



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

Phone: 610-865-7088

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August 14, 2023

Ms. Karen Andrews, BDA Architects, LLC
74 W. Broad St., Suite 260
Bethlehem, PA 18018

RE: **(23-002 Sketch Plan Review) – 23070011 – 1223 WEST BROAD STREET – SKETCH PLAN REVIEW – Zoned CL, plan dated May 5, 2023.**

Dear Ms. Andrews,

The above-referenced plan has been reviewed by the appropriate City offices. Because a Sketch Plan lacks much of the information necessary for a thorough engineering evaluation, this plan has been reviewed only for general conformance to City of Bethlehem standards to the extent permitted by the limited detail provided. Additional comments will be provided when a more detailed land development plan is submitted for review. At this point we offer the following sketch plan comments:

1. Sheet CS1.1, Cover Sheet, City of Bethlehem Zoning Ordinance, Parking, correct as follows:
 - a. §1319.01(a)(31) Restaurants, Night Clubs and Taverns – One parking space for each two employees, plus one space for every four seats for customers. A use without seats shall include a minimum of one space for every 4 persons of allowed building capacity under the Fire Code.
10 Employees = 5 spaces
75 seats = 19 spaces
 - b. §1319.01(a)(1)(ii) Multi-family dwellings/apartments with two or fewer bedrooms - one and three-quarter parking spaces for each dwelling unit.
6 dwelling units = 9 spaces
 - c. §1319.02(b)(4) Seats for up to 20 persons in seasonal unenclosed outdoor seating for a restaurant may be added without requiring additional off-street parking. §1319.02(b)(7) Seasonal Dining. This subsection shall apply if a restaurant in a commercial district adds seasonal outdoor seating (for up to 8 months per year) to existing indoor seating. In such case, up to 20 additional customer seats may be added without requiring additional off-street parking for such seats. This project proposes a total of 40 outdoor seats for dining, requiring parking spaces for the additional 20 seats.
20 seats = 5 spaces
Total Required = 38 spaces
Total Existing = 30 spaces
- §1319.02(b)(2) Within the CL district, as a special exception, the Zoning Hearing Board shall have the authority to modify off-street parking requirements, considering the total impact of the new uses of the lot versus the previous uses, and considering whether a percentage of customers are likely to arrive by public transit and/or walking. The Board may also approve a reduction in the required parking if the applicant proves that there is an excess of on-street

parking spaces during hours when the business will have its peak demand. Therefore, Zoning Hearing Board review is required for Special Exception parking relief.

2. If the applicant cannot prove special exception to the satisfaction of the Board, then a variance shall be required for the reduction in parking.
3. A Traffic count must be submitted to account for the additional 6 multi-family dwellings and the roof top 40-seat Seasonal Dining area. Based on the result, future studies or improvement might be required.

Additional comments to be addressed at the Land Development Plan review stage are attached.

This sketch plan will be placed on the August 17, 2023 Planning Commission agenda for review. Please let us know who will be attending in person.

Sincerely,



Darlene L. Heller
Director of Planning and Zoning

C.
Basel Yandem
Paige Stefanelli
Michael Reich
Olivia Teel

Additional Comments Related to the Overall Land Development

ENGINEERING

Forestry

1. Submit landscape plan with included calculations.

FIRE

The City of Bethlehem Fire Department currently enforces the 2018 Edition of the International Fire Code in its entirety including Appendices, with local amendments, as adopted in Article 1501 of the Codified Ordinances of the City of Bethlehem, Ordinance 2022-15.

A condensed version of Article 1501/Ordinance 2022-15 listing the common items that affect Land Development Projects is attached at the end of this document for reference. For a copy of the full ordinance please visit <https://www.bethlehem-pa.gov/CityOfBethlehem/media/BFDMedia/Fire-Code.pdf>

1. The architect/engineer must confirm Fire Department vehicles have the required turning space to access all areas. Submit a turning plan drawing.
2. A Knox Box for City of Bethlehem Fire Department access must be installed. (Please add note to plans and location TBD)
3. Indicate if the building is planned to be sprinklered? If the building is to be sprinklered please indicate the proposed location of all Fire Department Connections (FDC). Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise *approved* by the Fire Marshal. Please add note to the plan stating: "Any change in the location of the Fire Department Connection must be approved by the City of Bethlehem Fire Department."
4. Dead end fire access roadways may have a maximum length of 150' without a turnaround. (Refer to International Fire Code, 2018 ed., Section 503 and Appendix D for additional information.)
5. Add note to plan acknowledging that Chapter 33 of the IFC "Fire Safety During Construction and Demolition" will be enforced for the duration of the construction project.

