

Versteeg Associates

Code Compliance & Fire Safety Consultants

86 University Drive
Torrington, CT 06790

May 18, 2021

Planning and Zoning Commission
Town of Southington
196 North Main Street
Southington CT 06489

Subject: Laning Oaks
295 Laning Street, Southington CT

I am the Principal of Versteeg Associates LLC, an independent consulting firm specializing in building and fire code compliance based in Torrington CT and have been retained by the applicant in this matter.

I have reviewed the plans prepared for this project and offer the following. Since each residential building contains a maximum of two dwelling or living units the project is governed solely by the International Residential Code and the project is exempt from the requirements of the Connecticut Fire Safety Code and Connecticut State Fire Prevention Code as mandated by Section 29-292 of the Connecticut General Statutes.

Accordingly, the requirements governing fire department access roads within the Connecticut Fire Safety Code and Connecticut State Fire Prevention Code are not applicable. However, if this project were a multi-story, multi-unit residential apartment building subject to those Codes, the fire department access roads and single entrance as designed are compliant.

It is my professional opinion that the proposed residential community does not result in an adverse impact to a substantial public interest in health, safety or welfare



Joseph H. Versteeg

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Professional Profile

Principal of Versteeg Associates LLC, a consulting firm specializing in the interpretation and proper application of building codes, fire/life safety codes, and accessibility standards; compliance reviews of architectural and engineering plans and specifications; compliance inspections of buildings and life safety systems; formulating and implementing fire safety/protection strategies; evacuation planning, as well as developing and instructing fire/life safety training programs. Established 1994.

Summary of Qualifications

- Commanding Officer of the Technical Services Section; Supervisor of the Fire Safety Code and Plan Review Units - Office of the Connecticut State Fire Marshal responsible for all compliance activities, investigations of complaints, post fire examinations, the evaluation of alternative methods of compliance and monitoring of corrective actions, conduct inspections of buildings and reviews of architectural drawings for compliance with the Fire Safety Code; develop and present training programs in code related topics.
- Certified Fire Marshal and Licensed Building Official – State of Connecticut
- Certified Fire Protection Specialist – CFPS Board-National Fire Protection Association
- Principal member of the Technical Committees on Means of Egress and Residential Occupancies of the National Fire Protection Association's *Life Safety Code* (NFPA-101) and the *Building Construction and Safety Code* of the National Fire Protection Association (NFPA-5000);
- Chairperson of the Technical Committee on *Alternative Approaches to Life Safety* of the National Fire Protection Association (NFPA-101A).
- Principal member of the Technical Correlating Committee on *Healthcare Facilities* of the National Fire Protection Association (NFPA-99).
- Principal member of the Technical Committee on *Fire Protection for Marinas and Boatyards* of the National Fire Protection Association (NFPA-303).
- Principal member and former Chairperson of the Technical Committees on Structures and Materials and Building Construction for the *Building Construction and Safety Code* of the National Fire Protection Association (NFPA-5000).
- Former principal member of the Technical Committee on Means of Egress for the *International Building Code* of the International Code Council.
- Instructor of NFPA-1, the *Fire Code* for the National Fire Protection Association. (2010 – 2015)
- Instructor of NFPA-101, the *Life Safety Code* and NFPA-5000, the *Building Construction and Safety Code* for the National Fire Protection Association. (1994 – 2013)
- Instructor *Applying NFPA 101/Life Safety Code to the Joint Commission Statement of Conditions* for the National Fire Protection Association and Joint Commission Resources. (2003 – 2013)
- Contributing author to the National Fire Protection Association's NFPA 1 *Fire Prevention Code Handbook* and *Fire and Life Safety Inspection Manual*.
- Co-author of the National Fire Protection Association's *Performing Plan Reviews for Life Safety Code Compliance*.
- Recipient of the National Fire Protection Association's *Committee Service Award*.