PRELEASE
FIRE PROTECTION AND LIFE SAFETY EVALUATION FOR A WAREHOUSE BUILDING

(THIS FORM IS REQUIRED WHEN THE OFFERED SPACE IS **NOT** EXEMPT FROM THE GSA FIRE PROTECTION AND LIFE SAFETY PRELEASE REVIEW AS PER PARAGRAPH 3.06(I) OF THE REQUEST FOR LEASE PROPOSALS (RLP)

The prelease form contains two parts that must be completed depending on the area of the offered space proposed to be leased to the Government. Part A must be completed when any portion of offered space is located above the ground floor or when an offered space is less than 40,000 square feet in area. Part A shall be completed by the Offeror or their authorized representative. Part B must be completed when offered space is greater than or equal to 40,000 square feet in area. Part B shall be completed by a professional engineer. The Fundamental Code Requirements apply to Part A and Part B.

Fundamental Code Requirements

a. A warehouse building is defined as a building that is built for materials storage and handling operations with features such as concrete floors, unfinished ceilings, industrial lighting, overhead doors, minimal HVAC, large column spacing, and special floor load capacities.

b. The offered warehouse building shall be evaluated for compliance with the most recent edition of the building and fire code adopted by the jurisdiction in which the warehouse building is located; with the exception that the technical egress requirements of the building shall be evaluated based on the egress requirements of the most recent edition of the National Fire Protection Association (NFPA) 101, *Life Safety Code*. (Note: a building with a Certificate of Occupancy indicating that a building fully complies with the International Building Code shall be deemed to comply with this requirement.) All areas that do not meet the above stated criteria shall be identified as to the extent that they do comply.

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PART A

The Offeror or their representative shall complete Part A. Part A consists of a series of short answer and Yes/No/NA applicable questions related to general warehouse building information and fire protection and life safety systems. Upon completion of Part A, the Offeror must sign and date the "Offeror's Statement". Part A is applicable to any portion of offered space located in a warehouse building above the ground floor or when offered space is less than 40,000 square feet in area. Note: The Offeror may need to obtain additional information from the Government to complete Sections IV, V, and VI of this form.

I. WAREHOUSE BUILDING ADDRESS

Warehouse Building Name:

Address:

City:

State:

9-Digit Zip Code:

II. GENERAL WAREHOUSE BUILDING INFORMATION

a. Identify each floor on which space is offered and the square footage of space on each floor offered to Government:

Floor						
Sq. Ft. Per Floor						

b. Identify the total number of floors in the warehouse building starting at the street floor:

c. Identify the total number of floors in the warehouse building below the street floor:

d. Identify the height of each floor in the warehouse building:

e. Identify the number of fire department access doors:

III. OTHER USES IN WAREHOUSE BUILDING (Check All That Apply)

☐ Storage Percentage of Offered Space: ____%	☐ Office Percentage of Offered Space: ____%	☐ Parking Garage Percentage of Offered Space: ____%	☐ Other (list) Percentage of Offered Space: ____%

IV. STORAGE COMMODITY CLASSIFCATION (PER INTERNATIONAL FIRE CODE)

Please Check YES, NO, or N/A to the following questions:	YES	NO	N/A
a. Is the proposed storage considered a Class I commodity?			
b. Is the proposed storage considered a Class II commodity?			
c. Is the proposed storage considered a Class III commodity?			
c. Is the proposed storage considered a Class IV commodity?			
d. Is the proposed storage considered a Group A Plastic commodity?			
c. Is the proposed storage considered a Group B Plastic commodity?			
d. Is the proposed storage considered a Group C Plastic commodity?			

V. STORAGE CONFIGURATION

Please Check YES, NO, or N/A to the following questions:	YES	NO	N/A
a. Is the proposed storage to be configured in a solid pile arrangement?			
b. Is the proposed storage to be configured in a palletized arrangement?			
c. Is the proposed storage to be configured in a shelf arrangement?			
d. Is the proposed storage to be configured in a rack array arrangement?			

