

City of
 Lancaster
BUREAU OF FIRE, FIRE MARSHAL

July 10, 2009

**Brunswick Real Estate Management L.P.
151 North Queen St
Lancaster, Pa. 17602**

Dear Sir;

Enclosed please find a Notice of Violation , dated July 10, 2009, which is a result of an inspection of the Brunswick Hotel on July 8, 2009.

All items must be remedied before the building can receive a Certificate of Occupancy.

CHIEF *Timothy M. Gregg*

Fire Chief -City of Lancaster

Lt. Thomas Paul

Lt Thomas K. Paul- Assistant Fire Marshal

Bureau of Fire
City of Lancaster, PA
100 South Queen Street, Suite 103
Lancaster, PA 17603
Phone 717-291-4869
Fax 717-291-4703

Friday July 10, 2009

Mail To	Violation Location
Brunswick Real Estate Management LP	Hotel Brunswick
151 N. Queen St.	151 N QUEEN ST
Lancaster, PA 17602	Lancaster, PA 17602

An inspection of your facility on Wednesday July 8, 2009 revealed the violations listed below.

ORDER TO COMPLY: Since these conditions are contrary to law, you must correct them upon receipt of this notice. An inspection to determine compliance with this Notice will be conducted on Wednesday August 26, 2009 at 12:00:00 or at such earlier time as you advise that the repairs are complete.

If you fail to comply with this notice before the reinspection date listed, you may be liable for the penalties provided for by law for such violations. All code references are to the International Fire Code 2006 as incorporated into the code*

Violation Code	Article	Division	Page	Count
703.1 Maintenance.			0	0

The required fire-resistance rating of fire-resistance-rated construction (including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and fire-resistant joint systems) shall be maintained. Such elements shall be properly repaired, restored or replaced when damaged, altered, breached or penetrated. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.

The inspection reveals numerous openings in fire resistive construction throughout the building, but especially in the housekeeping areas. To cure, repair all penetrations through fire rated construction assemblies by an approved method that has a UL listing, including but not limited to the housekeeping areas directly behind the elevator shafts on all floors and above all suspended ceiling systems. Further the laundry shute shall have all rated doors and latching assemblies in place on all floors. The ceiling in the area of the pool must be finished.

* of the City of Lancaster in Section 142.1B

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703.2 Opening protectives.	0 0
Opening protectives shall be maintained in an operative condition in accordance with NFPA 80. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable. Fusible links shall be replaced promptly whenever fused or damaged. Fire door assemblies shall not be modified.	
Replace missing fire door on the third floor.	
703.2.3 Door operation.	0 0
Swinging fire doors shall close from the full-open position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	
All fire doors must close and latch including but not limited to, the door to the laundry area. Further all stairway doors must close and latch.	
107.2 Testing and operation.	0 0
Equipment requiring periodic testing or operation to ensure maintenance shall be tested or operated as specified in this code.	
All of the fire extinguishers need a yearly inspection.	
605.5 Extension cords.	0 0
Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.	
Remove extension cords and replace with permanent wiring at the ATM machine in the lobby, the housekeeping rooms on the ninth and eighth floors, and the soda machines on the seventh and fifth floors.	

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605.1 Abatement of electrical hazards.	0 0
Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the code official responsible for enforcement of the ICC Electrical Code. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.	
Install cover plates on all exposed electrical devices including but not limited to the laundry room and service elevator. Remove the exposed wire hanging in the laundry room.	
1028.3 Obstructions.	0 0
A means of egress shall be free from obstructions that would prevent its use, including the accumulation of snow and ice.	
Keep the exit unblocked that goes to the mall roof from the second floor. Further, the exit corridor in the basement shall be free of all combustible materials.	
901.6 Inspection, testing and maintenance.	0 0
Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.	
The sprinkler system shall be inspected by a certified inspection company and all deficiencies shall be abated. Further the kitchen grease hoods shall be cleaned and inspected from the terminus on the roof to the containment hood. The ansul system shall be inspected. The sprinkler heads in the soffit area of the fourth and fifth shall be unobstructed. No wires may be fastened to sprinkler piping.	

