

1.0 INTRODUCTION

Robinson Land Development have prepared this fire flow memorandum in support of the proposed development located at 2167 McGee Side Road in the City of Ottawa. The Owner is proposing to construct a 1635 square metre office/warehouse building on the 0.76 hectare property. Detailed servicing and stormwater management designs for the site have been prepared by D.B. Gray Engineering Inc. and discussed in their *Site Servicing Study & Stormwater Management Report*, dated December 21, 2023. This memorandum is intended to provide additional details on the fire flow requirements for the site prepared in accordance with applicable guidelines as discussed in the sections below.

2.0 GUIDELINES

This memorandum has been prepared in accordance with the following documents:

- Water Supply for Public Fire Protection, Fire Underwriters Survey, 2020 (herein referred to as FUS Guidelines).
- City of Ottawa Technical Bulletin ISTB-2021-03, City of Ottawa, August 18, 2021.
- National Fire Protection Association (NFPA)
 - NFPA 1: Fire Code
 - NFPA 1142: Standard on Water Supplies for Suburban and Rural Firefighting (2022)
- Site Servicing Study & Stormwater Management Report, 2167 McGee Side Road, D.B. Gray Engineering Inc., December 21, 2023.

3.0 WATER SUPPLY

There are no municipal watermain systems in the vicinity of the subject site. Domestic water supply for the proposed building will be provided by an existing drilled well located on the property. For more details regarding the domestic water supply refer to the *Site Servicing Study* prepared by D.B. Gray Engineering Inc.

4.0 REQUIRED FIRE FLOW

4.1 City of Ottawa Guidelines

City of Ottawa Technical Bulletin ISTB-2021-03 states the following:

"The requirements for levels of fire protection on private property in urban areas are covered in Section 7.2.11 of the Ontario Building code. If this approach yields a fire flow greater than 9,000 L/min then the Fire Underwriters Survey method shall be used to determine these requirements instead. The requirements for levels of fire protection on private property in rural areas are based on the FUS method in all cases."

Since the subject site is located on private property and in a rural area of the City, the FUS Guidelines have been referenced.



4.2 FUS Guidelines

Part 1 – Required Fire Flow of the FUS Guidelines states:

"Water distribution system design should contemplate meeting the required fire flows existing or probable, with the possible exception of gross anomalies where there is no fire threat to the remainder of the community."

Given that the proposed building is in a rural setting with no fire threat to the community (i.e. no exposures within 30 metres) an exception should be considered in determining the required fire flow.

Part 2 – Risk Quantification with Required Fire Flows of the FUS Guidelines states:

"In areas where the authority having jurisdiction determines that adequate and reliable water supply systems for effective fire-fighting purposes do not otherwise exist, consideration should be given to planning for alternative water supplies for structural fire-fighting purposes. The recommended approach for alternative water supply design and delivery is described in NFPA 1142, Standard on Water Supplies for Suburban and Rural Fire Fighting."

Since adequate water supply systems for firefighting purposes do not exist (i.e. no municipal water distribution system available) the recommended approach for water supply design should be in accordance with NFPA 1142 as recommended in the FUS Guidelines.

4.3 NFPA Guidelines

NFPA 1142 - Standard on Water Supplies for Suburban and Rural Firefighting is a standard which identifies the method of determining the minimum requirements for alternative water supplies for structural firefighting purposes in areas where the authority having jurisdiction (AHJ) determines that adequate and reliable water supply systems for firefighting purposes to do not otherwise exist.

The minimum water supply for firefighting has been calculated in accordance with NFPA Guidelines as follows:

Exposures

For the purpose of calculating minimum water supply requirement, a structure shall be considered an exposure hazard under the following conditions [reference: NFPA 1142 Chapter 4.1.5]:

- 1. It is 9.3 m² or larger in area and is within 15.24 m of another structure.
- 2. The structure, regardless of size, is of occupancy hazard classification 3 or 4 as determined in Chapter 5 and is within 15.24 m of another structure.

Since no structures are located within 15.24 metres of the building being considered, there are no exposure hazards.



Minimum Water Supply Equation

For structures with no exposure hazards, the minimum water supply shall be determined as follows [reference: NFPA 1142 Chapter 4.2.1]:

$$WS_{\min} = \frac{VS_{\text{tot}}}{OHC}(CC)$$
 [4.2.1]

Where:

 WS_{min} = minimum water supply (gal) VS_{tot} = total volume of structure (ft³)

OHC = occupancy hazard classification number

CC = construction classification number

Total Volume of Structure

Building Length = 48.768 mBuilding Width = 33.528 mGround Floor Area $= 1,635.094 \text{ m}^2$ Building Height = 7.315 mRoof Height = 1.394 m

 $VS_{tot} = 1635.094 \times (7.315 + (1.394/2)) = 13,100.4 \text{ m}^3$

 $VS_{tot} = 13,100.4 \text{ m}^3 \text{ x } 35.31 = 462,574 \text{ ft}^3$

The Developer intends to implement firewalls (refer to Firewall Plan provided under **Attachment A**) which will divide the proposed building into 10 separate units thus reducing the volume of the structure being considered. To be conservative, the largest unit by volume has been considered.