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VI. STORAGE HEIGHTS			
Please indicate the available height for storage in respect to the following storage configurations: **Note:** ***The maximum height at which the commodity can be stored above the floor and still maintain the necessary clearance from structural members and the required clearance below the sprinklers.***	**FEET**	**N/A**	
a. Storage arranged in solid pile configurations.			
b. Storage arranged in palletized configurations.			
c. Storage arranged in shelf configurations.			
d. Storage arranged in rack configurations			

VII. AUTOMATIC FIRE SPRINKLER SYSTEM			
Please Check YES, NO, or N/A to the following questions:	**YES**	**NO**	**N/A**
a. Is an automatic fire sprinkler system installed throughout the warehouse building?			
b. If an automatic fire sprinkler system is installed, have early suppression fast-response sprinklers been installed in the warehouse building?			
c. If automatic fire sprinklers are installed within the warehouse building, is the automatic fire sprinkler system maintained in accordance with NFPA 25, *Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems*?			

VIII. AUTOMATIC FIRE SPRINKLER SYSTEM – DESIGN CRITERIA				
a) If the answer to question in Section VII (a) is "YES", please complete the following fire sprinkler system design criteria information:	**GPM**	**PSI**	**GPM/FT^2**	**FT^2**
Existing Fire Sprinkler Design Criteria				
System Demand at Base of Riser (GPM) at a Residual Pressure (PSI)				
Fire Sprinkler Density				
Designated Area of Discharge				
b) If the answer to question Section VII (a) is "No", please complete the following fire sprinkler system design criteria information for the proposed fire sprinkler system to be installed:	**GPM**	**PSI**	**GPM/FT^2**	**FT^2**
Proposed Fire Sprinkler Design Criteria				
System Demand at Base of Riser (GPM) at a Residual Pressure (PSI)				
Fire Sprinkler Density				
Designated Area of Discharge				
c) If the answer to question Section VII (b) is "YES", please compete the following fire sprinkler information for early suppression fast-response sprinklers:	**GPM/PSI$^{1/2}$**		**PSI**	
Early Suppression Fast-Response Sprinkler K Factor				
Design Pressure				

IX. SMOKE AND HEAT REMOVAL			
Please Check YES, NO, N/A to the following questions:	**YES**	**NO**	**N/A**
a. Are smoke and heat vents installed in the warehouse building?			

X. FIRE ALARM SYSTEM			
Please Check YES, NO, N/A to the following questions:	**YES**	**NO**	**N/A**
a. Is a fire alarm system installed in the warehouse building?			
b. If a fire alarm system is installed in the warehouse building, are audible devices (e.g., horns, bells, speakers, etc.) installed in the offered space?			
c. If a fire alarm system is installed in the warehouse building, are strobe devices installed in the offered space?			
d. If a fire alarm system is installed in the warehouse building, is the fire alarm system over 25 years old?			
e. If a fire alarm system is installed in the warehouse building, does the operation of the fire alarm system automatically notify the local fire department, remote station, or UL listed central station?			
f. If a fire alarm system is installed in the warehouse building, is the fire alarm system maintained in accordance with NFPA 72, *National Fire Alarm and Signaling Code?*			

XI. MEANS OF EGRESS			
Please Check YES, NO, or N/A to the following questions:	**YES**	**NO**	**N/A**
The offered space has unrestricted access to a minimum of two remote exits on each floor of Government occupancy?			

XII. EXIT SIGNS			
Please Check YES, NO, or N/A to the following question:	**YES**	**NO**	**N/A**
Are exit signs installed in the paths of egress travel to the exits?			

XIII. ADDITONAL INFORMATION

OFFEROR'S STATEMENT

I hereby attest that the above information is complete and accurate to the best of my knowledge.

Signature: _____ Date: _____

Printed Name: _____

Title: _____

Name of Firm: _____

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PART B

The Offeror's professional engineer shall complete this prelease evaluation form when offered space is located within a warehouse building and is equal to or greater than 40,000 square feet in area. The prelease evaluation form Part B consists of a detailed narrative report based on an evaluation of the entire warehouse building that also includes the review of the fire protection systems preventive maintenance records (e.g., automatic fire sprinkler system, fire alarm system, etc.). The fire protection engineer shall prepare a detailed narrative report. The detailed narrative report shall address at a minimum the items noted below as they apply to the offered space in the warehouse building, with specific attention to fire safety conditions that affect the floor(s) where the offered space to the Government is located, including those floors located below the offered space. In addition, the detailed narrative report shall include all deficiencies that do not meet the specified criteria associated with Fundamental Code Requirement, the associated code reference(s), as well as any recommended corrective action(s).