The following drawings are required to be submitted for Fire Department Review:

Utility plan including water supply showing fire hydrants on or near property

Turning Plan

Site Plan

Additional drawings may be required based on the individual project.

Please contact the City of Bethlehem Fire Department office at 610-865-7143 and request Fire Marshal Craig Baer (cbaer@bethlehem-pa.gov) or Chief Fire Inspector Michael Reich at (mreich@bethlehem-pa.gov) with any question reference Fire Code requirements or to obtain any documents required to complete the submittal for review.

ZONING

1. Provide adjacent site context, including parcels, structures and uses per §1322.02(c)(1)(ii).
2. Provide all relevant *proposed* and *existing* Zoning Data for proposal including but not limited to proposed Lot Size, Lot Area per Dwelling Unit, and Lot Width per §1306.01(a)(3).
3. Provide location and number of bicycle racks on Site Plan per §1322.02(d)(3). Indicate distance from bike racks to building entrance (Ref. §1319.02(o) and §1319.02(o)(1)). *For proposed nonresidential and multi-unit residential land uses, bicycle parking shall be equivalent to 5 percent of the off-street vehicle parking requirement, with a minimum of 2 spaces in any event. Add Record Plan note addressing (Ref. §1319.02(o)(2))- “The current landowner shall be responsible to ensure that the hitch, rack or locker continues to be available and is well maintained and is replaced if damaged or removed. If the hitch, rack or locker is within a street Right of Way, a City encroachment permit shall be required.”.*
4. Provide landscaping plan per §1322.02(d)(5) (Ref. §1319.02(j)(3)).
5. Provide clear sight triangles and aisle widths per §1322.02(d)(3) (Ref. §1318.06 and §1319.02(n) and §1319.03).
6. Per §1322.02(d)(4), Electric and telephone lines shall be underground where practical. Any utility installations remaining above ground shall be located so as to have a harmonious relation to neighboring properties and the site. Provide locations of said utilities on Site Plan.
7. Provide lighting plan per §1318.25.
8. Signs shall be reviewed and approved under a separate cover in accordance with §1320 any other applicable sections.

GENERAL

1. A Recreation Fee of \$9,000 will be required.
2. Comments from the Environmental Advisory Council and from LANTA will be submitted at a later date.



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BILL NO. 15-2022

ORDINANCE NO. 2022-15

AN ORDINANCE OF THE CITY OF BETHLEHEM,
COUNTIES OF LEHIGH AND NORTHAMPTON,
COMMONWEALTH OF PENNSYLVANIA, AMENDING
ARTICLE 1501 OF THE CODIFIED ORDINANCES OF
THE CITY OF BETHLEHEM TITLED

FIRE SAFETY AND CODE ENFORCEMENT INSPECTION FEES

THE COUNCIL OF THE CITY OF BETHLEHEM HEREBY ORDAINS AS FOLLOWS:

SECTION 1. That Article 1501 of the Codified Ordinances of the City of Bethlehem, titled "Fire Safety and Code Enforcement Inspection Fees" as presently enacted is hereby restated and re-enacted as follows:

ARTICLE 1501

FIRE SAFETY AND CODE ENFORCEMENT INSPECTION FEES

- | | |
|---------|---|
| 1501.01 | Authority |
| 1501.02 | Permits Required |
| 1501.03 | Inspection |
| 1501.04 | Adoption |
| 1501.05 | Modifications to 2018 International Fire Code |

CROSS-REFERENCES

2018 International Fire Code - International Code Council
Article 150 of the Codified Ordinances of the City of Bethlehem - Codes Board of Appeals
Article 746 of the Codified Ordinances of the City of Bethlehem - Consumer Fireworks
DOT 49 CFR Parts 100-185 - United States Department of Transportation regulations
Optional Third Class City Charter Law Act of July 15, 1957, P.L. 901, as amended
Pennsylvania Uniform Construction Code 34 Pa.Code § 403

1501.01 AUTHORITY.

The City of Bethlehem Fire Department, Bureau of Inspections is hereby charged with the enforcement of this Article.

