



# GEORGETOWN TOWNSHIP FIRE DEPARTMENT

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**Project Name:** Lowing Woods

**Submitter:** Nevada Creek Development Company

**Architect/Designer:** Richard A. Pulaski

**Project #** 25201449

**Review Date:** 10/14/2025

**Reviewer:** Craig Scholma, Fire Inspector

The following conditions will require changes to or consideration for the proposed plans:

1. IFC 503.1.1 – Townhome Units (1-16, 17-32) will require sprinkling. Not all buildings will require sprinkling based on the provided plans.
2. IFC 503.2.1 – Private Ally is allowed **unless** building is greater than 30ft in height (IFC D105). If greater than 30ft in height, 26ft Ally width will be required. 503.4 requires signage to eliminate parking in this location.
3. IFC 507.5.1 - Hydrant spacing of not more than 600ft is required.
4. IFC 505.1 – Private allies are a concern with address identification. I would like to see how buildings will be addressed.
5. IFC 503.1.1 – Fence obstructs access to the buildings. Please show how firefighters will be able to access the rear of the buildings.
6. "Island" in front of detached condo unit 28 is allowed. Obstructions need to be kept clear of Fire Department access (IFC 503.4, IFC 503.2.1). The address will need to be visible from Private Roads "B" and "C" (IFC 505.1).

# Fire Inspector Memo Responses

- 1. IFC 503.1.1 – Townhome Units (1-16, 17-32) will require sprinkling. Not all buildings will require sprinkling based on provided plans.**

A follow up meeting was held with the Fire Inspector to review 150-foot hose lengths around townhome buildings, which are now depicted on the plan. We will continue to work with the Fire Inspector through the construction plan review and approval process.

- 2. IFC 503.2.1 – Private Alley is allowed unless building is greater than 30ft in height (IFC D105). If greater than 30ft in height, 26ft alley width will be required. 503.4 requires signage to eliminate parking in this location.**

Per IFC D105, the highest roof surface shall be determined by the measurement to the eave of the pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. The proposed townhome buildings are 18 feet in height at the eave measurement, therefore, no plan revisions to the alley width were required. No parking/fire lane signs can be provided along the alleys.

- 3. IFC 507.5.1 – Hydrant spacing of not more than 600ft is required.**

The plans have been adjusted to confirm hydrant spacing does not exceed 600 feet.

- 4. IFC 505.1 – Private alleys are a concern with address identification. I would like to see how buildings will be addressed.**

It is our understanding that addressing occurs by the Georgetown Township Assessor. We will work with the Township Fire Department and the Township Assessor to ensure addressing is adequately addressed for emergency services purposes.

- 5. IFC 503.1.1 – Fence obstructs access to the buildings. Please show how firefighters will be able to access the rear of the buildings.**

Gates are provided between the garage buildings of the terrace homes (A1-A43) and gates are provided between the garage buildings and on the ends of the garage buildings of the rear loaded townhomes (B1-B32). In addition, 150-foot hose lengths are shown around the townhome buildings.

- 6. "Island" in front of detached condo unit 28 is allowed. Obstructions need to be kept clear of Fire Department access (IFC 503.4, IFC 503.2.1). The address will need to be visible from Private Roads "B" and "C" (IFC 505.1).**

No plan revisions were required with this note, but all comments have been received and will be adhered to.