

The 2 ½-story wood structure located at 23 Arnold Street, South Kingston was originally built in 1938. It is in a commercial zone (CH) and was used as office space for a non-profit (business (B) use group). It is currently undergoing alterations and change of use to a group home for 10-14 total occupants (residential 4 (R-4) use group). The building has a recently installed sprinkler system throughout.

For an R-4 occupancy classification, a fully sprinklered wood frame building is allowed to be 3 stories and still be considered construction type V-B. Type V-B construction has a fire-resistance rating of 0 hours for all vertical and horizontal assemblies except exterior walls within 10 feet of a property line. In that instance a 1-hour fire-resistance rating is required.

Per the *RISRC-1-2002 State Rehabilitation Building and Fire Code for Existing Structures* the work being done on the existing structure is classified as reconfiguration (Chapter 6) and a change in occupancy (Chapter 7). The change in occupancy from business use (B) to a group home (R-4) there is no change in hazard classification as both occupancy classifications are in hazard category 3.

The number of means of egress for every story utilized for human occupancy on which there is rehabilitation work shall be provided with the minimum number of means of egress required by NFPA 101, Life Safety Code for existing occupancies.

- Change of use to a residential board and care occupancy are allowed to follow the provisions in NFPA 101 for new construction of residential board and care occupancies (Chapter 32); or the provisions for building rehabilitation (Chapter 43).
- NFPA 101 Chapter 43 allows for the change of use to a different occupancy classification within the same hazard classification to use the provisions applicable to an existing occupancy chapter provided the building meets the requirements for an automatic sprinkler and detection, alarm, and communication systems and requirements for hazardous areas applicable to new construction for the occupancy created.

(By following the provisions of Chapter 43, means of egress requirements for a small residential board and care occupancy are based on those applicable for an existing use, Chapter 33.)

- For a small facility residential board and care occupancy, defined as 16 or fewer residents, Chapter 33 requires each occupied story to have not less than two remotely located means of egress that do not involve windows. However, one means of egress from each occupied story is allowed provided the building is equipped with an approved automatic sprinkler system, the facility has two means of egress, and each sleeping area has a compliant second means of egress. (33.2.2.1.5 & 33.2.2.3)

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PLANNING DEPARTMENT

JUL 20 2022

TOWN OF
SOUTH KINGSTOWN, RI

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(As the building has two means of egress from the first floor and is equipped with an approved sprinkler system and there is at least one window in each sleeping area that has a clear opening of at least 20" wide by 24" high, bottom of the opening is not more than 44" above the floor, and provides a clear opening of 5.7 sf the proposed fire escape is not needed.)

The capacity of the means of egress in each rehabilitation work area and throughout the egress path of each rehabilitation work area shall be sufficient for the occupant load thereof as determined by the requirements of NFPA 101 Life Safety Code for existing occupancies.

(The second floor has three sleeping rooms, with 14 total beds and there is an office with one desk. This would create an occupancy load from the second floor of 15. NFPA 101 would have the occupancies at 12. The existing stair down from the second floor can handle an occupancy load of 90.

As the proposed use is a group home, the occupancy of the first floor common space would not exceed that of the second floor. The first floor has two separate 36-inch wide doors leading to the exterior, each can handle an occupancy load of 180. This results in the existing means of egress capacity of 360 persons.)

The interior finish of walls and ceilings in any rehabilitated work are shall comply with the requirements for existing occupancies in NFPA 101, Life Safety Code. All existing interior finish materials which do not comply shall be removed or shall be treated with an approved fire-retardant coating in accordance with the manufacturer's instructions.

- NFPA 101 requires interior wall and ceiling finish material for a group home to be either Class A (Flame spread index 0-25; smoke developed index 0-450) or Class B (Flame spread index 26-75; smoke developed index 0-450). There is no requirements for classification of floor finishes.

NFPA 101 Chapter 32 requires any hazardous area (a space where there is storage or activity having fuel conditions exceeding those of a one- or two-family dwelling and that possess the potential for a fully involved fire) to be protected. This protection can be either a 1-hour fire-resistance rated enclosure and an automatic fire detection system connected to the fire-alarm system; or an approved automatic sprinkler system, and a smoke partition located between the hazardous area and the sleeping area or primary escape route with any doors in such separation being self-closing or automatic closing.

(As the building has an approved automatic sprinkler system, the kitchen does not need to be a 1-hour fire-rated assembly provided the walls are constructed as smoke partitions.)

By RISRC-1-2002 Section 602.6 fire alarms are required in the buildings with the following occupancy classifications: A-2, A-3, A-4, A-5, B, F-1, F-2, M, R-1, R-2, S-1, S-2.

Per NFPA 101 a fire alarm system is required for small residential board and care occupancies.

(If there is an existing fire alarm system in place it shall be maintained. If there is not one, one needs to be installed.)

Smoke alarms are required in residential board and care occupancies. At least one shall be installed on each level, including basements. Each living area and each sleeping room shall have a smoke detector.

