

**BEFORE THE DELAWARE STATE
FIRE PREVENTION COMMISSION**

IN RE:)	
)	ORDER
HAN REAL ESTATE, LLC)	
WILMINGTON, DELAWARE)	

Pursuant to 16 *Del. C.* §§6609 and 6610, and Delaware State Fire Prevention Regulation 701 Section 7.0, the State Fire Prevention Commission (“the Commission”) held a properly noticed public hearing on May 20, 2025, to hear the Appeal and Request for Alternative from Han Real Estate, LLC (“Han Real Estate”). Han Real Estate requests of the Commission temporary demobilization of the sprinkler requirements with regular inspections.

A quorum of the Commission members deliberated and voted on the appeal. Julia Han was present on behalf of Han Real Estate, LLC. Captain Jacob Morente was present and represented the Wilmington Fire Department. Nicole Hartman, Deputy Attorney General, advised the Commission.

SUMMARY OF THE EVIDENCE

Ms. Han explained Han Real Estate purchased the building at 415 N. Market St., Wilmington, DE 19801 in 2015. The building is about 9000 square feet and was vacant upon purchase. Han Real Estate remodeled portions of the building, including the façade. During the remodel, portions of the fire suppression system were cut. Han Real Estate estimates a \$30,000 cost to repair the fire suppression system. The building is secured, but it is not equipped with smoke detectors. Electricity and gas are available but turned off at the main breaker.

The building is situated in a city block with occupied buildings adjacent. The buildings on either side house a bookstore, a restaurant, and residential units in the upper floors. The adjacent buildings have active fire suppression systems. Han Real Estate has been seeking a tenant or

developer for 10 years. The building remains vacant.

The Wilmington Fire Department has been working with Ms. Han for some time. In July 2024, Ms. Han requested an alternative. However, WFD reported no alternatives are available. Ms. Han cleared some deficiencies noted, but the sprinkler deficiency remains. After considerable attempts to allow time for compliance, the Wilmington Fire Department issued a Cease and Desist Order on January 16, 2025 for failure to properly maintain a water-based fire protection system, a violation of Delaware State Fire Prevention Regulation 703, chapter 1 §4.3.

Ms. Han appealed on February 24, 2025 requesting the Commission “grant a special exception, interpret a regulation, or decide upon a special question.” The appeal was accompanied by a letter requesting ‘temporary demobilization of fire protection system’ and a request for more time to comply.

ANALYSIS

The parties do not dispute the requirement of sprinkler in the building at issue. The regulations govern the enforcement details regarding sprinkler, and other fire protection, systems. The Commission’s authority to promulgate regulations is found in 16 *Del. C.* §6604(1). Regulation 703, chapter 1, §4.3 applies.

Sprinkler System Tests.

4.3.1 All sprinkler systems shall have the proper inspections, tests, and maintenance performed at the prescribed intervals in accordance with the National Fire Protection Association’s National Fire Codes and Standards as adopted and/or modified by these Regulations.

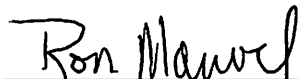
Ms. Han was unable to give the Commission a timeline as to when she will become compliant. While the Commission is sympathetic to the cost of repairing the sprinkler system, the Commission cannot ignore the extreme fire danger posed. The adjacent buildings are occupied. A

fire in 415 N. Market Street poses an extreme danger to the neighbors and the firefighters who would respond to this type of tragedy. Ms. Han did not provide the Commission with any reassurance that her vacant building was less prone to fire than a typical vacant building.

NOW, THEREFORE, the Commission hereby orders the appeal and request for alternative taken by Han Real Estate, LLC is DENIED by a unanimous vote.

IT IS SO ORDERED this 19th day of August, 2025.

DELAWARE STATE FIRE PREVENTION COMMISSION



Ron Marvel, Chairman



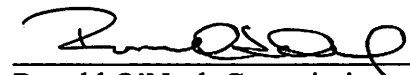
William Kelly, Vice Chairman



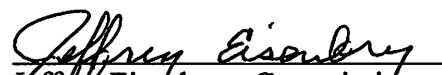
Lynn Truitt, Commissioner



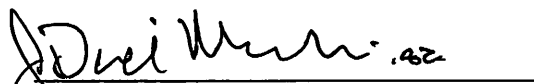
Joseph J. Leonetti, Sr., Commissioner



Ronald O'Neal, Commissioner



Jeffrey Eisenbrey, Commissioner



J. David Majewski, Sr., Commissioner

Date Mailed: August 20, 2025