



**OFFICE OF THE STATE FIRE MARSHAL
Technical Services**

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT – SHALL BE POSTED ON JOBSITE UNTIL FINAL INSPECTION

Plan Review Number: 2026-04-223101-BLD-02

Tax Parcel Number: 131-14.00-44.16

Status: Approved as Submitted

Date: 02/12/2026

Project

Horizon Farm Credit DHQ
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Blair Property - Bridgeville

101Passwaters Farm Road
Bridgeville DE 19933

Scope of Project

Number of Stories: 1
Square Footage: 19683
Construction Class: II (222) Non-Combustible
Fire District: 72 - Bridgeville Volunteer Fire Co

Occupant Load Inside: 286
Occupancy Code: 9680

Applicant

Morgan Helfrich
206 West Main Street
Salisbury, MD 21801

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

A final inspection is required.

This Plan Review Project was prepared by:

Walter Johnson
Fire Protection Specialist

FIRE PROTECTION PLAN REVIEW COMMENTS

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PROJECT COMMENTS

2000 (2026)	This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) dated January 1, 2026. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov These plans were not reviewed for compliance with the Americans with Disabilities Act. These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes. Project work must be started within two years from the issuance of the permit, otherwise, the permit will be terminated.
2500 A	A final inspection is required for this project prior to occupancy (DSFPR Part I, Section 4-7). Contact this Agency to schedule this inspection. Please have the plan review number available. A MINIMUM OF FIVE (5) WORKING DAYS NOTICE IS REQUIRED.
2710 A	The following items will be field verified by this Agency at the time of final inspection:
2030 A	Doors shall be non keyed from the inside. This can be a lever, knob, thumb latch, or panic bar. (NFPA 101, Means of Egress).
2040 A	Any door in a required means of egress from an area having an occupant load of 100 or more persons may be provided with a latch or lock only if it is panic hardware or fire exit hardware complying with NFPA 101, Section 12.2.2.2.3 and section 7.2.1.7.1
2058 A	The elevation of the floor surfaces on both sides of a door shall be maintained for a distance at least equal to the width of the widest door leaf. NFPA 101 Section 7.2.1.3.2 (2006 ed.), (NFPA 101 Section 7.2.1.3 2000 ed.).
2052 A	Doors shall swing in the direction of exit travel (outward) where serving a room or area with an occupant load of 50 or more. NFPA 101, Section 7.2.1.4.2 (2002 ed.).

2070 A Provide emergency lighting designed and installed to illuminate the paths of travel to the exits, the exits themselves, and the exit discharge. The emergency lighting shall be arranged to provide the required illumination automatically in the event of any interruption of normal lighting, Such as any failure of public utility or other outside electrical power supply; opening of a circuit breaker or fuse; Or any manual act(s), including accidental opening of a switch controlling normal lighting facilities.(2006 NFPA 101, Section 7 9.2.3).

2080 A Provide illuminated exit/directional signs. (2006 NFPA 101, Section 7.10).

2072 A The plans show exiting to an outside alley or area not considered the public way. Emergency lighting is required in these areas to get the people safely to the public way.

2107 A Interior finish on walls and ceilings throughout shall be Class A, B, or C Flamespread Rating. NFPA 101, Section 36.3.3.2. If finishes other than drywall and paint are proposed, provide this Agency with manufacturer's specifications.

2101 A Interior finish on walls and ceilings in general assembly areas of Class A and B Assembly occupancies shall be Class A or B Flamespread Rating, and in Class C Assembly occupancies interior finish shall be Class A, B, or C.If finishes other than drywall and paint are proposed, provide this Agency with manufacturer's specifications. NFPA 101, Section 12.3.3.3

2210 A Provide portable fire extinguishers (DSFPR Part V, Section 1 9.1). A multipurpose (A:B:C) with at least a 2A:10B:C rating shall be provided (NFPA 10). All portable fire extinguishers shall be serviced on an annual basis (every 12 months) by an individual licensed under the provisions of the DSFPR, Part III, Chapter 2. The list of current, licensed fire extinguisher companies is found on our web site www.statefiremarshal.delaware.gov.

2220 A All electrical work shall comply with the provisions of the National Electrical Code (NFPA 70). This project is required to pass an electrical inspection(s) by an approved electrical inspection agency:<https://statefiremarshal.delaware.gov/electrical-inspection-agencies/>

2400 A Progress inspections during construction and prior to 'close in' are required for this project. Contact this Agency to schedule these inspections. A minimum of five working days notice is required.

2005 A Preliminary Layout Plans for all automatic sprinkler systems are required to be submitted with the building plans. Working plans by the licensed fire protection

company may be submitted at a later date. Sprinkler system preliminary layouts shall include the following information which shall be submitted on a single plan:

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| 2006 A | (a) name and address of owner, applicant, and company submitting plans (b) Building address (c) Occupancy Class of each area of the building/s (including a description of commodities & storage arrangement) |
| 2007 A | (d) Proposed hazard classification of each area (e) Identification of any blind combustible areas (f) Identification of all areas to be sprinklered AND not to be sprinklered. |
| 2008 A | (g) Current flow test (close to site and conducted within past year) at base of riser (h) Estimation of system demand (flow & pressure) at base of riser (i) Length, size, and material of all underground piping supplying sprinkler system. |
| 2612 A | All fire protection systems that are installed shall be reviewed by this Agency prior to the installation. The no impact or minimal impact review levels apply to the building work exclusively. The list of current, licensed fire alarm and fire suppression companies is found on our website www.delawarestatefiremarshal.com/license.htm. |
| 2299 A | A fire alarm system is required to be installed. The system shall be installed in accordance with The National Fire Alarm Code and shall meet the occupancy requirements as per the National Fire Protection Association, 101 Life Safety Code, and Delaware State Fire Prevention Regulations. The fire alarm system shall be designed and installed by a company licensed by this Agency. Formal plan submittal and approval is required prior to installation. The list of current, licensed fire alarm companies is found on our website www.delawarestatefiremarshal.com/license.htm |
| 2302 A | The fire alarm system shall be designed and installed by a company licensed by this Agency. Formal plan submittal and approval is required prior to installation. The list of current, licensed fire alarm companies is found on our website www.delawarestatefiremarshal.com/license.htm |
| 9999 | Access Control plans will need to be submitted for review with doors that have card readers |
| 1501 A | If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. |

When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.