Carbon monoxide detectors are required in residential board and care occupancies. At least one shall be installed on each level, including basements. One shall be installed outside each separate sleeping area.

Boiler/furnace rooms shall be enclosed by a one-hour fire-rated enclosure. Furnace rooms protected with an approved automatic sprinkler system do not require a fire-rated enclosure.

When the change of occupancy includes a commercial kitchen, existing grease ducts, exhaust equipment and kitchen hoods shall be brought into compliance with all the requirements in 506 and 507 of the Mechanical Code. Jurisdiction for the suppression system for commercial cooking will be enforced by the local Fire Official in compliance with NFPA 96 as referenced in the State Fire Code.

(As the existing kitchen is being expanded , there must be a grease trap associated with the 3-bay sink and the exhaust hood over the cooktop/oven shall have a fire suppression system.)

When a change of occupancy classification is made to an equal or lessor hazard category, existing exterior walls, including openings, shall be accepted.

23 ARNOLD STREET

Location 23 ARNOLD STREET

Map and Lot 57-2/ 5/ 1/ 1

Acct# R-50-0605-69

Owner GALILEE MISSION INC

Assessment \$437,000

PID 6157

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$286,600	\$150,400	\$437,000

Owner of Record

Owner GALILEE MISSION INC

Sale Price \$395,000

Co-Owner

Certificate

Address 268 KINGSTOWN RD
NARRAGANSETT, RI 02882

Book & Page 1665/0010

Sale Date 01/31/2018

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LAWLER PROPERTIES, LLC	\$320,000		1450/0104	00	11/10/2011
FRISCO REALTY, LLC	\$0		1203/0275		08/19/2005
FRISELLA, JOSEPH W	\$0	1	1000/0178		10/10/2002
FRISELLA, JOSEPH W ETUX	\$0		0110/0166		12/01/1971

Building Information

Building 1 : Section 1

Year Built: 1938
Living Area: 2,796
Replacement Cost: \$408,247
Building Percent Good: 68
Replacement Cost
Less Depreciation: \$277,600

Building Attributes

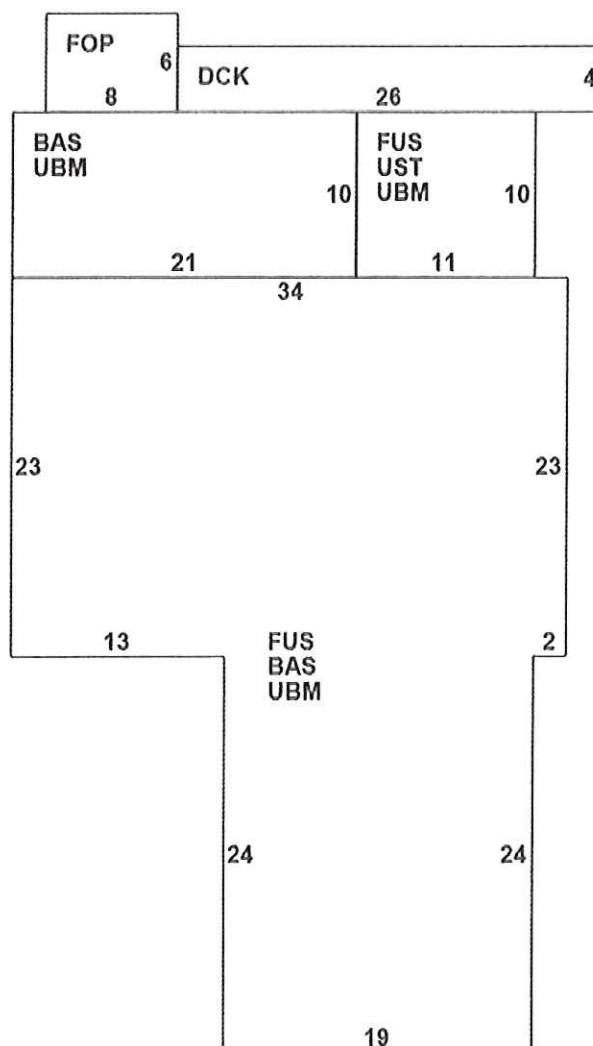
Field	Description
Style:	Res Typ Com
Model	Residential
Grade:	Average + 10
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Mason. FRPL	1
Openings	
Gas FRPL	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/SouthkingstownRIPhotos/A00\01\34\48.jpg>)

Building Layout



(ParcelSketch.ashx?pid=6157&bid=6157)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,448	1,448
FUS	Upper Story, Finished	1,348	1,348

DCK	Composite Deck	104	0
FOP	Porch, Open, Finished	48	0
UBM	Basement, Unfinished	1,558	0
UST	Utility, Storage, Unfinished	110	0
		4,616	2,796

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 333R
 Description LARGE BUS RES
 Zone CH
 Neighborhood L
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.25
 Frontage
 Depth
 Assessed Value \$150,400

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			6000.00 S.F.	\$9,000	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$271,700	\$131,000	\$402,700
2020	\$271,700	\$131,000	\$402,700
2019	\$271,700	\$131,000	\$402,700