Prince William County
PUBLIC SCHOOLS
Providing A World-Class Education

August 29, 2019

Mr. Wade Hugh, Director of Development Services and
Mr. Eric Mays, P.E., Chief Building Official
5 County Complex Court
Prince William, VA 22192

Dear Mr. Hugh and Mr. Mays:

I am writing in response to your communications directed to Mr. John Mills and Mr. John Windley. The purpose of this letter is to correct any misunderstandings regarding the same and to express the Division's ongoing commitment to our shared responsibilities for the safety of our students, staff, and parents.

We describe our actions below regarding the opening of John D. Jenkins Elementary School, to provide the context for the sequence of events, and to demonstrate our belief that Prince William County Public Schools (PWCS) acted in good faith and at no time placed the safety of students, staff, or parents at risk. PWCS appreciates the coordinated efforts of Prince William County building and fire officials to open Jenkins Elementary safely and on-time.

The Deputy Building Official, in consultation with the Fire Marshal's staff, authorized PWCS staff access to the building starting August 15, 2019, in order to prepare offices and classrooms for the opening, subject to the required Fire Watch. During this time, the fire sprinkler system was functional and had been inspected by the Fire Marshal.

We disagree with the assertion that prior to August 22, PWCS was informed that a Temporary Certificate of Use and Occupancy (TCO) could not be issued in time for the kindergarten orientation or Back to School events scheduled for that date. Rather, PWCS believed in good faith that a TCO could be issued before the 10 a.m. scheduled orientation, based on a clearer understanding of the Fire Marshal's requirements and assurances from our structural engineers that the requested certification could be timely provided. The following excerpt from an email sent by Mr. Mays to Mr. Mills on the evening of August 21, supports our understanding:

"*If it can be documented that the chart does include both NFPA 13 requirements, the path forward is to properly document with field verification; and a TCO may be achievable before 10 AM (Kindergarten Orientation). If the chart does not include both NFPA 13 requirements, additional hangers will be required, and a TCO will not be issued.*"

MR. ALBERT CIAROCHI
Associate Superintendent, Department for Support Services

P.O. BOX 389, MANASSAS, VA 20108 • WWW.PWCS.EDU • 703.791.8150, FAX 703.791.7471

Staff from the PWCS Facilities Services Department, the County Building Official, and Fire Marshal staff, as well as the Division's structural engineers, then met at the County Administration Building at 9 a.m. on Thursday, August 22. At that meeting, the PWCS consulting engineer of record confirmed that the chart did meet NFPA 13 requirements (see attached). It was then requested that the previously submitted charts be updated to reflect additional details, and when completed, the issue would be resolved. No modifications to the sprinkler system were required, or directed, by the Fire Marshal or the Building Inspector Reviewer.

When it became apparent during the meeting, near 10 a.m., that the TCO would not be issued immediately, PWCS called from the meeting and cancelled the orientation, and informed you of the same. PWCS also cancelled the "Meet and Greet" that was scheduled for that afternoon.

The following day PWCS staff received an email from Mr. Mays and a visit from the Fire Marshal's Office after Mr. Mays received a complaint that Jenkins Elementary School teachers had gathered at the school for a professional development meeting. The Office of Facilities Services was not aware of this meeting until receipt of that email, at which point PWCS evacuated all staff immediately. The TCO was issued within two hours of the evacuation, at which point all staff and visitors were permitted to be in the building.

PWCS welcomes any suggestions from your office regarding actions we can take to prevent such occurrences and misunderstandings in the future, such as staff training or changes to process or regulation, and we stand ready and willing to implement the same with your direction.

We are pleased through our partnership, we were able to have a safe and on-time opening for John D. Jenkins Elementary School. We regret the misunderstandings of last week and are confident we can work together to continue our track record of past successes.

