



LAC-2015-03

MAY 11 2015

MEMORANDUM FOR REGIONAL COMMISSIONERS, PBS
REGIONAL LEASING DIRECTORS
REGIONAL LEASING SERVICES OFFICERS

FROM: JAMES C. WISNER
ASSISTANT COMMISSIONER FOR OFFICE OF LEASING - PR

SUBJECT: Fire Protection and Life Safety Updates



- 1. Purpose.** This Lease Acquisition Circular (LAC) issues Fire Protection and Life Safety (FPLS) updates as follows:
- a. Revises Lease paragraph "Mean of Egress" to allow the use of an alternative approach or method that achieves an equivalent level of safety deemed acceptable by the Government.
 - b. Revises Lease paragraph "Acceptance of Space and Certificate of Occupancy" to clarify the requirements of the report issued by a licensed fire protection engineer in instances where a Certificate of Occupancy cannot be provided.
 - c. Adds the following Lease paragraphs to provide additional FPLS requirements for lease construction procurements:
 - i. Fire Protection for New Construction - Standard Model
 - ii. Fire Protection for New Construction (Warehouse) – Warehouse Model
 - d. Revises the "Transmittal Request for Prelease Fire Protection & Life Safety Package Review" to clarify the maximum timeframe for FPLS review.
 - e. Establishes an additional FPLS transmittal form entitled "Transmittal Request for Post-Award Fire Protection & Life Safety Drawing Review." This post award transmittal form addresses the requirement for FPLS review of agency Design Intent Drawings (DIDs) prior to finalizing them, per Chapter 2 of the Leasing Desk Guide, and includes the review of Construction Documents (CDs) for single-tenant new lease construction or leases with a government purchase option.

- f. Revises GSA Form 12000, Part B to be consistent with fire alarm requirements in the lease.
- g. Revises Leasing Desk Guide Appendix D to reflect the above and address minor errors or unclear language within the appendix.

2. Effective Date. Attachment 1 is effective immediately for all RLP packages issued on or after the signature date. RLP packages issued prior to this date may be modified at the discretion of the Lease Contracting officer (LCO). Attachments 2 through 5 are effective immediately.

3. Applicability. This LAC and its attachments are mandatory and apply to all General Services Administration (GSA) real property leasing activities and to activities delegated by GSA to other Federal agencies. For temporary leases, see attached LDG Appendix D.

4. Cancellation. LAC-2011-11 is cancelled.

5. Instructions and Procedures. Instructions and procedures on the use of the Transmittal Request for Post-Award Fire Protection & Life Safety Drawing Review are outlined under the attached revised Leasing Desk Guide Appendix D. The following is a summary of Attachments to this LAC:

a. Attachment 1

1) Revised language for the following Lease paragraphs:

- A) "Means of Egress (MAY 2015)" (applies to all lease models except Warehouse)
- B) "Means of Egress (Warehouse) (MAY 2015)"
- C) "Acceptance of Space and Certificate of Occupancy (MAY 2015)" (applies to all lease models except Simplified and On-Airport)
- D) "Acceptance of Space and Certificate of Occupancy (Simplified) (MAY 2015)"
- E) "Acceptance of Space and Certificate of Occupancy (On-Airport) (MAY 2015)."

2) New Standard Model Lease paragraph "Fire Protection for New Construction (MAY 2015)."

3) New Warehouse Model Lease paragraph "Fire Protection for New Construction (Warehouse) (MAY 2015)."

b. Attachment 2 – GSA Form 12000, "Prelease Fire Protection and Life Safety

Evaluation for an Office Building.”

- c. Attachment 3 - Transmittal Request for Prelease Fire Protection & Life Safety Package Review.
- d. Attachment 4 - Transmittal Request for Post Award Fire Protection & Life Safety Drawing Review.
- e. Attachment 5 – Revised Leasing Desk Guide Appendix D.

Revised Lease Language (all lease models)

All models except Warehouse

NOTE: TECHNICAL DOCUMENTATION FOR ANY ALTERNATIVE APPROACH OR METHOD PROPOSED BY THE OFFEROR MUST BE PREPARED BY THE OFFEROR'S PROFESSIONAL ENGINEER. THE PROFESSIONAL ENGINEER MUST BE LICENSED AS A FIRE PROTECTION ENGINEER IN THE SAME STATE IN WHICH THE SUBJECT BUILDING IS LOCATED UNLESS THE SUBJECT STATE DOES NOT FORMALLY RECOGNIZE FIRE PROTECTION ENGINEERING. IN SUCH CASES, GSA WILL ACCEPT THE SERVICES OF ANY PROFESSIONAL ENGINEER IN THE SUBJECT STATE PROVIDED THE PROFESSIONAL ENGINEER IS ALSO RECOGNIZED AS A FIRE PROTECTION ENGINEER IN ANY OTHER STATE OR U.S. TERRITORY. THE REGIONAL GSA FIRE PROTECTION ENGINEER IS RESPONSIBLE FOR DETERMINING IF THE PROPOSED ALTERNATIVE APPROACH OR METHOD PREPARED BY THE OFFEROR'S PROFESSIONAL ENGINEER IS ACCEPTABLE.

MEANS OF EGRESS (MAY 2015)

A. Prior to occupancy, the Premises and any parking garage areas shall meet or will be upgraded to meet, either the applicable egress requirements in the National Fire Protection Association, Life Safety Code (NFPA 101), or the International Code Council, International Building Code (IBC), each current as of the Lease Award Date, or use an alternative approach or method that achieves an equivalent level of safety deemed acceptable by the Government.

B. The Space shall have unrestricted access to a minimum of two remote exits on each floor of Government occupancy.

Sub-Paragraphs C, D, and E remain unchanged.