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607.1 Required.	0 0
Existing elevators with a travel distance of 25 feet (7620 mm) or more above or below the main floor or other level of a building and intended to serve the needs of emergency personnel for fire-fighting or rescue purposes shall be provided with emergency operation in accordance with ASME A17.3. New elevators shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation in accordance with ASME A17.1.	
The elevators shall be brought up to ASME A17.3 code.	
907.3.1.5 Group R-1 hotels and motels.	0 0
A fire alarm system shall be installed in existing Group R-1 hotels and motels more than three stories or with more than 20 sleeping units. Exception: Buildings less than two stories in height where all sleeping units, attics and crawl spaces are separated by 1-hour fire-resistance-rated construction and each sleeping unit has direct access to a public way, exit court or yard.	
Provide a code compliant alarm system.	
509.1 Features.	0 0
Where required by other sections of this code and in all buildings classified as high-rise buildings by the International Building Code, a fire command center for fire department operations shall be provided. The location and accessibility of the fire command center shall be approved by the fire department. The fire command center shall be separated from the remainder of the building by not less than a 1- hour fire barrier constructed in accordance with Section 706 of the International Building Code or horizontal assembly constructed in accordance with Section 711 of the International Building Code, or both. The room shall be a minimum of 96 square feet (9 m2) with a minimum dimension of 8 feet (2438 mm). A layout of the fire command center and all features required by this section to be contained therein shall be submitted for approval prior to installation. The fire command center shall comply with NFPA 72 and shall contain the following features: 1. The emergency voice/alarm communication system unit.; 2. The fire department communications system.; 3. Fire-detection and alarm system annunciator	

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system.; 4. Annunciator visually indicating the location of the elevators and whether they are operational.; 5. Status indicators and controls for air-handling systems.; 6. The fire-fighter's control panel required by Section 909.16 for smoke control systems installed in the building.; 7. Controls for unlocking stairway doors simultaneously.; 8. Sprinkler valve and water-flow detector display panels.; 9. Emergency and standby power status indicators.; 10. A telephone for fire department use with controlled access to the public telephone system.; 11. Fire pump status indicators.; 12. Schematic building plans indicating the typical floor plan and detailing the building core, means of egress, fire protection systems, fire-fighting equipment and fire department access.; 13. Work table.; 14. Generator supervision devices, manual start and transfer features.; 15. Public address system, where specifically required by other sections of this code.

Provide a fire command center in an area approved by the Fire Department.

Appeal 0 0
The property owner has the right to appeal this notice within 30 days to the Board of Appeals by filing a written appeal with The Bureau of Fire, 100 S. Queen St. Suite 103, Lancaster, PA 17603.

108.4 Appeals Fees and Assesment Costs 0 0
A fee of \$100.00 payable in advance shall be paid for each appeal taken to the Board of Appeals from a Decision of the Fire Code Official to defray some of the costs associated with the mailing of notices, convening the board and hearing the appeal. The Board of Appeals may require the party bringing an appeal to pay all costs associated with hearing the appeal, including, but not limited to, advertising and stenographic services (where appropriate) when the board partially or fully upholds the Fire Code Official's issuance of the appealed notice of violation.

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108.5 B Hearings	0 0
The Board of Appeals shall fix a time and place for the hearing of appeal os, and such hearings shall be had within a reasonable time after filing the notice of appeal. Notice of the time and place of hearing shall be sent by mail to the appellant or to his attorney of record, and such hearing shall not be less than six days after the mailing of the notice.	
108.5 A Appeals Decision	0 0
In deciding the appeals brought before it, the Board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made.	
..... Notice	0 0
Failure to abide by this notice may result in the penalties provided for in section 109.3	

Lieut. Thomas Paul

Paul, Thomas K. Assistant Fire Marshal
Inspector

CHIEF *Timothy M. Gregg*

Fire Chief City of Lancaster
Timothy M. Gregg

X _____
Brunswick Real Estate Management LP
Occupant/Owner