NOTES:

a. The professional engineer must be licensed as a fire protection engineer in the same State in which the subject warehouse 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 U.S. State or Territory.

b. Upon completion of the detailed narrative report, the Offeror's fire protection engineer must sign and date the "Fire Protection Engineer Statement."

c. Upon completion of the detailed narrative report, the Offeror must sign and date the "Offeror's "Statement of Correction."

d. The accepted GSA Form 12000-WH is valid for a time period of 5 years from the noted date on the completed and accepted narrative report. This acceptance is conditional in that no major modifications or construction has occurred associated with the warehouse building.

The detailed narrative report shall address at a minimum the items noted below as they apply to the proposed offered space located within the warehouse building.

1. General Information.

a. Identify warehouse building name, address, City, and State.

b. Identify all current citations or violations noted by the local jurisdiction regarding the warehouse building.

c. Identify the name and year of the Building Code identified on the Building Certificate of Occupancy.

d. Provide digital pictures of the warehouse building. Include exterior views showing the front of the warehouse building and all sides of the warehouse building.

e. Identify the gross square footage and associated floor of the proposed offered space.

f. Identify by location and describe any potential fire ignition sources in the warehouse building.

2. Occupancy Classifications.

a. Identify the different types of occupancies and particular uses on each floor. For example, include, storage, mechanical equipment areas, inside parking areas, etc.

b. Identify the location of these occupancies and particular uses in regard to the offered space.

3. Warehouse Building Information.

a. Identify the total size and shape of the warehouse building

b. Identify the height of the warehouse building

c. Identify the height of each floor in the warehouse building

c. Identify the building construction type.

d. Identify the number of occupants on-site.

e. Describe the usable storage height for each storage area.

f. Identify the number of floors in the building (above and below grade)

g. Identify the approximate gross square footage per floor in the warehouse building.

4. Storage Configuration.

a. Describe for each storage material the following information:
- commodity classification, based on the provisions in International Fire Code, (e.g., Class I, Class II, Class III, Class IV, Group A Plastics, Group B Plastics, Group C Plastics)
- quantities of materials stored
- intermixing of multiple stored commodities
- top of storage height
- sprinkler temperature
- sprinkler response
- if in-rack sprinklers are provided
- height of sprinkler above floor
- height of sprinkler above storage

b. Describe the approximate pile volume for each storage array.

c. Identify by location and describe any solid pile storage.

d. Identify by location and describe any palletized storage.

e. Identify by location and describe storage utilizing a shelf configuration.

f. Identify by location and describe any rack storage array configuration.
- Identify and describe the number of tiers within each rack and if single or double row rack.

g. Identify by location and describe any idle pallet storage and type of pallets.

h. Identify by location and describe any storage that are banded or encapsulated (shrink wrap on all sides and top).

i. Describe the commodity clearance between the top of storage and the sprinkler deflector for each storage arrangement.

j. Describe the level of automation used for storage and retrieval.

5. Means of Egress.

a. Identify the number of exits and locations on each floor of the warehouse building.

b. Identify and describe all exit doors that do not swing in the direction of exit travel.

c. Identify and describe if all fire doors are in proper working order.

e. Identify by floor and describe any concerns regarding the exit access system, as it applies to the proposed offered space.

f. Identify and describe the aisle dimensions between each storage array.

g. Identify and describe the location of required fire department access doors

h. Identify by location and describe any concern regarding the exit signage within the building.

i. Describe the building's emergency lighting system.

j. Identify and describe if emergency power is provided within the building.

k. If emergency lighting is provide, identify and describe the type of system and the appropriate testing and maintenance that is being performed such as the criteria contained in the current editions of NFPA 101, NFPA 110 for emergency generator service and NFPA 111 for stored electrical power.

7. Automatic Fire Suppression Systems.

a. Identify and describe the building's automatic fire sprinkler system. If the building is not protected throughout by an automatic fire sprinkler system, identify those areas of the building where partial fire sprinkler protection is provided.

b. Identify and describe the location of valves controlling the water supply of ceiling and in-rack sprinklers

c. Identify and describe the different types of automatic fire sprinkler systems (e.g., dry, wet, deluge, pre-action, etc.) that are installed within the building and their respective locations.

d. Identify and describe the location of any early response fast-response sprinklers that have been installed. Include a description of the K factor and design pressure.

d. Identify and describe any other fire suppression systems installed within the building.

e. Identify and describe the types of standpipes installed in the building.

f. If automatic fire sprinkler systems are installed in the building, describe if they are tested and maintained in accordance with the NFPA 25, *Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems*.

