

The client, Walton County, is renovating an existing S-1 occupancy building (clothing distribution facility) into a, S-1 (Vehicle Maintenance Facility). The client is upgrading existing restrooms to be compliant with FBC, Accessibility and performing some minor reconfiguration of space; A Level 2 Alteration.

We understand that this alteration level (2) and proposed use (Motor Vehicle-related occupancies) via Chapter 1002 Special Use and Occupancy (1002.1) Must comply with FBC, Building, standards which states in Chapter 9 (Fire Protection Systems, 903 Automatic Sprinkler Systems, 903.2 Where Required, 903.2.9 Group S-1, 903.2.9.1 Repair Garages, 2.) that a repair facility of this size (29,320 SF) would require an Automatic Fire Sprinkler System.

However, we contend that this project qualifies for the following exemption via FBC, Existing Building, Chapter 8 Alterations Level 2, (Section 804 Fire Protection, 804.2 Automatic Sprinkler System, 804.2.2 Groups ...S-1...) "If the building does not have sufficient municipal water supply...without installation of a fire pump, work areas shall be protected by an automatic smoke detection system throughout all occupiable spaces...". A recent flow test was conducted and found to have inadequate flow to support the system thus necessitating the installation of a fire pump system.

To address the Building Official's email, we believed it is debatable that a warehouse full of clothing is a higher hazard than a repair garage where controls to prevent fire are industry standard. Also, Please note, the purchase price of the building was greatly reduced and it is estimated that a building of this size, built today, would be over \$13,250,000.

Considering the above, in association with the Project's close proximity (800 feet) to Liberty Fire Department and on-site hydrant, are reasons we believe granting this exemption will not only adequately protect the health, safety, and welfare of the occupants and the county owned property within the building, but it will also allow for the county to escape the undue financial burden of installing a pump assisted fire sprinkler system.