 $\begin{array}{lll} \mbox{Unit Length} & = 9.75 \ \mbox{m} \\ \mbox{Unit Width} & = 25.53 \ \mbox{m} \\ \mbox{Unit Floor Area} & = 248.92 \ \mbox{m}^2 \\ \mbox{Unit Height} & = 7.315 \ \mbox{m} \\ \mbox{Unit Roof End Area} & = 20.73 \ \mbox{m}^2 \\ \mbox{Unit Roof Length} & = 9.75 \ \mbox{m} \end{array}$

 $VS_{tot} = (248.92 \text{ m}^2 \text{ x } 7.315 \text{ m}) + (20.73 \text{ m}^2 \text{ x } 9.75 \text{ m}) = 2,022.9 \text{ m}^3$

 $VS_{tot} = 2,022.9 \text{ m}^3 \text{ x } 35.31 \approx 71,430 \text{ ft}^3$

For proposed building dimensions refer to the Proposed Site Plan and Proposed Elevations drawings (prepared by others) provided under **Attachment A**.

Occupancy Hazard Classification Number

The intended use of the building being considered is not yet known, however, based on the applicable zoning uses an occupancy hazard classification number of (4) has been assumed. A list of occupancies which qualify for an occupancy hazard classification number of (4) are provided under **Attachment A** [reference: NFPA 1142 Chapter 5.2.2.2]. If the intended use of



the building becomes known, justification for a higher occupancy hazard classification number may be warranted.

OHC = 4

Construction Classification Number

The building being considered is assumed to be of non-combustible (Type II) construction. In accordance with *NFPA 1142 Table 6.2.1*, Type II construction shall be assigned a classification number of (0.75).

CC = 0.75

Minimum Water Supply

Using the parameters above, the minimum water supply has been calculated using *Equation* 4.2.1 as follows:

$$WS_{min} = \frac{71,430}{4} (0.75)$$

WS_{min} ≈ 13,393 gal

 $WS_{min} = 13,393 \text{ gal } \times 3.785 \approx 50,692 \text{ L}$

Water Delivery Rate

In accordance with *NFPA 1142 Table 4.6.1*, the water delivery rate for a required water supply of 50,692 L is 950 L/min which equates to a duration of roughly 1.0 hour (53 minutes).

The AHJ shall be permitted to adjust the water delivery rate, giving consideration to local conditions and need. *[reference: NFPA 1142 Chapter 4.6.2]*.

The minimum water delivery rate shall not be less than 250 gpm (950 L/min). [reference: NFPA 1142 Chapter 4.6.3].

Water Supply Tanks

"Fire flow requirements shall be permitted to be decreased by the AHJ for isolated buildings or a group of buildings in rural areas or suburban areas where the development of full fire flow requirements is impractical as determined by the AHJ". [reference: NFPA 1 Chapter 18.4.2.1.1]

Fiberglass tanks (or approved equivalent) can be considered as a suitable option to provide the required water supply for fire protection. A tank with a rated capacity of 56,800 L has a diameter of 2.4 metres and a length of 13.6 metres (refer to sample tank specifications under **Attachment A**). The practicality of the required tank size should be considered in determining the fire flow requirements as suggested under *Chapter 18.4.2.1.1*.

5.0 CONCLUSIONS

This memorandum has demonstrated that minimum water supply requirements, prepared in accordance NFPA 1142 Guidelines, are warranted for the subject site given the lack of a



municipal water distribution system. The values provided herein should be considered in determining fire flow requirements.

Prepared By:

Brandon MacKechnie, P.Eng.

Project Engineer

Reviewed By:

Pat Leblanc, P.Eng.

Appendix A

Firewall Plan

Proposed Site Plan (DWG. A001)

