Reviewed By</b>	Cesar Avila, DFM	<b>Date:</b>	<b>7-27-21</b>	<b>Review #</b>	<b>1</b>

The Alameda County Fire Department has reviewed the revised proposal dated July 26, 2021 Fire Access- Split Building Access plan provided for the proposed Emeryville Public Market Parcel A, Parcel B, and Parcel F.

The plan shows Fire Department Access will be provided from the following locations. Shellmound Street is the only existing access point. Fire Apparatus access roads have been added to the previous proposed design between the high rise and secondary building, and the secondary building and parking garage.

Proposed access onto the property is also designed at the north end of the high rise and at the south end via an emergency access easement on the Hyatt House Emeryville parcel.

The proposed plan provides compliant Fire Department Access to the project according to 2019 California Fire Code Section 503.

This review is for fire department access only. ACFD staff will review the remaining project feature once revised detailed drawings are provided.

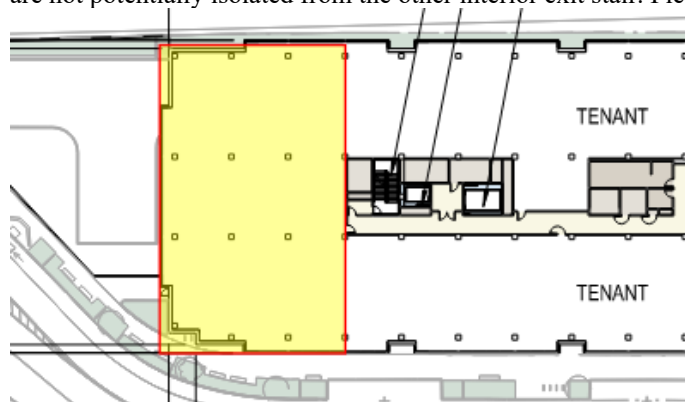
**August 18, 2021**

## **Building Division Comments**

### **Market Place Parcel A and B and F**

#### **High rise**

1. Identify seismic risk category per CBC Table 1604.2. It appears that this building at a minimum should be designed as a risk category 3. Please consider total occupant load as well as hazardous material quantities.
2. Ground Floor:
  - a. Designate areas which service high rise facilities to show there is enough space on the ground floor. Generator rooms, secondary water supply, etc. as it appears there is not sufficient back of house area to service the building.
  - b. South Stair must lead directly to an exit discharge or exit passageway per CBC 1023.3 as the stair appears to terminate at a vestibule then a lobby. If using CBC 1028.1 exception 1 the exterior door of the building is not readily visible from the point of termination.
3. Floors 2-8:
  - a. North stair needs an elevator within 200 feet per CBC 11B-206.2.3.2. Clarify how this is met as the only elevators located near this stair are service elevators.
  - b. The south-west corner of the building is showing exterior exit doors and no doors to the common corridors. Clarify how these spaces egress and if there is intended to be occupied terraces on these floors.
  - c. Advisory: The floor area on the North side of the building may be left with access to only 1 exit if only multiple tenant ever occupy a floor. Although this is not a current issue it may arise during tenant improvements. Please consider moving the interior exit stair so large portion of the building are not potentially isolated from the other interior exit stair. Please see image below.



#### **Low Rise**

1. Floors 2-4:
  - a. Interior Exit stairs both have entrances on the west side of the building. Please consider either revising the interior exit stair location or providing cross circulation so the east side of the building does not have egress problem during tenant improvement phase.

- b. Floor plans show the south side of the building with exterior exit doors. Clarify how these spaces egress and if there is intended to be occupied terraces on these floors.
2. Floor 5: Clarify if the landscaped area shown is intended to be an occupied roof deck.

## **Parking**

1. Clearly indicate the location of vehicle ramps. Clarify the egress path as both stairs are provided on the same side of the building and it is unclear if occupants are egressing down vehicle ramp.
2. An accessible route is required for the stair leading to and across the pedestrian bridge. Clarify how this is provided. Please note equivalent facilitation must be provided for disabled individual crossing the pedestrian bridge and sending occupants intending to cross the bridge into the parking structure will not be an acceptable accessible route.

## **Residential**

1. Clearly identify the type of construction.
2. Plans indicate 10 multistory dwelling units at an accessible level. As a result 10% of these units (1 unit) must have the following:
  - a. A primary entry on an accessible route
  - b. At least one powder room or bathroom on the primary entry level
  - c. An accessible route to all spaces on this level including the balcony.
  - d. An accessible route to common areas on this level.
3. The elevations show glass interior exit stairs on the south side of the building. Exterior walls of the stair shaft shall be rated per CBC 1023.7, clarify how this is met with glass enclosures shown and if the intent is to use rated glass or direction sprinklers. Please provide specific information regarding this feature as it affects the appearance of the structure and is required at the entitlement phase.
4. Justify having the only electrical room at the roof. Clarify how service entry conductors are protected as they pass through the building.
5. Level 4 and 5: Trash chute needs an access room per CBC 713.13.3.
6. Level 5:
  - a. Egress balcony shall be a minimum of 10 feet from the property line per CBC 1021.4. Provide a dimension to the property line on the floor plan.
  - b. The building is a 5 story building and requires the elevator to be part of the accessible means of egress per CBC 1009.4. Clarify how this is met as the plans do not show an generator or a horizontal exit per CBC 1009.2.1 exception 1