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November 24, 2021

Dune Hopper Brewery
1613 County Road 12
Prince Edward, ON

Attention: Greg Emm

**Re: Dune Hopper Brewery
1613 County Road 12, Hallowell, ON
GGG Project # 21-3-6515**

Dear Mr. Emm,

We have concluded our review of the required storage of water on-site for fire protection at the proposed craft brewery at 1613 County Road 12 in Prince Edward County, Ontario.

1. Background:

The Greer Galloway Group was retained to complete an assessment of the water required to be stored on site for the purposes of fire protection at the proposed development of the Dune Hopper Brewery at 1613 County Road 12 in Prince Edward County, Ontario. The 7 ha property is located at the intersection of County Road 12 and Winns Drive in Hallowell, Ontario. The legal description of the property is Lot 28, RCP 27, Except Pt 2, 47R2886, Hallowell Ward in the County of Prince Edward.

The proponents propose to develop a brewery on the property to the south east of the existing residential structure on an existing foundation. There are residential structures on neighbouring properties and the property across the road is the Isaiah Tubbs Resort.

2. Assessment:

a. *Building Characteristics*

For the purposes of this report, the protection of the brewery building is under consideration. The new brewery is to be constructed 9.6 m from the closest property line, and 76 m from the roadway. The existing dwelling on the same property is approximately 42 m distant.

The proposed building size is 223.3 m² and is divided between the brewery area (167.6m²) and the retail area (55.7 m²). These occupancies are considered Group F, Division 3 (Brewery) and Group E (Retail).



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b. Fire Protection Water Supply

Under Division A, Part 1 of the Ontario Building Code 2012, the building is governed under Part 9 as follows.

1.1.2.4. Application of Part 9

- (1) Subject to Article 1.1.2.6 Part 9 of Division B applies to all buildings,
 - (a) of three or fewer storeys in building height,
 - (b) having a building area not exceeding 600 m², and
 - (c) used for major occupancies classified as,
 - (i) Group C, residential occupancies other than buildings used for retirement homes,
 - (ii) Group D, business and personal services occupancies,
 - (iii) Group E, mercantile occupancies, or
 - (iv) Group F, Divisions 2 and 3, medium hazard industrial occupancies and low hazard industrial occupancies.

Ontario Building Code	Compliant	Notes
1.1.2.4. (a)	Y	Single Storey Construction
1.1.2.4. (b)	Y	Total building area 223.3 m ²
1.1.2.4. (c)	Y	Occupancies are Group F, Division 2 and Group E

Therefore, the proposed new brewery is assessed under Division B, Part 9 of the Ontario Building Code and does not require the Division B, Part 3 storage of water for fire protection.

c. Sprinkler Requirements

Any sprinkler requirements for the building are covered by the applicable sections of Division B, Part 3

For the retail space, Group E requirements follow:

3.2.2.61. Group E, up to 2 Storeys

- (1) A building classified as Group E is permitted to conform to Sentence
- (2) provided,
 - (a) it is not more than 2 storeys in building height, and
 - (b) it has a building area not more than the value in Table 3.2.2.61.

Table 3.2.2.61.

Maximum Building Area, Group E, up to 2 Storeys

Forming Part of Sentence 3.2.2.61.(1)

Item	Column 1	Column 2	Column 3	Column 4
	No. of Storeys	Maximum Area, m ²		
		Facing 1 Street	Facing 2 Streets	Facing 3 Streets
1.	1	1 000	1 250	1 500
2.	2	600	750	900

- (2) The building referred to in Sentence (1) is permitted to be of combustible construction or noncombustible construction used singly or in combination, and,

- (a) floor assemblies shall be fire separations with a fire-resistance rating not less than 45 min, and
- (b) loadbearing walls, columns and arches shall have a fire-resistance rating not less than that required for the supported assembly.



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The total area of the Group E occupancy is less than 600 m², therefore it does not require sprinklers.

For the brewery space, Group F Division 3 requirements follow:

3.2.2.80. Group F, Division 3, 1 Storey

(1) A building classified as Group F, Division 3 is permitted to be of heavy timber construction or noncombustible construction used singly or in combination provided,

- (a) it is not more than 1 storey in building height, and
- (b) it has a building area not more than,
 - (i) 5 600 m² if facing one street,
 - (ii) 7 000 m² if facing two streets, or
 - (iii) 8 400 m² if facing three streets.

The total area of the Group F, Division 3 occupancy is less than 5 600 m², therefore it does not require sprinklers.

Neither the brewery area nor the retail space require protection by sprinklers, therefore the building as a whole does not require sprinkler protection.

3. Summary

Based on the above assessment of the applicable clauses in the Ontario Building Code, the proposed Dune Hopper Brewery at 1613 County Road 12 does not require on-site water storage for fire protection and does not require automatic sprinkler systems.

We trust this brief letter is sufficient for your present requirements, if you have any questions or point that require clarification, please contact the undersigned at your convenience.

Best Regards,

**THE GREER GALLOWAY GROUP INC.
CONSULTING ENGINEERS**



**Peter Zandbergen, P. Eng.
Mechanical Engineer**