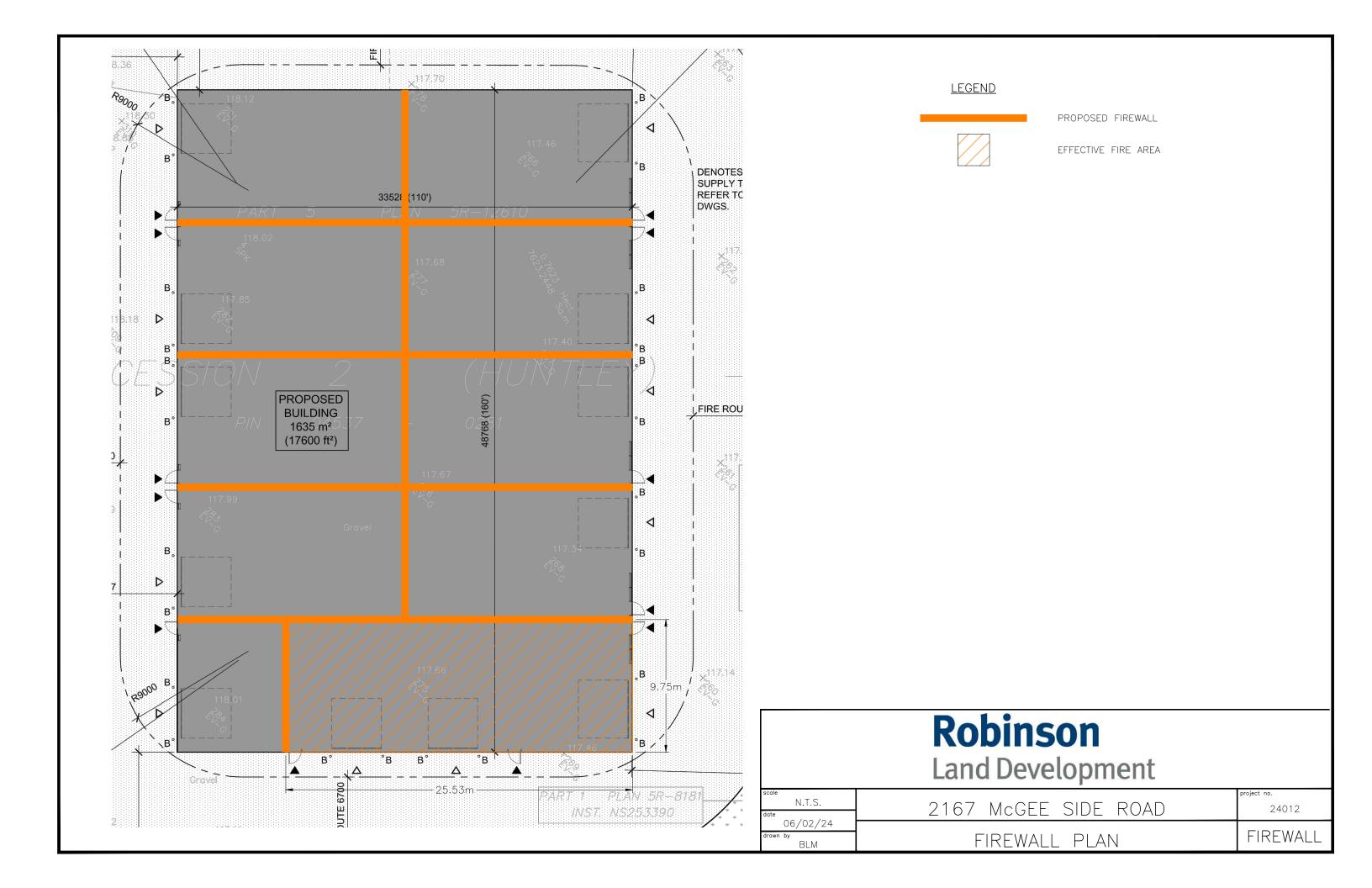
Proposed Elevations (DWG. A300-A301)