Respectfully,

Al Ciarochi
Associate Superintendent for Support Services
Prince William County Public Schools

Attachment

MOSELEYARCHITECTS

3200 Norfolk Street
Richmond, VA 23230
P: (804) 794-7555

August 22, 2019

RE: Parkway Elementary School
Prince William County, Virginia

Mr. John Mills, Supervisor of Construction
Prince William County Public Schools
14800 Joplin Road
Building 51
Manassas, Virginia 20112

Dear Mr. Mills:

Moseley architects received the attached updated table of fire protection pipe runs, numbers of hangers and associated structural loadings on August 22, 2019, from the Fire Protection Subcontractor, Brewer Fire. The modified information in the table provides the additional 250 lb. safety factor load for each of the piping runs as requested at the meeting held on August 22, 2019. As requested, we have reviewed the new loads provided, as well as the structural components supporting the specific loads.

The increased loads do require that the structural members support loads in excess of the 150 lb. limit previously indicated in the table. However, after a review and assessment of the individual structural components and the additional loadings it is our conclusion that the additional loading imposed upon the structure is within the capacity of the structure to support. We have therefore increased the allowable loads for by the fire protection system to 400 lbs. at each of the connection points for the fire suppression system hangers.

Sincerely,

William P. Gaspar P.E.
Engineer of Record

COMMONWEALTH OF VIRGINIA
WILLIAM P. GASPAR
Lic. No. 028507
8/22/19
PROFESSIONAL ENGINEER

cc: William H. Riggs, AIA

pte/561150

PRINCE WILLIAM COUNTY
Department of Development Services – Building Development Division

CONSTRUCTION FIELD REVISION

Version 2019_0330

Note: 2 copies of this form with original signatures are required for inspection.

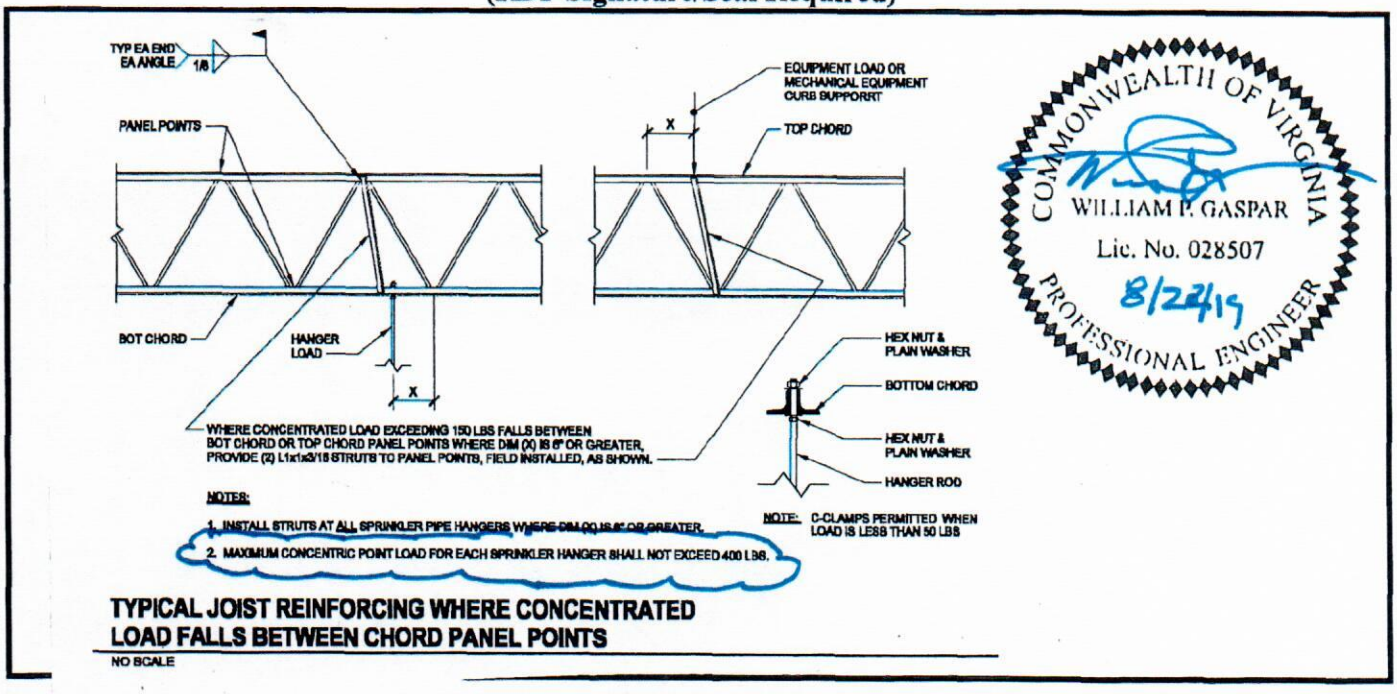
Master Permit # BLD2018-02486	**Date:** 8/22/19
Permit # –	**Inspector:**
Plan Sheet # S4.0.2	**Project:** Parkway Elementary School
Revision Type: ☒ Building ☐ Mechanical ☐ Electrical ☐ Plumbing ☐ Gas	