1501.02 PERMITS REQUIRED.

Bethlehem Fire Department



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Permits required by the International Fire Code (current edition) shall be obtained from the Fire Code Official. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the Fire Code Official.

A fee for each permit shall be paid in accordance with the fee schedule as is set forth by resolution of Council of the City of Bethlehem, Pennsylvania.

1501.04 ADOPTION

The 2018 International Fire Code (hereafter "IFC") published by the International Code Council, which is part of the Pennsylvania Uniform Construction Code pursuant to 34 Pa.Code § 403.21(a)(8), is hereby adopted in its entirety and made part of this Article subject to the modifications implemented hereinafter and/or by subsequent ordinance(s) of the City of Bethlehem (~~strikeouts~~ identify proposed deletions and underlined text identify proposed insertions to the 2018 IFC).

101.1 Title These regulations shall be known as the *FIRE CODE* of The City of Bethlehem, hereinafter referred to as "this code".

101.2.1 Appendices B, C, D, E, F, H, I, L, are adopted as part of this code.

1501.05 MODIFICATIONS TO 2018 INTERNATIONAL FIRE CODE.

(b) § 105.6.15 of the IFC shall be amended to read as follows:

105.6.15 Fire hydrants and valves. Approval from the Bethlehem Water Authority or its designee is required to use or operate fire hydrants or valves intended for fire suppression purposes which are installed on water systems and accessible to a fire apparatus access road that is open to or generally used by the public.

Exception: A permit is not required for authorized employees of the Bethlehem Water Authority or its designee that supplies the system or the fire department to use or operate fire hydrants or valves.

(d) § 105.6.39 of the IFC shall be amended to read as follows:

105.6.39 Private fire hydrants. Approval from the Bethlehem Water Authority and the Fire Code Official is required for the removal from service of private fire hydrants.

Exception: Approval from the Bethlehem Water Authority and the Fire Code Official is not required for private industry with trained maintenance personnel, private fire brigade or fire departments to maintain, test and use private hydrants.

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(g) § 105.7.19 of the IFC shall be amended to read as follows:

105.7.19 Private Fire Hydrants. A construction permit is required for the removal or modification of private fire hydrants. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

(k) § 109.1 of the IFC shall be amended to read as follows:

109.1 Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, the Board of Appeal identified in Article 150 of the Codified Ordinances of the City of Bethlehem and/or occasionally known as the “Codes Board of Appeals” shall have exclusive jurisdiction, subject to any right of further appeal therefrom.

(m) The definition of the term “approved” found in IFC § 202 relating to General Definitions shall be amended to read as follows:

Approved. Acceptable to the fire code official, as evidenced by his/her written approval.

(o) The definition of the term “fire code official” found in IFC § 202 relating to General Definitions shall be amended to read as follows:

FIRE CODE OFFICIAL. The fire chief or other designated authority, including the Fire Marshal of the City of Bethlehem, charged with the administration and enforcement of the code, or a duly authorized representative. The terms “Fire Marshal of the City of Bethlehem” and “Fire Code Official” shall be interchangeable in this and any other ordinance or resolution of the City of Bethlehem.

(z) Add the following subsection to the IFC:

505.1.1 Only addresses approved and verified by the Department of Public Works Bureau of Engineering will be acceptable.

(aa) § 507.3 of the IFC shall be amended to read as follows:

507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method determined by Department of Water and Sewer Resources.

507.3.1 Fire flow testing. The fire code official, Department of Water and Sewer Resources or its designees shall be notified prior to conducting fire flow testing. Fire flow tests shall be witnessed by the fire code official, Department of Water and Sewer Resources or its designees and approved documentation of the test and results shall be provided to the Department of Water and Sewer Resources.

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(bb) §507.4 of the IFC shall be amended to read as follows:

507.4 Water supply test. The fire code official and Department of Water and Sewer Resources or its designees shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official and Department of Water and Sewer Resources or its designees or approved documentation of the test shall be provided to Department of Water and Sewer Resources prior to final approval of the water supply system.

507.4.1 The property owner is responsible for installation and maintenance of water supply for construction projects until the water system is accepted/approved by the Department of Water and Sewer Resources, and responsibility for the system is formally turned over to the Department of Water and Sewer Resources.

(cc) § 507.5.1 of the IFC shall be amended to read as follows:

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official and the Department of Water and Sewer Resources

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall not be greater than 500 feet (152.4 m).
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall not be greater than 500 feet (152.4 m).