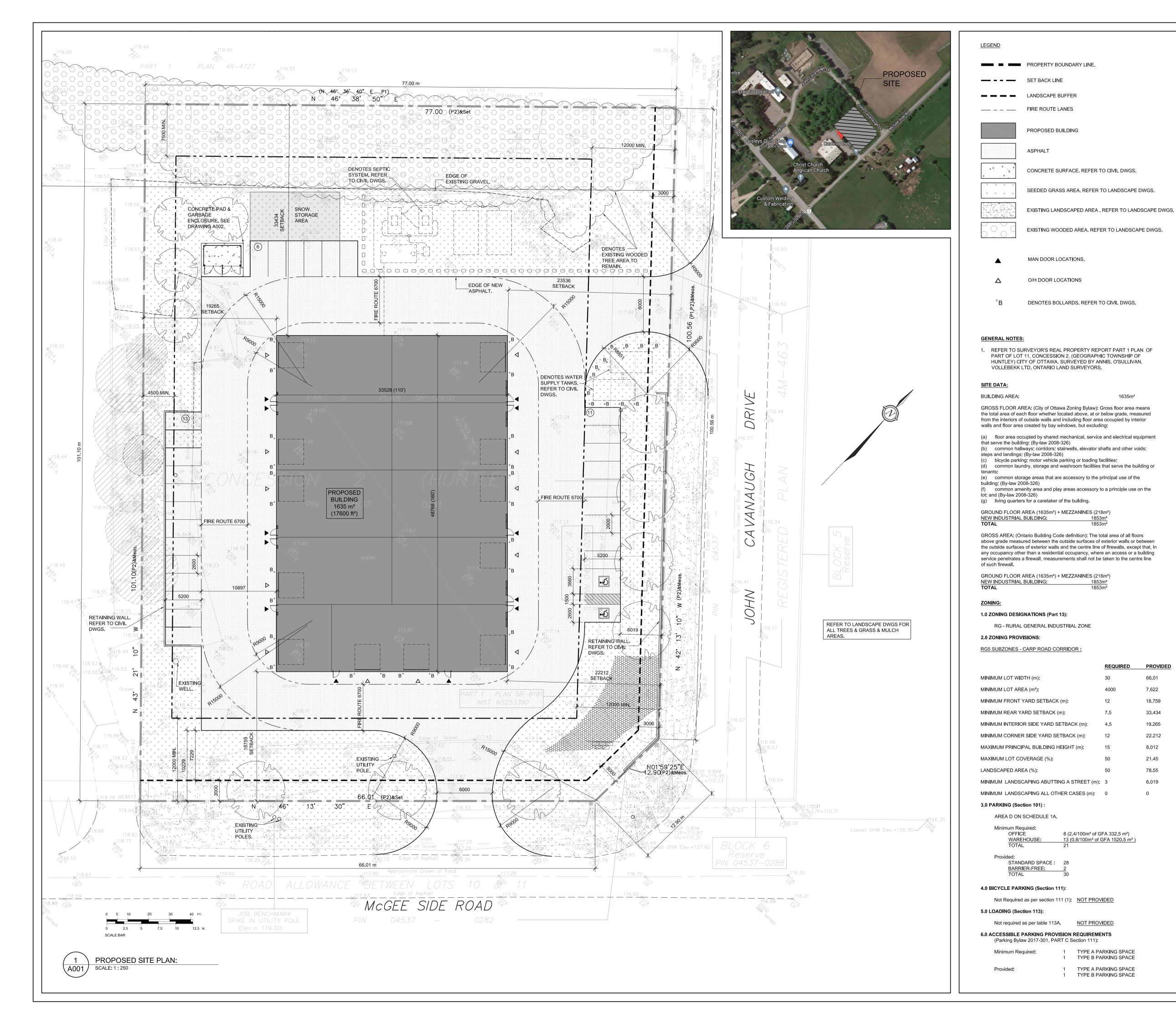
Occupancy Hazard Classification

Construction Classification Number

Water Delivery Rate

Tank Specifications





STOKED INDUSTRIES INC. 14 KNOLL TERRACE, NEPEAN,

ON, K2J 2K6

11	REVISED FOR FINAL SPC APPROVAL	12/21/2023
10	REVISED FOR CITY COMMENTS	26/09/2023
09	FOR SITE PLAN CONTROL REVIEW/RESPONSE	11/08/2023
08	FOR SITE PLAN CONTROL	30/06/2023
07	FOR CLIENT DISCUSSION	10/02/2023
06	REVISED AS PER CIVIL COMMENTS	22/03/2023
05	REVISED AS PER CLIENT COMMENTS	16/02/2023
04	FOR SITE PLAN CONTROL REVIEW/RESPONSE	27/07/2021
03	FOR SITE PLAN CONTROL REVIEW/RESPONSE	01/06/2021
02	FOR SITE PLAN CONTROL	26/02/2021
01	FOR SITE PLAN PRE-CONSULTATION	30/11/2020
ISSUE	DESCRIPTION	DATE

	PROFESSIONAL STAMP	PROJECT NORTH

es Architect

11 Hogan Drive | Arnprior | ON | K1Y 0H8 613.203.3760

PROJECT

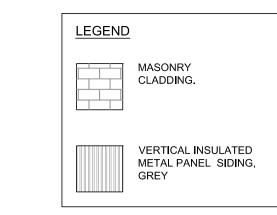
2167 MCGEE SIDE RD, WAREHOUSE BUILDING

DRAWING

PROPOSED SITE PLAN

PROJECT No:	060	REVISION:
DRAWN:	SL	DATE: NOVEMBER 2020
APPROVED:	ES	SCALE: AS SHOWN
DRAWING No:		

A001



STOKED INDUSTRIES INC. 14 KNOLL TERRACE, NEPEAN, ON, K2J 2K6

 04
 REVISED FOR FINAL SPC APPROVAL
 12/21/2023

 03
 FOR SITE PLAN CONTROL
 30/06/2023

 02
 FOR CLIENT REVIEW
 25/05/2023

 01
 FOR CLIENT DISCUSSION
 17/05/2023

 ISSUE
 DESCRIPTION
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11 Hogan Drive | Arnprior | ON | K1Y 0H8 613.203.3760

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2167 MCGEE SIDE RD, WAREHOUSE BUILDING

DRAWING

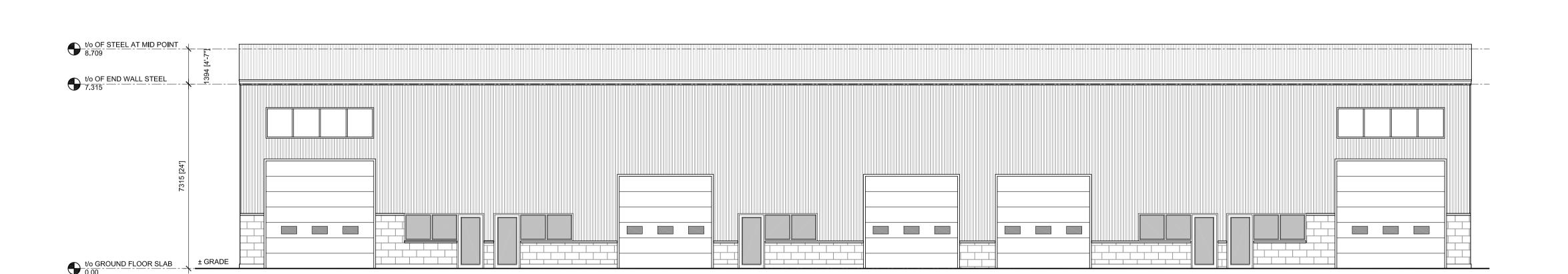
PROPOSED ELEVATIONS

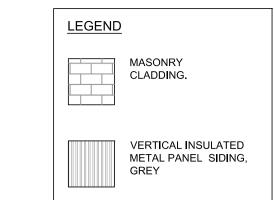
PROJECT No:	060	REVISION: 03	
DRAWN:	SL	DATE: MAY 2023	002
APPROVED:	ES	SCALE: AS SHOWN	-21-
DRAWING No:			₩;