Description of Revision:

Add Maximum Sprinkler Point load Note on Section.

Sketch

(RDP Signature/Seal Required)



Signatures	Date
Designer of Record (Required):	8/22/19
Construction Inspector/Supervisor (Required):	
Contractor (Optional):	
Owner/Owner's Agent (Optional):	

Building Development Division. 5 County Complex Court, Prince William, VA, 22192. 703-792-6930. www.pwcgov.org/BDD

Parkway Elementary School - 10074-1803

Area "A" Main Hanger Weights Node Chart

Per Contract		
olt Hanger - Maximum Weight Per Hanger =		**400 lbs. each**

Section of Main	Water Filled Pipe Weight (lbs.)	250 lb. Safety Factor	Total Considered Weight	Quantity of Through-Bolt Hangers	Weight Per Hanger (lbs.)
AA to BB	191	250	441	2	220.5
BB to CC	177	250	427	2	213.5
CC to DD	60	250	310	1	310.0
DD to EE	**126**	**250**	**376**	1	**376.0**
EE to FF	532	250	782	4	195.5
FF to GG	161	250	411	2	205.5
GG to HH	41	250	291	1	291.0
HH to II	37	250	287	1	287.0
II to JJ	279	250	529	2	264.5
JJ to KK	39	250	289	1	289.0

Parkway Elementary School - 10074-1803

Area "A" Main Hanger Weights Node Chart

Per Contract		
olt Hanger - Maximum Weight Per Hanger =		**400 lbs. each**

Section of Main	Water Filled Pipe	250 lb. Safety	Total Considered	Quantity of	Weight Per
B1 to B2	379	250	629	3	209.7
B2 to B3	780	250	1,030	6	171.7
B3 to B4	212	250	462	2	231.0
B4 to B5	109	250	359	1	359.0
B5 to B6	378	250	628	3	209.3
B6 to B7	261	250	511	2	255.5
B7 to B8	208	250	458	2	229.0
** B8 to B9	1,063	250	1,313	11	119.4
B9 to B10	351	250	601	3	200.3
B10 to B11	384	250	634	3	211.3
B11 to B12	106	250	356	1	356.0
B12 to B13	189	250	439	2	219.5
B13 to B14	1,005	250	1,255	7	179.3
B14 to B15	195	250	445	2	222.5
B15 to B16	264	250	514	2	257.0
B16 to B17	**131**	**250**	**381**	**1**	**381.0**
B17 to B18	125	250	375	1	375.0
B18 to B19	66	250	316	1	316.0
B19 to B20	560	250	810	4	202.5

** - Hanger Revisions from 8 to 11 on 7/31/19 based on Joist Manufacturers Comments " Support Every Other Joist"

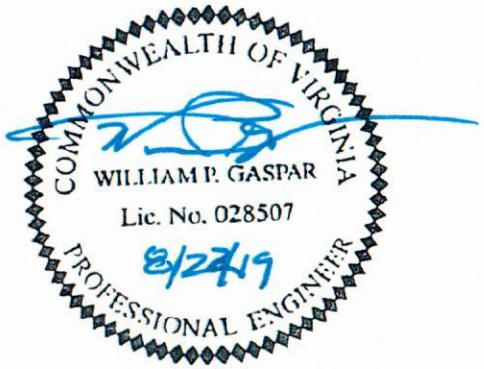
COMMONWEALTH OF VIRGINIA
WILLIAM P. GASPAR
Lic. No. 028507
8/27/19
PROFESSIONAL ENGINEER

Parkway Elementary School - 10074-1803
Area "A" Main Hanger Weights Node Chart

Per Contract		
	Through-Bolt Hanger - Maximum Weight Per Hanger =	**400 lbs. each**