(dd) Insert 901.6.3.2, 901.6.3.2.1, 901.6.3.2.2

901.6.3 Records. Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three years and shall be provided by the company performing the inspection(s) to the Office of the Fire Marshal, unless an alternate designee is specified by Resolution approved by the City Council of the City of Bethlehem.

Insert 901.6.3.2.1 Records shall be provided per City of Bethlehem Resolutions 2018-214 and 2018-222

Insert 901.6.3.2.2 Records shall be provided within 30 days of the date of inspection, testing, or maintenance

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(ee) § 903.4.2 of the IFC is deleted in its entirety and replaced with the following:

903.4.2 Alarms. Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by waterflow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. In automatic sprinkler systems where multiple sprinkler risers are required, and the risers are located in separate areas within the building, an outside visible alarm notification appliance shall be required for each riser. Such appliance shall be a white strobe (minimum 95 candela strobe rating) placed in an approved location on the exterior wall, as close as practicable, to each sprinkler riser. The strobe will activate when the water flow alarm for its respective riser is activated.

(ff) The following subsection is added:

905.3.9. Large Area Buildings: The City requires Class I standpipes to access any portion of a building's interior which is more than 250 feet from the nearest approved point of fire department access or the nearest Class I standpipe connection. This distance shall be measured along a path of travel where fire hose can be deployed for fire suppression activities.

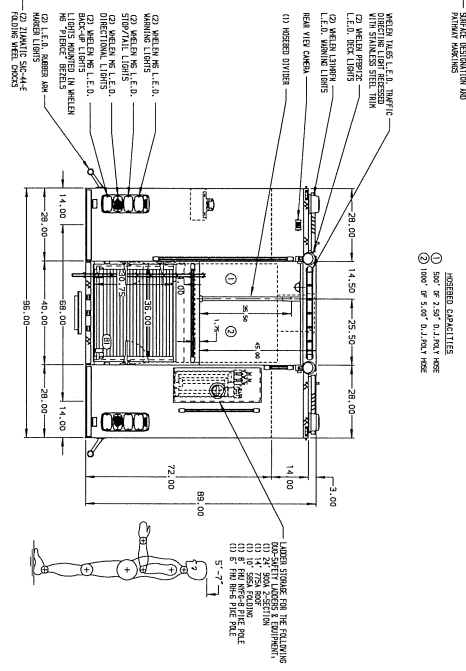
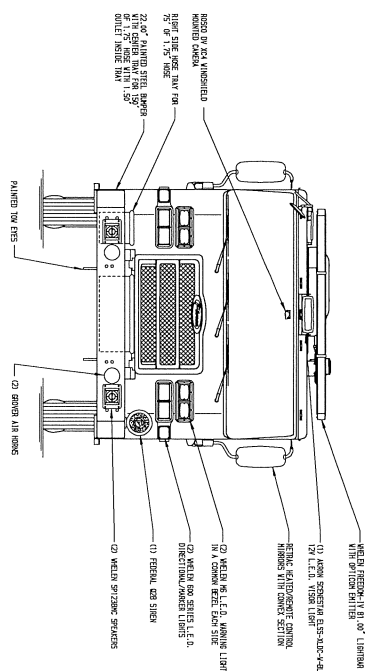
(gg) 905.4.1 Shall be modified to read:

905.4.1 In every required interior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at an intermediate landing between stories, when present, unless otherwise approved by the fire code official

(hh) § 906.1 of the IFC shall be amended to read as follows:

906.1 Where required, portable fire extinguishers shall be installed in the following locations.

1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies without exception.



SIDE ROLL AND FRONTAL IMPACT PROTECTION

CUSTOMER APPROVAL		APPROVED BY: _____		DATE: _____	
 MANUFACTURING INC.		JOB NO. 34483		SCALE 1:12	
		DATE		DATE	
REV	DATE	BY	CD	EXCHANGER	DWG NO.
1		GENOVI	GVH	-	34483AD
TITLE		CHASSIS		DATE	
1500-D-500 WATER/30 FOM, 161" BODY, SIDE CONTROL		DATA		DATE	
CROSSLAYS/FOCALY, DELUGE, GENERATOR, FOAM SYSTEM		P&ID		DATE	
BETHLEHEM CITY FIRE DEPARTMENT		FOR		DATE	
PIERCE, PENNSYLVANIA		CCN		DATE	
34483AD		34483AD		DATE	
1		34483AD		DATE	
1		34483AD		DATE	