A300

t/o OF STEEL AT MID POINT 8.709 t/o OF END WALL STEEL 7.315	
7315 [24.]	
t/o GROUND FLOOR SLAB ± GRADE	







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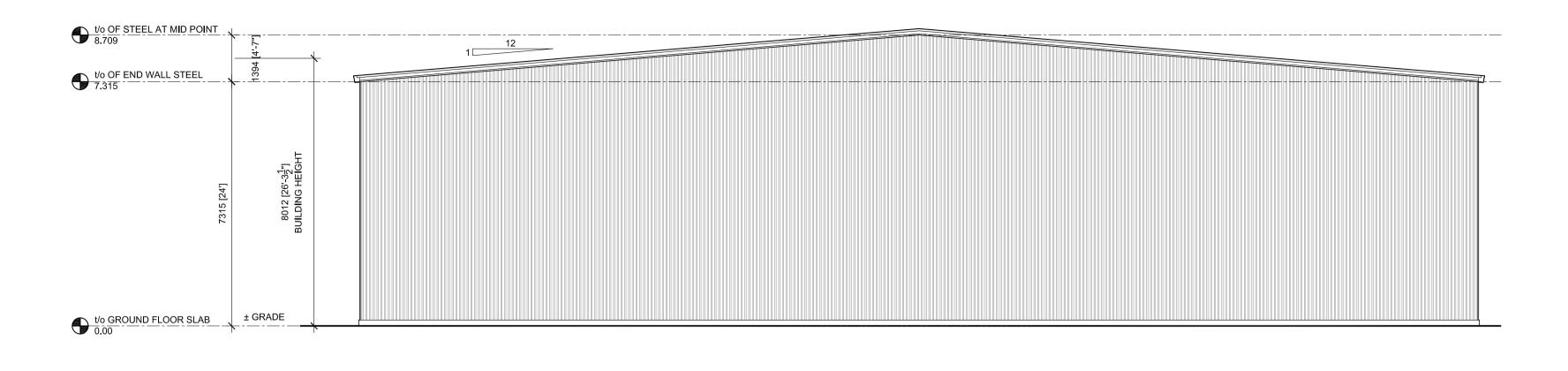
 04
 REVISED FOR FINAL SPC APPROVAL
 12/21/2023

 03
 FOR SITE PLAN CONTROL
 30/06/2023

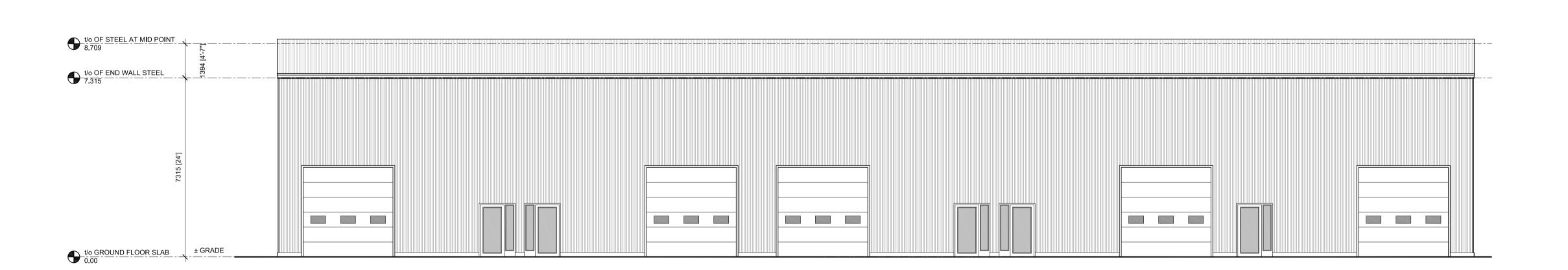
 02
 FOR CLIENT REVIEW
 25/05/2023

 01
 FOR CLIENT DISCUSSION
 17/05/2023

 ISSUE
 DESCRIPTION
 DATE



1 PROPOSED NORTH ELEVATION: OPTION A SCALE: 1: 100



es Architect

11 Hogan Drive | Arnprior | ON | K1Y 0H8 613.203.3760

PROJECT

PROFESSIONAL STAMP

2167 MCGEE SIDE RD, WAREHOUSE BUILDING

DRAWING

PROPOSED ELEVATIONS

PROJECT No:	060	REVISION:	
DRAWN:	SL	DATE: MAY 2023	700
APPROVED:	ES	SCALE: AS SHOWN	<u>-</u> 7
DRAWING No:			V

A301



PROJECT NORTH

5.2.2.2

Occupancies having conditions similar to the following shall be assigned occupancy hazard classification number 4:

- (1) Barns and stables (commercial)
- (2) Building materials supply storage
- (3) Department stores
- (4) Exhibition halls, auditoriums, and theaters
- (5) Feed stores (without processing)
- (6) Freight terminals
- (7) Mercantiles
- (8) Paper and pulp mills
- (9) Paper processing plants
- (10) Piers and wharves
- (11) Repair garages
- (12) Rubber products manufacturing and storage
- (13) Warehouses, such as those used for furniture, general storage, paint, paper, and woodworking industries

O Pin Header Table 6.2.1 Construction	on Classification Number X
Construction Type	Classification Number
Type I (442 or 332)	0.5
Type II (222, 111, or 000)	0.75
Type III (211 or 200)	1.0
Type IV (2HH)	0.75
Type V (111 or 000)	1.5

O Pin Header	Table 4.6.1 Water Deliv	ery Rate	×
Total Water S	upply Required	Water Delivery Rate	
gal	L	gpm	L/min
<15,000	<56,780	250	950
15,001-22,500	56,785-85,170	500	1,900
22,501-30,000	85,175-113,560	750	2,850
>30,000	>113,560	1,000	3,800









