

City Hall Conditions





FRANKLIN FIRE DEPARTMENT
 59 West Bow Street
 Franklin, NH 03235
 (603) 934-2205



NOTICE OF HAZARDOUS CONDITION

Date: 7/25/23 Time: 1300
 Name/Occupant: Judie Milner, City Manager Owner: City of Franklin, NH
 Address: 316 Central Street Address: Franklin City Hall
 City/State: Franklin, NH 03235 City/State: Same
 Telephone: (603) 934-3900 Telephone: Same

Hazard(s) Noted: (Check all that apply)

Carbon Monoxide Levels Basement 1st Floor 2nd Floor 3rd Floor Attic CO Level after vent
 Chimney/Vent Cooking Appliance(s) Electrical Exit/Emergency Lighting
 Fire Alarm System Fire Extinguisher(s) Hazardous Material Heating Appliance(s)
 Housekeeping Illegal Fire Means of Egress Snow/Ice/Hazardous Bldg
 Sprinkler System Storage Water Heater Other
 The above checked item(s) shall not be used until repaired and inspected by Fire Prevention.
 The above checked item(s) is/are a violation of *NFPA 1 Uniform Fire Code* and **shall be corrected immediately.**

Narrative:

Franklin City Hall has failed to obtain an "Occupancy" or "Assembly Permit." The reason for this failure relates to multiple State of New Hampshire adopted Life Safety and Fire code violations. Failure to correct these items since the late 1950's resulted in a Fire Code Review conducted in May of 2021 by a licensed Fire Protection Engineer. This study concluded that repairs or corrections need to be made in regards to the following items: fire alarm system updates, lack of sprinkler system, blocked/missing egress locations, void/open spaces allowing for fire spread, incorrect use of storage locations, missing panic hardware, fire extinguisher locations, outdated electrical systems, improper railing heights, missing fire stops between floors, and other related items (see full report dated May 18th 2021 for a complete list of fire code related hazards). In order to obtain an Assembly and/or Occupancy permit all hazards and violations must be corrected. Until such time in which all repairs are made to the building, continued use may result in injury or death.

Signature: Officer: *M. Foss* Michael Foss, Fire Chief/EMD Date: 7/25/23

Signature: Occupant/Owner: *J. Milner* Date: 7/25/23

Incident #: N/A

Comments/Follow up: _____

Notice of Hazardous Condition July 2023

*** State of NH Adopted Fire, Life Safety and Building Code Violations***

The State of NH Adopted Fire Codes:



Robert L. Quinn
Commissioner

State of New Hampshire
DEPARTMENT OF SAFETY
Division of Fire Safety
Office of the State Fire Marshal
nh.gov/firemarshal



Sean P. Toomey
State Fire Marshal

State of New Hampshire List of Adopted Building and Fire Codes

All Occupancies:

- 2021 NFPA 1, Fire Code as amended by Saf-FMO 300
- 2021 NFPA 101, Life Safety Code as amended by Saf-FMO 300
- 2019 NFPA 13, Standard for the Installation of Sprinkler Systems
- 2019 NFPA 13R, Standard for the Installation of Sprinkler Systems for Low-Rise Residential Occupancies
- 2020 NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems
- 2021 NFPA 30, Flammable and Combustible Liquids Code
- 2021 NFPA 30A, Code for Motor Fuel Dispensing Facilities and Repair Garages as amended by Saf-FMO 300
- 2020 NFPA 31, Standard for Installation of Oil-Burning Equipment as amended by Saf-FMO 300
- 2021 NFPA 54, National Fuel Gas Code as amended by Saf-FMO 300
- 2020 NFPA 58, Liquefied Petroleum Gas Code as amended by Saf-FMO 300
- 2020 NFPA 70, National Electrical Code (NEC) with NH Amendments
- 2019 NFPA 72, National Fire Alarm and Signaling Code
- 2021 NFPA 96, Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations
- 2021 NFPA 211, Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances
- 2019 NFPA 914, Code for Fire Protection of Historic Structures
- 2021 International Building Code (IBC) with NH Amendments
- 2021 International Residential Building Code (IRC) with NH Amendments
- 2018 International Energy Conservation Code (IEC) with NH Amendments
- 2021 International Existing Building Codes (IEBC) with NH Amendments
- 2021 International Mechanical Code (IMC) with NH Amendments
- 2021 International Plumbing Code (IPC) with NH Amendments
- 2021 International Swimming Pool & Spa Code (ISPS) with NH Amendments
- 2017 ICCA117.1 and FHA/UFAS as applicable

NOTE: This is a partial list of the adopted codes. The list is provided as a resource for some of the most frequently used codes. Refer to Chapter 2 of NFPA 1 for complete list.