Pumper/Tanker - Customer Summary

Weight Distribution Worksheet 4.1

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CUSTOMER NAME Bethlehem City Fire Department BID / JOB # Bid 701 VEHICLE TYPE Enforcer 161" Rescue Pumper BY: Cole Knitt DATE: 11/1/2019		<h3>SUMMARY</h3>		
		Wheelbase =		201
		<i>Estimated Weights</i>	<i>FRONT</i>	<i>REAR</i>
		LOADED	17367	20781
		EMPTY	15504	12228
		TOTAL GVW=		38148
WHEELBASE CALCULATION		ESTIMATED AXLE LOADS		
		Front	Rear	
Front Axle to Back of Cab	70	Estimated	17367	20781
Cab - Pump Gap	2	Rated	19500	24000
Walkthrough or Cab Module	0	Ratio	45.5%	54.5%
Engineer Compartment	0	Total GVW =	38148	
Speedlays	0	ESTIMATED EMPTY WEIGHT		
Pump House	52		15504	12228
Pump - Body Gap	1.5			
Body to Rear Axle Length	75.5			
Wheelbase =	201			
		<i>Estimated Axle Loads are loaded in-service weights, including crew, hose, NFPA equipment allowance, water, foam, fuel and optional equipment such as generators.</i>		
		<i>Estimated Empty Weight represents an empty truck without crew, hose, NFPA equipment allowance, ladders, foam or water, but includes fuel and optional equipment such as generators.</i>		



Turning Performance Analysis

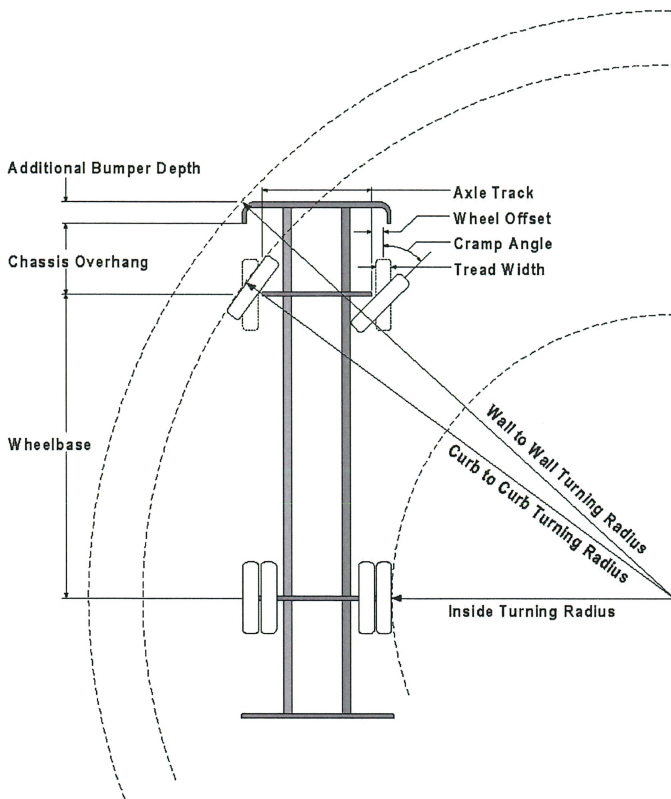
09/30/2022

Bid Number: 701

Department: Bethlehem City Fire Dept

Chassis: Enforcer Chassis

Body: Pumper, Long, Aluminum, 2nd Gen



Parameters:

*Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	12.4 in.
Chassis Overhang:	65.95 in.
Additional Bumper Depth:	22 in.
Front Overhang:	87.95 in.
Wheelbase:	197 in.

Calculated Turning Radii:

Inside Turn:	15 ft. 6 in.
Curb to curb:	29 ft. 6 in.
Wall to wall:	33 ft. 0 in.

Notes:

*Actual Inside cramp angle may be less than shown.

Curb to Curb turning radius calculated for 9.00 inch curb.

Definitions:

Inside CrampAngle	Maximum turning angle of the front inside fire.
Axle Track	King-pin to King-pin distance of front axle.
Wheel Offset	Offset from the center line of the wheel to the King-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Wheel	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicles front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures takes into account any front overhang due to chassis , bumper extensions and or aerial devices.