



Robert L. Quinn
Commissioner

State of New Hampshire

DEPARTMENT OF SAFETY

Division of Fire Safety

Office of the State Fire Marshal

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Sean P. Toomey
State Fire Marshal

FIRE & LIFE SAFETY INSPECTION REPORT

Date of Inspection: April 1, 2022
Date of Report: April 11, 2022

Occupancy: Fire Chief George Clark
Temple Vol. Fire Dept.
PO Box 80
423 Rte. 45
Temple, New Hampshire

Owner: Stepping Stones Event Center
19 Putnam Rd.
Temple, New Hampshire

Dear Chief Clark,

This report details the findings of the inspection conducted on April 1, 2022. Present at this inspection was yourself, the property owner and myself. The buildings were inspected for compliance with the minimum standard for existing buildings in ***NFPA 101, Life Safety Code, 2015 edition, and NFPA 1, Uniform Fire Code, 2015 edition, NEC 70, 2017 edition***, as well as others. The building was inspected for fire and life safety concerns. Other problems with the building may need to be addressed that are outside the scope of this inspection. This report reflects the violations that I observed at the time of the inspection. Other violations may exist that were not observed at the time of the inspection. In summary, the building is classified as an assembly & hotel/dormitory occupancy. Below is a breakdown of the observed Fire Code Violations.

This inspection was a follow up to an inspection report that was conducted by Inspector Ron Anstey from the NH Fire Marshal's Office that occurred on June 14, 2021 for the conversion of an existing barn into an assembly space. Along with this follow up inspection, the "Lodge" was also inspected at this time. This report is broken into two parts, the follow up from the inspection letter dated June 14, 2021 and the findings from the inspection of the Lodge, which is a two story log cabin type building that has been used for lodging of upwards of 20 occupants with its own independent sleeping rooms and one central kitchen.

Outstanding violations for the Barn

Most of the items noted in the June 14, 2021 report appear to have been or are being addressed. Please note that the newly constructed stairs that were constructed as a second means of egress do not meet the requirements for egress stairs found in the 2015 edition of the International Building Code. Code does not allow for a step down and the stairs do not appear to meet the necessary requirements for preventing the accumulation of water.

IBC – 1010.1.5 Floor elevation.

There shall be a floor or landing on each side of a door. Such floor or landing shall be at the same elevation on each side of the door. Landings shall be level except for exterior landings, which are permitted to have a slope not to exceed 0.25 unit vertical in 12 units horizontal (2-percent slope).

IBC – 1011.7.2 Outdoor conditions.

Outdoor *stairways* and outdoor approaches to *stairways* shall be designed so that water will not accumulate on walking surfaces.

There was also question as to the correct installation of the handrails.

IBC – 1011.11 Handrails.

Stairways shall have *handrails* on each side and shall comply with [Section 1014](#).

Given that there was a licensed fire protection engineer of record who also performed a review on this project, it is necessary that they complete a final inspection to ensure that any items noted or identified by them are addressed and satisfactory. Any documentation of such inspection shall be forwarded to this office for review.

Violations for the Lodge

NFPA 101 – 29.2.1.1 Means of egress from guest rooms or guest suites to the outside of the building shall be in accordance with Chapter 7 and this chapter

Existing exit arrangements for building do not appear to meet the requirements of chapter 7, including but not limited to interior finish (7.1.4.1), remoteness (7.5.1.3.2), illumination (7.8), and marking (7.10)

NFPA 101 – 29.2.1.2 Means of escape within the guest room or guest suite shall comply with the provisions of Section 24.2 for one-and-two family dwellings.

The existing windows in the guest rooms do not appear to meet the minimum size / clear opening requirements. The basement sleeping room shall be evaluated to ensure that bulkhead in the sleeping room complies with the requirements of 24.2.7.2.