8. Evaluation of Automatic Fire Sprinkler System in Regard to Storage Activities

a. Provide a detailed evaluation of the performance of the existing fire sprinkler system in regard to the existing commodities and storage arrangement that is currently being protected by the automatic fire sprinkler system in accordance with the requirements of NFPA 13, such as but not limited to, commodity classification, packing materials, storage configurations, aisle widths, storage heights, storage pile stability, sprinkler clearances, sprinkler types, etc.
b. Provide a detailed evaluation of the performance of the existing fire sprinkler system in regard to the proposed commodities and storage arrangement that would be protected by the automatic fire sprinkler system in accordance with the requirements of NFPA 13, such as but not limited to, commodity classification, packing materials, storage configurations, aisle widths, storage heights, storage pile stability, sprinkler clearances, sprinkler types, etc.
c. Provide detailed density requirements that would be required of a proposed fire sprinkler system to protect the proposed commodity and storage arrangement with supporting substantiation in accordance with the requirements of NFPA 13, such as but not limited to, commodity classification, packing materials, storage configurations, aisle widths, storage heights, storage pile stability, sprinkler clearances, sprinkler types, etc.
d. Describe any variables that may affect the performance of the sprinkler system not addressed in items a, b, or c above, such as but not limited to, building ventilation systems, draft curtains and any unique building construction elements, etc.

9. Additional Fire Protection Systems and Features.
   a. Identify by location and describe any existing fire detection systems such as, but not limited to, smoke detection systems, heat detection systems, flame detection systems, etc. that have been installed
   b. Describe any fire protection features such as, but not limited to, fire dampers, smoke partitions, fire barriers, fire walls, smoke and heat vents, curtain board systems, fire proofing of building columns and roofs, etc.
   c. Describe in detail if the fire protection systems and features are tested and maintained in accordance with the applicable NFPA Standard; identify and evaluate the procedures being used.

10. Fire Alarm System.

a. Identify and describe the fire alarm system, as a minimum, the date of installation, type, manufacturer and model, and components such as manual pull stations, water flow devices, smoke or heat detection, back-up power, etc.
b. Describe if the fire alarm system is connected to a U.L. listed Central Station, Remote Station, or to the local fire department.
c. Describe in detail the operation of the fire alarm system.
d. Describe in detail if the fire alarm system is tested and maintained in accordance with NFPA 72, *National Fire Alarm and Signaling Code*.

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STATEMENT OF FIRE PROTECTION ENGINEER

I hereby attest that I have performed a full assessment of the subject premises; and that the above information is complete and accurate to the best of my knowledge. I have initialed at the bottom of each page. My official seal, professional license information, and signature are affixed below.

I have included findings, recommended corrective action(s), and made specific references to the applicable code sections as an attachment to this report. Such findings specifically identify instances where the building does not comply with the specified criteria, and recommendations have been made in order to rectify the situation and assure substantial compliance of the building to all applicable criteria.

(If no deficiencies were identified, during the evaluation, please explicitly state so in the findings and recommendations portion of the report.)

Signature: _____ Date: _____

Printed Name: _____

Name of Firm: _____ Phone #: ( ) -

License Number: _____

Stamp Here:

OFFEROR'S STATEMENT OF CORRECTION

In the event any of the offered space does not meet the above criteria, the Offeror shall attest below that all work required to bring the offered space into full compliance with all applicable criteria will be completed at the Offeror's sole cost and expense prior to the Government's acceptance of the offered space under the terms of any prospective lease agreement.

NOTE: REPORTS SUBMITTED WITHOUT THE FPE'S FINDINGS, RECOMMENDED CORRECTIVE ACTIONS AND CODE REFERENCES WILL BE RETURNED WITHOUT REVIEW BY THE GSA REGIONAL FIRE PROTECTION ENGINEERING OFFICE.

Signature: _____ Date: _____

Printed Name: _____

Title: _____

Name of Firm: _____