

Sprinkler Variance Committee  
Meeting Minutes  
5/18/2021

**4 Unit Apartment Building 157 Barre St**

**Attendees:**

Steve Ribolini; Building Owner/Applicant, Robert Gowans; Fire Chief, Dan Richardson and Lauren Hierl; City Counsel, Jeff Stetter, Committee Member, Chris Lumbra; Building Inspector

Mr. Richardson called the meeting to order.

Mr. Lumbra provided introduction and overview of the sprinkler ordinance and variance request.

- Sprinkler is required by Montpelier ordinance. It is not required by VT life safety code.

Mr. Lumbra described the fire and life safety features of the project:

- Every dwelling unit has a direct exit to the exterior. The basement and 1<sup>st</sup> floor units have exits to ground level, and the 2<sup>nd</sup> and 3<sup>rd</sup> floor units have exits from the bedrooms to an exterior stair.
- For the above reason, this project is not required to have sprinkler protection under the state adopted codes.
- The 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor units also have access to a 2<sup>nd</sup> exit which is constructed of robust, fire resistant construction.
- The building is protected by a fire alarm system.
- Each unit has smoke and carbon monoxide alarms as required by code.
- The building electrical system has been updated under the supervision of the VT State Electrical Inspector.
- The building has very good fire department access on 3 sides.

Mr. Stetter asked if access to the outside stair was through egress windows. Mr. Ribolini clarified that access to the outside stair was through doors.

Chief Gowans and Inspector Lumbra stated that they both supported the request.

Counsellor Hierl moved to approve the request and Mr. Stetter seconded the motion. The vote was unanimous to approve the variance request.