FIBERGLASS TANKS
FOR WATER AND WATER STORAGE MANAGEMENT INDUSTRY
Sustainable & Safe



MOST POPULAR PRODUCTS

NN08240476

12,500 gal. (US) 10,500 gal. (UK) 47,600 L Diameter: 2,438 mm (8') Length: 11,365 mm (37' 3 1/2") Weight: 1,630 kg (3,594 pounds)



NN08290573

15,000 gal. (US) 12,490 gal. (UK) 56,800 L Diameter: 2,438 mm (8') Length: 13,551 mm (44' 5 1/2") Weight: 2,041 kg (4,500 pounds)



NN08350687

18,000 gal. (US) 14,990 gal. (UK) 68,100 L Diameter: 2,438 mm (8') Length: 16,573 mm (54' 4 1/2") Weight: 2,654 kg (6,860 pounds)



NN08390760

20,000 gal. (US) 16,665 gal. (UK) 75,700 L Diameter: 2,438 mm (8') Length: 18,665 mm (61' 2 7/8") Weight: 2,880 kg (6,360 pounds)



NN10100452

12,000 gal. (US) 9,990 gal. (UK) 45,400 L Diameter: 3,048 mm (10') Length: 7,112 mm (23'4") Weight: 1,814 kg (4,000 pounds)



NN10200760

20,000 gal. (US) 16,650 gal. (UK) 75,700 L Diameter: 3,048 mm (10') Length: 11,391 mm (37' 4 1/2") Weight: 2,767 kg (6,100 pounds)



NN10260950

25,000 gal. (US) 20,880 gal. (UK) 94,600 L Diameter: 3,048 mm (10') Length: 13,996 aim (45' 11") Weight: 3,425 kg (7,550 pounds)



NN10321135

30,000 gal. (US) 24,980 gal. (UK) 113,600 L Diameter: 3,048 mm (10') Length: 16,610 mm (64' 2") Weight: 3,969 kg (8,750 Pounds)



NN10381325

35,000 gal. (US) 29,140 gal. (UK) 132,600 L Diameter: 3,048 mm (10') Length: 19,113 mm (62' 8 1/2") Weight: 4,559 kg (10,060 Pounds)



NN10441513

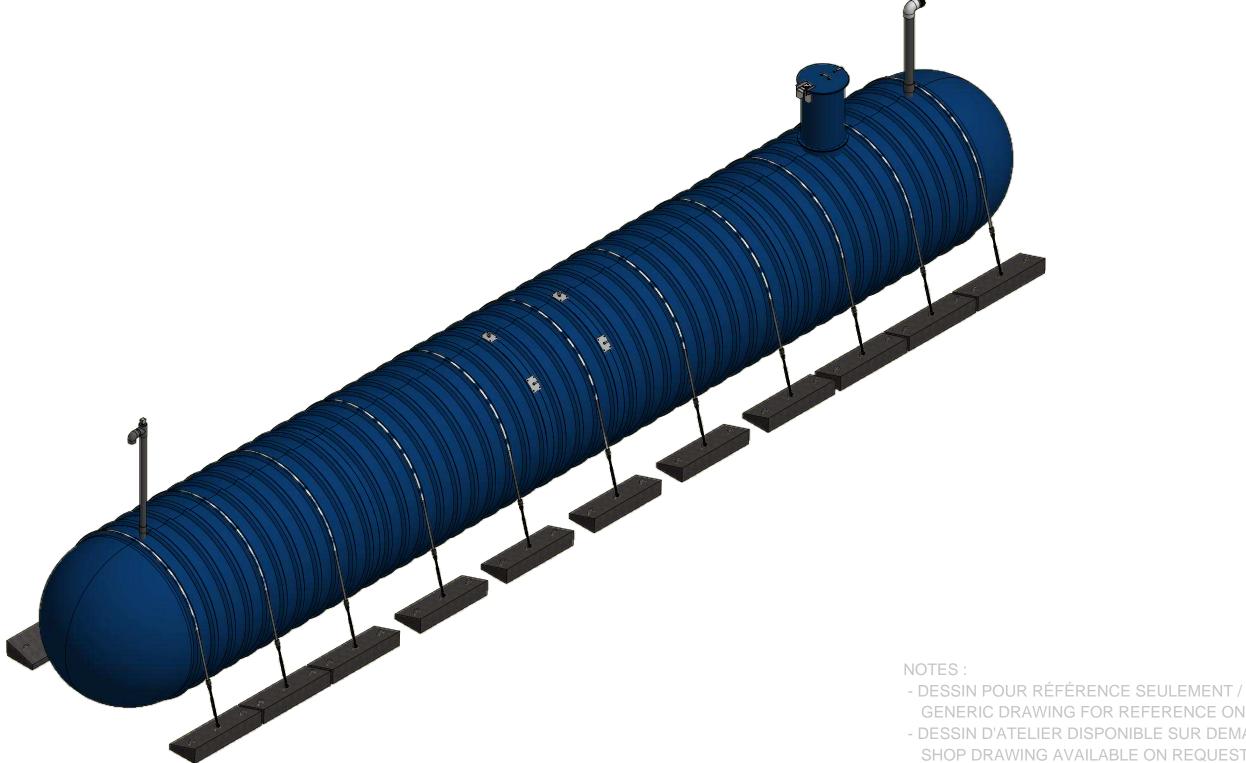
40,000 gal. (US) 33,310 gal. (UK) 151,400 L Diameter: 3,048 mm (10') Length: 21,716 mm (71' 3") Weight: 5,262 kg (11,600 pounds)