NFPA 101 – 29.3.1.1.1 vertical openings shall be enclosed or protected in accordance with Section 8.6

Ensure that all vertical openings are properly protected

NFPA 101 – 7.5.2.1 Access to an exit shall not be through kitchens, storerooms other than as provided in chapter 36 & 37....

The stairway / single exit from the master suite must pass through the kitchen to access an exit door

NFPA 101 – 29.3.3.2 Interior wall and ceiling finish. Interior wall and ceiling finish materials complying with Section 10.2 shall be permitted as follows:

- 1) Exit enclosures – Class A or Class B**
- 2) Lobbies and corridors – Class A or Class B**
- 3) Other spaces – Class A, Class B or Class C**

Interior finish does not appear to meet the requirements for flame spread / smoke propagation

Please note that this is not a complete and exhaustive code review, but identification of a handful of violations that were noted during the inspection. Given the items noted as well as the uniqueness and arrangement of the occupancy, the building should be evaluated in its entirety for fire code compliance by a licensed fire protection engineer prior to public occupancy.

Thank you for allowing me to perform this inspection. If you have any additional questions or concerns, do not hesitate to contact the Fire Marshal's Office.

Mitchell W. Cady

Deputy Fire Marshal

Division of Fire Safety

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All buildings shall comply with the minimum requirements of the New Hampshire State Fire Code (RSA 153:5), Saf-FMO 300 and Saf-C-6000. Adopted codes include NFPA 1, **Uniform Fire Code 2015 ed.**, NFPA 101, **Life Safety Code 2015 ed.**, and many others.

This report reflects an inspection under one or more chapters of NFPA 101, NFPA 1 and possibly others. A copy of the New Hampshire State Fire Code is available for review, with prior notice, on normal business days from 8:15 a.m. to 4:15 p.m., at the Office of the State Fire Marshal.

NH RSA 153:24 Penalty for Violation of Regulations:

Whoever shall violate any rule or regulation of the state fire marshal issued pursuant to RSA 153:5 or RSA 153:14 I, shall be guilty of a violation if a natural person, or guilty of a misdemeanor if any other person. Each offense shall constitute a separate violation.

All penalties, fees, or forfeitures collected under the provisions of this chapter shall be paid into the treasury of the state.

If you believe that compliance with a stated code or rule provision item imposes an unreasonable hardship, you may apply for a variance from, or an exception to, the stated code or rule provision item, in writing, to the State Fire Marshal, in accordance with Saf-C 6005.04. Any alternative method of achieving compliance must provide protection which is equal to or exceeds the stated code or rule provision protection.

APPEALS OF APPLICATION OF THE STATE FIRE CODE FROM A NOTICE OF VIOLATION

Exceptions or Variances

RSA 153:4-a (I) allows the State Fire Marshal to grant variances or exceptions to the State Fire Code.

(<http://www.gencourt.state.nh.us/rsa/html/XII/153/153-4-a.htm>)

Saf-C 6005.03 The title "Exceptions and Variances" provides the guidance and requirements for action by the State Fire Marshal to ensure the request provides a degree of safety substantially equivalent to the code section cited.

(http://www.gencourt.state.nh.us/rules/state_agencies/saf-c6000.html)

Saf-C 6005.04 provides the format for application to the State Fire Marshal for a variance or exception.

(http://www.gencourt.state.nh.us/rules/state_agencies/saf-c6000.html)

Appeals of decisions of the State Fire Marshal

Any person aggrieved by the decision of the State Fire Marshal as provided above shall be entitled to a hearing with the Building Code Review Board rules pursuant RSA 155-A:11 and conducted in accordance to Bcr 200.

(http://www.gencourt.state.nh.us/rules/state_agencies/bcr200.html)

Any person aggrieved by the decision of the Building Code Review Board shall be entitled to a hearing in Superior Court pursuant to RSA 155-A:12

(<http://www.gencourt.state.nh.us/rsa/html/XII/155-A/155-A-12.html>)

(http://www.gencourt.state.nh.us/rules/state_agencies/bcr200.html)