NOTE: TECHNICAL DOCUMENTATION FOR ANY ALTERNATIVE APPROACH OR METHOD PROPOSED BY THE OFFEROR MUST BE PREPARED BY THE OFFEROR'S PROFESSIONAL ENGINEER. THE PROFESSIONAL ENGINEER MUST BE LICENSED AS A FIRE PROTECTION ENGINEER IN THE SAME STATE IN WHICH THE SUBJECT BUILDING IS LOCATED UNLESS THE SUBJECT STATE DOES NOT FORMALLY RECOGNIZE FIRE PROTECTION ENGINEERING. IN SUCH CASES, GSA WILL ACCEPT THE SERVICES OF ANY PROFESSIONAL ENGINEER IN THE SUBJECT STATE PROVIDED THE PROFESSIONAL ENGINEER IS ALSO RECOGNIZED AS A FIRE PROTECTION ENGINEER IN ANY OTHER STATE OR U.S. TERRITORY. THE REGIONAL GSA FIRE PROTECTION ENGINEER IS RESPONSIBLE FOR DETERMINING IF THE PROPOSED ALTERNATIVE APPROACH OR METHOD PREPARED BY THE OFFEROR'S PROFESSIONAL ENGINEER IS ACCEPTABLE.

MEANS OF EGRESS (WAREHOUSE) (MAY 2015)

A. Prior to occupancy, the Premises and any parking garage areas shall meet or will be upgraded to meet, either the applicable egress requirements in the National Fire Protection Association, Life Safety Code (NFPA 101), or the International Code Council, International Building Code (IBC), each current as of the Lease Award Date, or use an alternative approach or method that achieves an equivalent level of safety deemed acceptable by the Government.

B. The Space shall have unrestricted access to a minimum of two remote exits on each floor of Government occupancy.

Sub-Paragraph C remains unchanged.

All models except Simplified and On-Airport

ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY (MAY 2015)

C. The Lessor shall provide a valid C of O, issued by the local jurisdiction, for the intended use of the Government. If the local jurisdiction does not issue C of O's or if the C of O is not available, the Lessor may satisfy this condition by providing a report prepared by a licensed fire protection engineer that indicates the Space and Building are compliant with all applicable local codes and ordinances and all fire protection and life safety-related requirements of this Lease.

The instructional blue text and sub-Paragraphs A, B and D remain unchanged.

**ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY (SIMPLIFIED)
(MAY 2015)**

B. The Lessor shall provide a valid C of O, issued by the local jurisdiction, for the intended use of the Government. If the local jurisdiction does not issue C of O's or if the C of O is not available, the Lessor may satisfy this condition by providing a report prepared by a licensed fire protection engineer that indicates the Space and Building are compliant with all applicable local codes and ordinances and all fire protection and life safety-related requirements of this Lease.

The instructional blue text and sub-Paragraphs A and C remain unchanged.

**ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY (ON-AIRPORT)
(MAY 2015)**

A. The Lessor shall provide floor plans for the Space and a valid Certificate of Occupancy (C of O), issued by the local jurisdiction, for the intended use of the

Government. If the local jurisdiction does not issue C of O's or if the C of O is not available, the Lessor may satisfy this condition by providing a report prepared by a licensed fire protection engineer that verifies that the Space complies with all applicable local fire protection and life safety codes and ordinances and all fire protection and life safety-related requirements of this Lease.

Sub-paragraph B remains unchanged.

New Lease Language

Standard Model

ACTION REQUIRED:

FOR LEASE CONSTRUCTION PROCUREMENTS SEEKING OFFICE AND RELATED SPACE. USE ONLY WHEN A NEWLY CONSTRUCTED BUILDING IS THE ONLY SOLUTION THAT WILL MEET THE CUSTOMER AGENCY'S NEEDS. OTHERWISE, DELETE.

FIRE PROTECTION FOR NEW CONSTRUCTION (MAY 2015)

A. The new Building shall be protected throughout by an automatic fire sprinkler system designed in accordance with the National Fire Protection Association (NFPA) 13, *Installation of Sprinkler Systems* (current as of the Lease Award Date).

B. When an electric fire pump is provided to support the design of the fire sprinkler system, a secondary power source shall be provided to the fire pump by a standby emergency generator or another means acceptable to the Government.

C. The fire alarm system installed shall be an emergency voice/alarm communication system when any one of the following conditions exist:

1. The Building is 2 or more stories in height above the level of exit discharge.
2. The total calculated occupant load of the Building is 300 or more occupants.
3. The Building is subject to 100 or more occupants above or below the level of exit discharge.

The emergency voice/alarm communication system shall be designed and installed to meet the requirements of NFPA 72 (current as of the Lease Award Date).

Warehouse Model

ACTION REQUIRED:

FOR LEASE CONSTRUCTION PROCUREMENTS SEEKING WAREHOUSE AND RELATED SPACE. USE ONLY WHEN A NEWLY CONSTRUCTED BUILDING IS THE ONLY SOLUTION THAT WILL MEET THE CUSTOMER AGENCY'S NEEDS. OTHERWISE, DELETE.

FIRE PROTECTION FOR NEW CONSTRUCTION (WAREHOUSE) (MAY 2015)

A. The new Building shall be protected throughout by an automatic fire sprinkler system designed in accordance with the National Fire Protection Association (NFPA) 13, *Installation of Sprinkler Systems* (current as of the Lease Award Date).

B. When an electric fire pump is provided to support the design of the fire sprinkler system, a secondary power source shall be provided to the fire pump by a standby emergency generator or another means acceptable to the Government.

COVER PAGE FOR ATTACHMENTS 2 THROUGH 5