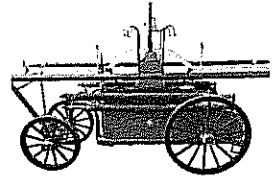




Office of the Fire Chief
BROOKLINE FIRE DEPARTMENT
4 Bond Street, Brookline NH



Initial review for E-048 "Grace Retreat"

Dear members of the planning board,

The Brookline fire department has reviewed the plans submitted by Mr. Bazemore for a proposed short term rental home business. After an extensive review and code analysis of the proposal the following items are what the fire department has come up with for requirements and/or questions:

Known Requirements

1. At a minimum the domes must meet the following:
 - a. The Tent fabric must meet the flame propagation requirements in accordance with NFPA 701 NFPA [1]25.5.1.5.1
 - b. A certificate of compliance for the above requirement shall be supplied to the fire department. NFPA [1]25.5.1.5.2(1)
 - c. The domes must be installed in accordance with plans prepared by a design professional NFPA [1]25.5.2.1
 - d. Yearly inspection of the domes must be conducted, this would be conducted by both the fire and building departments NFPA [1] 25.5.4.2
 - e. A bi-annual inspection of the domes must be conducted by professional engineer, architect or individual certified by the manufacturer with proof of compliance being submitted to the fire and building departments NFPA [1]25.4.2
 - f. At a minimum there must be composed of two layers separated by an air space so heated air can be moved to guard against ice buildup NFPA [1]25.5.2.3
 - g. The domes must meet the loads and strength requirements for our area and be certified by an approved testing laboratory NFPA [1]25.5.2.2
 - h. Roof drains (if equipped) must have electrical elements to help protect against ice buildup. Such elements must have a backup electrical supply in the event of a power failure NFPA [1] 25.5.2.4
2. An annual fire and life safety inspection of all areas subject to public access will be required NFPA [1] 1.7.7.1
3. A permit to erect place and operate shall be required NFPA [1]1.25.1.2
4. The platforms that the domes are going to be on must meet the following:
 - a. Be built on a non-combustible surface

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- b. No storage of any kind is allowed NFPA [1] 10.15.4
 - c. Have guard railings installed NFPA [101]24.2.5
 - d. There must be two ways to exit off the platform (see number 5b)
5. Occupancy based requirements
- a. There will need to be two means of escape provided NFPA [101]24.2.2.1.1
 - b. The required means of escape must be remote from the primary means.
Requiring that it can't use the same set of stairs as the primary way NFPA [101]24.2.2.3.1
 - c. Smoke alarms must be provided NFPA [101].24.3.4
 - d. CO alarms are required NFPA [101].3.4.2
 - e. No use of unvented fuel fired heaters NFPA [101].24.5.1.2
 - f. Heating and cooling appliances shall be installed and maintained per NFPA [101]9.2
6. Woodstove installations must meet the requirements set forth in NFPA 211 2016 Ed. in its entirety including but not limited to:
- a. Without proof that a woodstove is allowed per the manufacturers specs it cannot be installed NFPA [211]13.1
 - b. Because the top of a chimney could conceivably be more than 25' in height fire department access roads must be provided to each of the domes. NFPA [1]18.2.3.2
 - c. A permit to install must be obtained through the Fire Department NFPA [1]1.12
 - d. Spark arresters will be required on the chimneys NFPA [211]4.6.4.1
 - e. Termination height NFPA [211]4.2
 - f. The chimney must have an enclosure around them to prevent occupants from coming into contact with them NFPA [211]4.3.1
 - g. Proper air flow must be provided to sustain combustion NFPA [211]13.3.1
 - h. Annual inspections with reports given to the fire department NFPA[211] 14.2
7. Additional safety requirements above and beyond minimums
- a. Exit signs will be required because of the transient nature of the occupants NFPA [101]7.10
 - b. Fire extinguishers are required given that there is a cooking facility and a potential woodstove NFPA [13]6.1.2
 - c. Emergency lights must be installed to illuminate the means of escape NFPA [101]7.8
 - d. In conjunction with the required inspection of the dome fabric as required in number 1(d) an annual fire and life safety inspection will be required as well. NFPA [1]1.7.7.1
 - e. No smoking signs must be installed NFPA [1] 10.9.1
 - f. The use of candles or other open flames is prohibited in the domes NFPA [1] 10.10.2

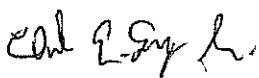
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Questions regarding the application:

8. How will the interior wall be securely installed?
 - a. If this is a "freestanding" wall that's only mounted to the deck surface, there are stability concerns that would need to be addressed.
 - b. If the wall is mounted to the dome as well as the decking, proof that this practice is allowed would need to be provided.
9. Does this application meet the intent of a home business?
 - a. Hours of operation seem to exceed the maximum allowance (1702.07)
 - b. With the domes in the front yard is it conceivable that it may detract from the residential aspect of a home business?
 - c. With the combined sq footage of the decks being 3200ft² does this exceed the 25% rule stated in section 1702.02 of the zoning ordinances?
10. Do the domes count as an ADU?
 - a. If so only one would be allowed as per (2002.03)
 - b. The required smoke alarms would have to be interconnected to the main residence (2002.07)

To say that this application is unique is a gross understatement. When looking at the proposal the face value presents as a bed and breakfast. However, because these domes are totally separate from the primary residence they don't qualify as a bed and breakfast. This leaves the applicant to apply for this as a home business. Our major concern with this is that while it doesn't qualify as a Bed and Breakfast it also seems to not meet the requirements set forth as a home business either. Our above list of requirements is derived from the determination that the domes must be classified, and code analyzed as a one- or two-family home. It's also important to understand that because these domes are going to be used by individuals that are transient in nature our list of requirements is more robust than usual. The list is consisting of the requirements of a one or two-family home as well as additional life safety features that are imperative to help ensure that the end-users are staying in a safe short-term rental. Should the board have questions please don't hesitate to contact me at the firehouse.

Sincerely,



Charles E. Corey, Sr.
Fire Chief