NN10461577FP

RÉSERVOIR DE FIBRE DE VERRE / FIBERGLASS TANK



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TOLERANCES (ANGULAIRES / ANGULAR) © 2018 Granby Composites Inc Format / Size | No de la pièce / Part no. | NN10461577FP Dessiné par / Drawn by S. Potvin 0 -> ± 2 DEG. 0.0 -> ± 0.5 DEG. Poids / Weight: Description / Title
RÉSERVOIR 10' Dia. / 155944 L / 41196 gal US -01/03/2018 0.00 -> ± 0.1 DEG. Approuvé par / Approved by : 9662 Lb / 4382 Kg Unités / Units | Feuille | 1 / 4 # Projet #

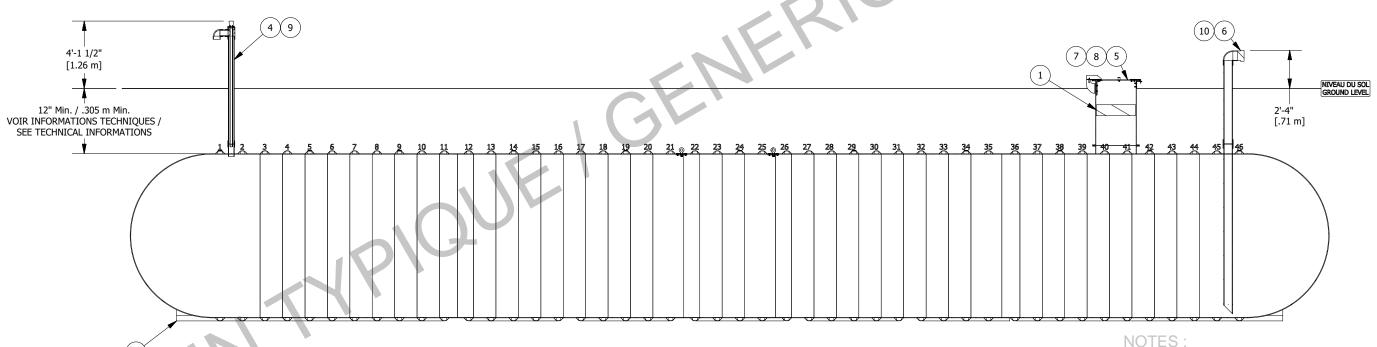
Item	Numéro de pièce / Part Number	Qté / Qty	Description	Check List
1	ADF0000001	1	FOAM 28¾" DIA. x 8" ÉP. / FACTEUR R-35	
2	ADP0000001	4	PLAQUES DE LEVAGE (Granby #AS1108) - LIFTING LUG	
3	ENSCOUR10	11	JEUX DE COURROIES ET BLOCS DE BÉTON - ANCHORING KIT	
4	EV480J	1	ENSEMBLE ÉVENT AVEC JAUGE - 4" SCH. 80 - VENT KIT WITH GAUGE	
5	GMHE30-COVER01	1	COUVERCLE DE TROU HOMME CADENASSABLE AVEC PENTURE - 30" DIA. FRP.	
			- LOCKABLE MAN HOLE COVER WITH HINGE	
6	KB-BNH0600090	1	ENSEMBLE BORNE FONTAINE - 6"NH 90° - FIRE HYDRANT KIT	
7	MH-30 (6"L.)	1	TROU D'HOMME - 30" DIA. x 6" L MANHOLE	
8	MHE-30 (48"L.)	1	EXTENSION DE TROU D'HOMME - 30" DIA. x 48" L MANHOLE EXTENSION	
9	TP80400G01 (9"L.)	1	TUYAU PVC GRIS - 4" SCH.80 - PVC PIPE GREY	
10	TP80600G01 (125"L.)	1	TUYAU PVC GRIS COUPÉ 45° - 6" SCH.80 - PVC PIPE GREY 45° CUT	

PROPRIÉTÉS DU REMBLAI / BACKFILL PROPERTIES

- N1 GRAVILLON 1/8" À 3/4" OU PIERRE NETTE 1/2"
- 1/8" TO 3/4" PEA GRAVEL OR 1/2" CRUSHED STONE N2 - REMBLAI PRIMAIRE, GRAVILLON 1/8" À 3/4" OU PIERRE NETTE 1/2" PRIMARY BACKFILL, 1/8" TO 3/4" PEA GRAVEL OR 1/2" CRUSHED STONE
- N3 REMBLAI SECONDAIRE, SABLE GROSSIER OU GRAVIER 1 1/2" OU MOINDRE SECONDARY BACKFILL, COARSE SAND OR GRAVEL 1 1/2" OR LESS

PAROI ISOLANTE OPTIONNELLE / -

OPTIONAL INSULATION FOAM À DÉTERMINER / TO BE DETERMINED 19'-4 1/2" [5.91 m] [3.28 m] [.30 m]



VUE D'ÉLÉVATION COUPÉE **CUT ELEVATION VIEW**

Ancrage optionel selon les conditions du terrain / Optional anchoring depending on the tank's environment