Effective date: August 13, 2024



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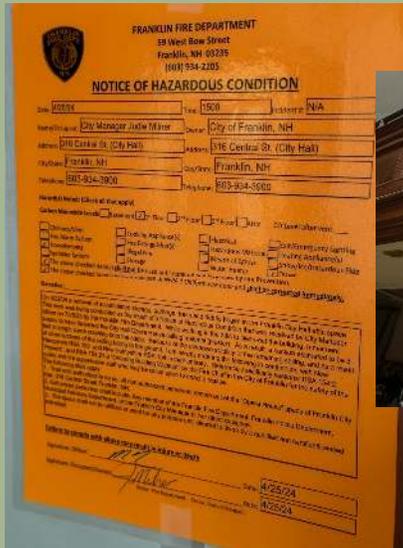
NOTICE OF HAZARDOUS CONDITION

Date: 4/25/24 Time: 1500 Incident #: N/A
 Name/Occupant: City Manager Judie Milner Owner: City of Franklin, NH
 Address: 316 Central St. (City Hall) Address: 316 Central St. (City Hall)
 City/State: Franklin, NH City/State: Franklin, NH
 Telephone: 603-934-3900 Telephone: 603-934-3900

Hazard(s) Noted: (Check all that apply)
 Carbon Monoxide Levels Basement 1st Floor 2nd Floor 3rd Floor Attic CO Level after vent ____
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Narrative:
 On 4/22/24 a removal of accumulated storage, garbage, trash and debris began in the Franklin City Hall attic space. This work was being conducted as the result of a Notice of Hazardous Condition that was received by City Manager Milner on 7/25/23 by the Franklin Fire Department. While working in the attic to clean-out the building, movement seems to have loosened the City Hall Opera House ceiling material (plaster). As a result, a section estimated to be 3 feet in length came crashing onto the stage. Because of the unknown stability of the remaining ceiling, and as a result of other sections of the ceiling falling to the ground, I am hereby ordering the following in conjunction with New Hampshire RSA 153 and New Hampshire RSA 154 in their entirety. Reference specifically sections: RSA 154-2 "Powers", and RSA 154-21-a "Ordering Building Vacated" by the Fire Chief in the City of Franklin for the safety of the public and fire suppression staff who may be called upon to enact a rescue.
 The following shall apply:
 1. That until authorized to do so, all non-authorized personnel remain out of the "Opera House" space of Franklin City Hall, 316 Central Street Franklin, NH.
 2. Authorized personnel shall include: Any member of the Franklin Fire Department, Franklin Police Department, Municipal Services Department, or the Franklin City Manager or her direct designee.
 3. The space shall not be utilized or used for any purpose until cleared to do so by a qualified and certified/licensed individual.

Failure to comply with above may result in injury or death
 Signature: Officer: _____ Date: 4/25/24
 Signature: Occupant/Owner: _____ Date: 4/25/24
 White: Fire Department Yellow: Owner/Occupant



Notice of Hazardous Condition April 2024

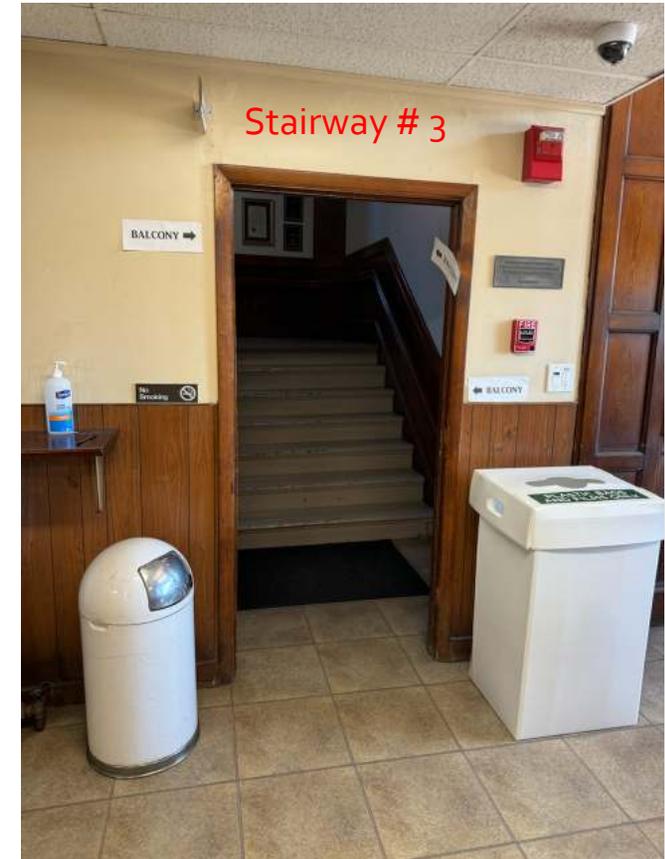
*****Code Violation: NHRSA 154:21-a and Chapter 121 of City of Franklin General Legislation (City Ordinance)**

The building is required to be fully sprinklered to continue its use as an Assembly occupancy.



