



14048 Parkeast Circle  
Chantilly, VA 20151  
August 26, 2008

Mr. John Pineau  
Property Manager  
The Bader Condominium  
2515 K Street NW  
Washington, DC 20037

Dear Mr. Pineau:

I would like to thank you for taking the time to speak with me throughout the risk assessment process. A key objective of my visit to The Bader Condominiums was to help identify ways to prevent losses and minimize the impact to your business in the event of loss. I spent time asking questions about, as well as observing your operations and facility related to Property. Realizing that no two businesses are alike, I was most interested in reviewing the exposures to loss and associated controls that are specific to your unique operation.

We also discussed some methods of helping minimize potential losses in the form of the recommendations listed below.

The life safety from fire recommendations are based on NFPA 101, Life Safety Code, exclusive of any consideration of any other codes.

### **NEW RECOMMENDATIONS**

#### **08-01 IMPORTANT Self-closing Doors**

Doors between living units and corridors should be self-closing and equipped with latches to keep the door tightly closed in accordance with NFPA 101-2006, Sections 31.3.6.2 and 31.3.6.4. The fire protection rating of these doors should not be less than 20 minutes. (In reference to the fact that the majority of the units are not fire rated or self closing)

#### **08-02 IMPORTANT Fire Doors On Exits**

All entrances to exit stairs should be protected by Listed or Approved self-closing fire door assemblies to help control the possible spread of fire and smoke and have a positive latching device in place. (In reference to the fact that none of the doors in either stair well have positive latching devices) (NFPA 101-2006, Section 7.1.3.2.1)

**08-03 Smoke Detectors - Battery Operated**

In order to improve the reliability of smoke detectors, battery operated single station smoke detectors should be replaced with smoke detectors that receive their operating power from the building electrical system, in accordance with NFPA 101-2006, Section 9.6.2.9.2.

**08-04 Smokeproof Enclosure Of Stairways**

In high-rise buildings not protected throughout with automatic sprinklers, stairways should be arranged as smokeproof enclosures in accordance with NFPA 101-2006, Sections 31.2.11 and 7.2.3.

**08-05 Automatic Sprinkler Protection For Building**

Automatic sprinkler protection should be installed throughout the building in accordance with the current edition of NFPA 13, "Automatic Sprinkler Systems." This level of protection will reduce the potential property damage due to fire. Protection should be based on Ordinary Hazard Group 1 occupancy with the design based on maximum density/minimum area of application. Sprinkler contractor's shop drawings and hydraulic calculations should be submitted to Travelers Risk Control for review and acceptance prior to installation.

**08-06 Trash Chute Sprinkler Protection**

All trash chutes must have an automatic sprinkler system installed. A sprinkler needs to be installed within the chute at alternate floor levels. (In reference to the fact that the contact stated that there were no sprinkler heads located within the trash chutes)  
(In accordance with NFPA 5.2.6 Chute Automatic Sprinklers)

Please provide a **written response** on the status of the recommendations within 45 days of your receipt of this letter. To ensure your response is properly documented, please provide us with the below listed information:

Consultant's Name: Gregory David. Ames  
Job Number: 0226-027678

For your convenience, you may also fax or E-mail your response to:

Gregory David. Ames, Risk Control Consultant  
c/o Risk Control  
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**Industry-Leading Risk Control Resources**

Whether you are looking for assistance in completing a recommendation, browsing for current safety-related news, or searching for a technical bulletin on a particular risk control subject, you can visit our industry-leading website at [www.riskcontrol.com](http://www.riskcontrol.com). Our website is available 24/7 and contains a tremendous amount of risk control and safety information which is accessible to you exclusively as a Travelers customer. Once logged in, you can access our extensive database of educational materials, view our safety newsletter archives and submit risk control questions to be answered by our industry specialists.

I appreciate the courtesy extended during my visit. Please contact me if you have questions or need help understanding my recommendations. I would also encourage you to contact me should you need assistance in helping you solve other risk control-related issues. As one of the largest commercial insurance providers with over 100 years of risk control experience and a staff of over 800 risk control professionals, I believe we are in a unique position to help you manage your exposures to insurable loss.

Sincerely,



Gregory David. Ames  
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