Informations techniques / Technical informations

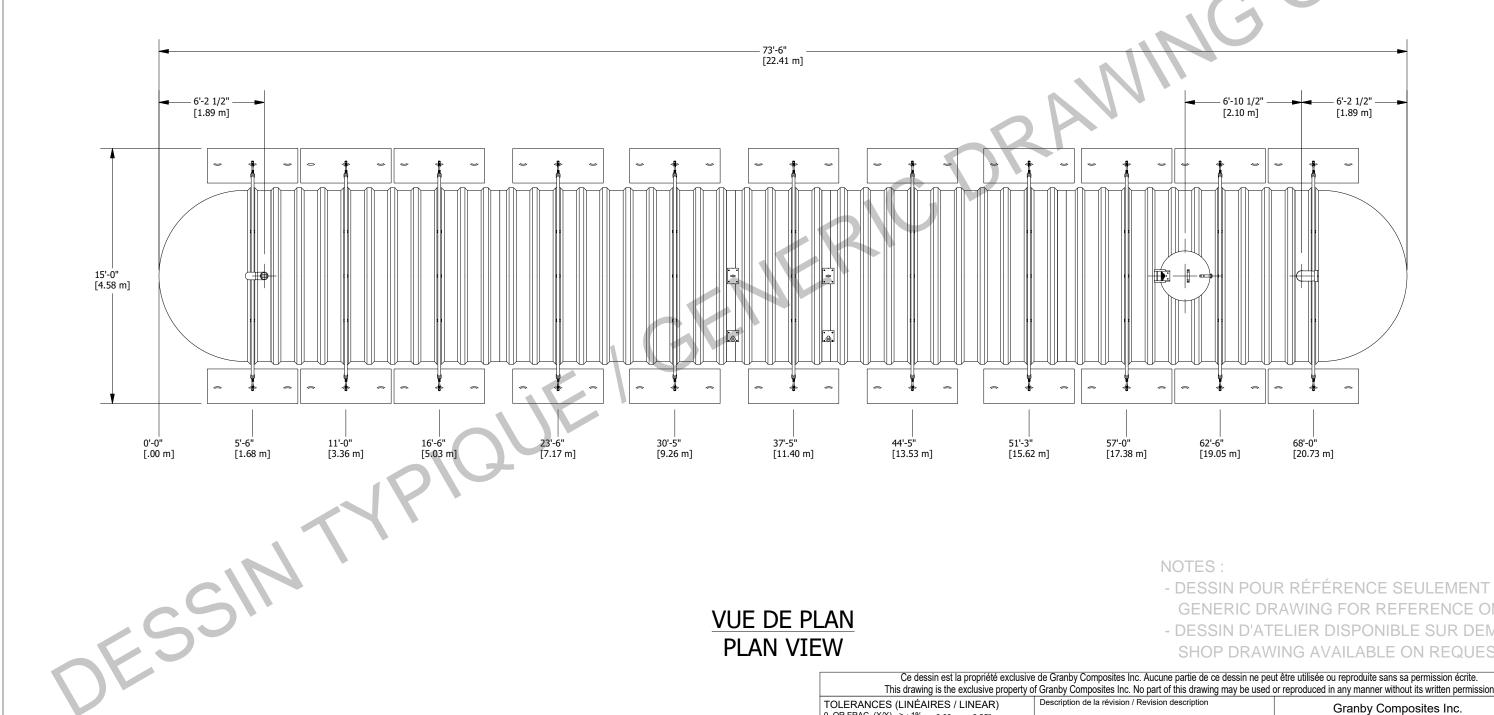
- Profondeur d'enfouissement / Burrial depth: Selon les conditions géotechniques d'installation / According to the geotechnical installation conditions
- Diamètre intérieur / Inside Diameter : 120" / 3.048 m
- (Si requis) Quantité de courroies de fibre de verre avec attaches en acier galvanisé / (If required) Quantity of fiberglass anchoring straps: 11
- (Si requis) Quantité de blocs de béton armé / (If required) Quantity of reinforced concrete deadman anchors : 22
- Longueur minimale requise de la chaîne pour le levage à 60° / Minimum required length of the chain for the 60° lifting: 135"
- Évalué HS-20 à une profondeur d'enfouissement de 36 à 60 pouces , .9144 m à 1.524 m / HS-20 rated for burial depth from 36 to 60 inches , .9144 m to 1.524 m
- Fabriqué selon les exigences ANSI-AWWA D120 / Manufactured according to ANSI-AWWA D120 requirements

Le réservoir doit être installé selon les instructions du manufacturier. / The tank must be installed in accordance with the manufacturer's instructions.

- DESSIN POUR RÉFÉRENCE SEULEMENT / GENERIC DRAWING FOR REFERENCE ONLY
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© 2018 Granby Composites Inc 0.000 -> ± 0.125" Format / Size No de la pièce / Part no TOLERANCES (ANGULAIRES / ANGULAR) B NN10461577FP Dessiné par / Drawn by S. Potvin 0 -> ± 2 DEG. 01/03/2018 Description / Title RÉSERVOIR 10' Dia. / 155944 L / 41196 gal US -0.0 -> ± 0.5 DEG 0.00 -> ± 0.1 DEG Approuvé par / Approved by : 9662 Lb / 4382 Kg Unités / Units | Feuille | NCHES | Sheet | 2 | 4 Project #



VUE DE PLAN PLAN VIEW

NOTES:

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D-PRTS_TMPLT_G