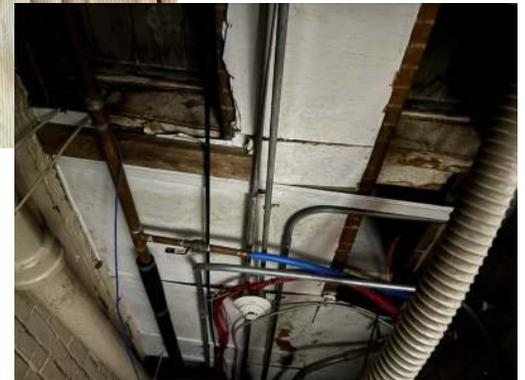
Code Violation: NFPA 101 Table 13.1.6 - (Report Page 8 Section 3.5.1)

Stair 1 and Stair 3 are considered to be non-separated open stairs. In order to properly enclose and separate, a new self-closing and latching 1-hour fire resistance rated door assembly shall be installed.



Code Violation: NFPA 101 Section 13.3.1 (Report Page 3 Section 3.2.1)

Several unprotected penetrations, or holes between floors were observed throughout the building. These should be addressed as part of maintaining the building to the minimum requirements of the LSC and Saf-C 6000.



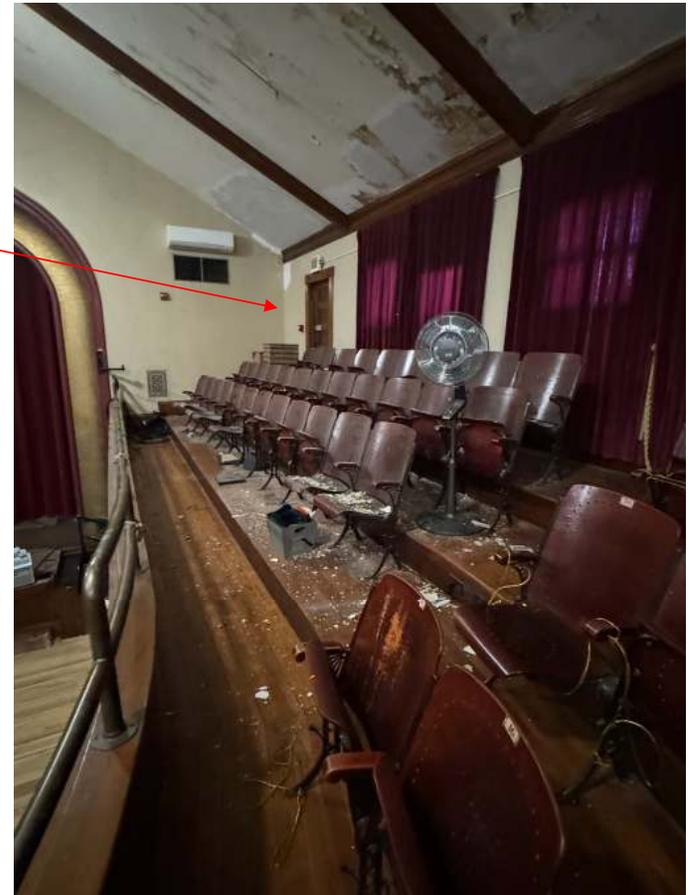
*****Code Violation: NFPA 101 Section 8.6 (Report Page 4 Section 3.2.1)**

Improper or Blocked Exits:

***Door to
Nowhere***

Areas Needing Correction:

- Basement, main level, balcony and attic need a full review from a qualified professional (Fire Protection Engineer (F.P.E.) with a stamped approval. The Fire Escape on the Library Side is questionable and needs a review based on age and wear).
- Attic Door Width needs review from an (F.P.E.)