Section of Main	Water Filled Pipe Weight (lbs.)	250 lb. Safety Factor	Total Considered Weight	Quantity of Through-Bolt Hangers	Weight Per Hanger (lbs.)
A to B	369	250	619	3	206.3
B to C	837	250	1,087	6	181.2
C to D	212	250	462	2	231.0
D to E	**89**	**250**	**339**	**1**	**339.0**
E to F	385	250	635	3	211.7
F to G	281	250	531	2	265.5
G to H	208	250	458	2	229.0
** H to I	1,069	250	1,319	11	119.9
I to J	600	250	850	5	170.0
J to K	403	250	653	3	217.7
K to L	861	250	1,111	6	185.2
L to M	162	250	412	2	206.0
M to N	388	250	638	3	212.7
N to O	398	250	648	3	216.0
O to P	548	250	798	4	199.5

** - Hanger Revisions from 8 to 11 on 7/31/19 based on Joist Manufacturers Comments "Support Every Other Joist"

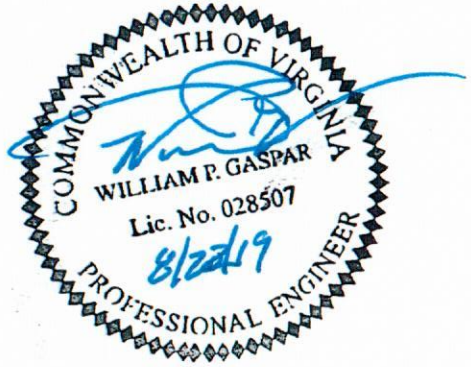


Parkway Elementary School - 10074-1803

Main Hanger Weights Node Chart

Per Contract		
olt Hanger - Maximum Weight Per Hanger =		**150 lbs. each**

Section of Main	Water Filled Pipe Weight (lbs.)	250 lb. Safety Factor	Total Considered Weight	Quantity of Through-Bolt Hangers	Weight Per Hanger (lbs.)
A1 to A2	323	250	573	3	191.0
A2 to A3	215	250	465	2	232.5
A3 to A4	260	250	510	2	255.0
A4 to A5	193	250	443	2	221.5
A5 to A6	1,007	250	1,257	7	179.6
A6 to A7	110	250	360	1	360.0
A7 to A8	130	250	380	1	380.0
A8 to A9	441	250	691	3	230.3
A9 to A10	260	250	510	2	255.0
A9 to A11	125	250	375	1	375.0
A11 to A12	385	250	635	3	211.7
A8 to A13	191	250	441	2	220.5
A13 to A14	**136**	**250**	**386**	**1**	**386.0**
A14 to A15	825	250	1,075	6	179.2
A15 to A16	165	250	415	2	207.5
A16 to A17	392	250	642	3	214.0
A17 to A18	213	250	463	2	231.5
A18 to A19	499	250	749	4	187.3
A19 to A20	514	250	764	4	191.0
A20 to A21	1021	250	1,271	7	181.6
A21 to A22	986	250	1,236	7	176.6
A21 to A23	122	250	372	1	372.0
A24 to A25	57	250	307	1	307.0
A25 to A26	690	250	940	5	188.0
A27 to A28	330	250	580	3	193.3



Elementary School - 10074-1803
Main Hanger Weights Node Chart

Per Contract		
olt Hanger - Maximum Weight Per Hanger =		150 lbs. each

Section of Main	Water Filled Pipe Weight (lbs.)	250 lb. Safety Factor	Total Considered Weight	Quantity of Through-Bolt Hangers	Weight Per Hanger (lbs.)
A29 to A30	292	250	542	3	180.7
A28 to A31	193	250	443	2	221.5
A31 to A32	33	250	283	1	283.0
A32 to A33	**125**	**250**	**375**	**1**	**375.0**
A33 to A34	528	250	778	4	194.5
A34 to A36	108	250	358	1	358.0
A36 to A37	338	250	588	3	196.0
A35 to A38	374	250	624	3	208.0
A38 to A39	29	250	279	1	279.0
A39 to A40	176	250	426	2	213.0
A41 to A42	671	250	921	5	184.2