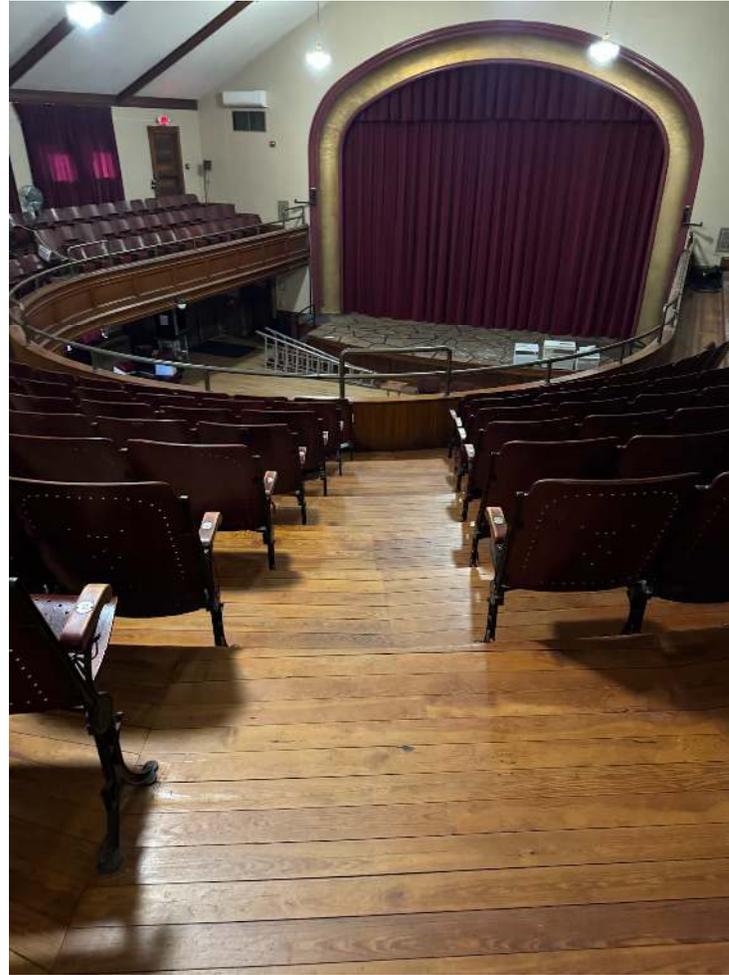
Code Vilation: NFPA 101 Section 13.2.4 (Report Page 4
Section 3.4.1, Page 11 Summary Section)

Doors were not observed to be equipped with panic hardware:

***Code Violation: NFPA 101
Section 13.2.2.2.3 (Report
Page 5)



The aisle stairs serving the theater-type seating are not equipped with handrails.



Code Violation: NFPA 101 Section 7.2.2.4.1 , Section 13.2.5.8.9 (Report Page 7)

Exit signs or emergency means of egress lighting needs to be visible and properly labeled in all portions of the building.

CONGRATULATIONS!!!



NFPA 101 Section 13.2.10 (Report Page 8 Section 3.4.6)

Damaged or Missing Emergency Egress Lighting

Areas Needing Correction:

- Basement "Break Room"
- "Women's Dressing Room"
- Main Level Floor Meeting Room
- Upstairs Meeting Room



Code Violation: NFPA 101 Section 13.2.8 (Report Page 8
Section 3.4.6)

Additional Fire Extinguishers needed in balcony seating area.



Code Violation: NFPA 1 Section 1.13.6 & NFPA 10 (Report Page 9)

CONGRATULATIONS????

Upgrade
Needed to Fire
Alarm System:
Greater than
299 Occupants

NFPA 101 Section 13.3.4.1.1
(Report Page 9 Section 3.5.3)



CONGRATULATIONS!!!

Removal of
Combustible
Supplies in Non-
Storage Areas



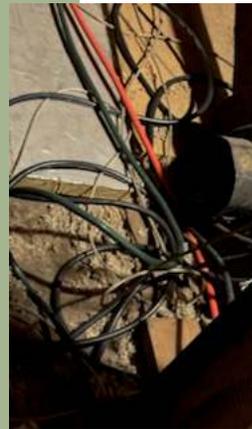
NFPA 1 Section 10.19 (Report Page 9)

The stage area exceeds 1,000 ft²; therefore, fire suppression systems and stage ventilation is required.



Code Violation: NFPA 101 Section 13.4.7.5 (Report Page 10)
NFPA 101 Section 13.4.7.7

It is recommended that a full review of the electrical service in the building be conducted by a licensed electrician or electrical engineer in order to review the presence of electrical wiring no longer in use, the use of extensions chords and existing knob-and-tube wiring.



***Code Violation: NFPA 70 Section 394.12, NFPA 1 Section 11.1.2.3, NFPA 1 Section 11.1.5.1, NFPA 1 Section 11.1.5.4 (Report Page 11)

Americans with Disabilities Act (A.D.A.) COMPLIANCE



***Existing Building Code (IEBC) Section 306 (Report Page 9 and 10)



Question and Answer