



In-Station Training

TM 25-34 Apartment Fire



Author

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Purpose

The design of multi-unit residential buildings has a significant impact on tactical operations. Center corridor and garden style apartments and townhouses all present different operational requirements for fire control, search, and ventilation.

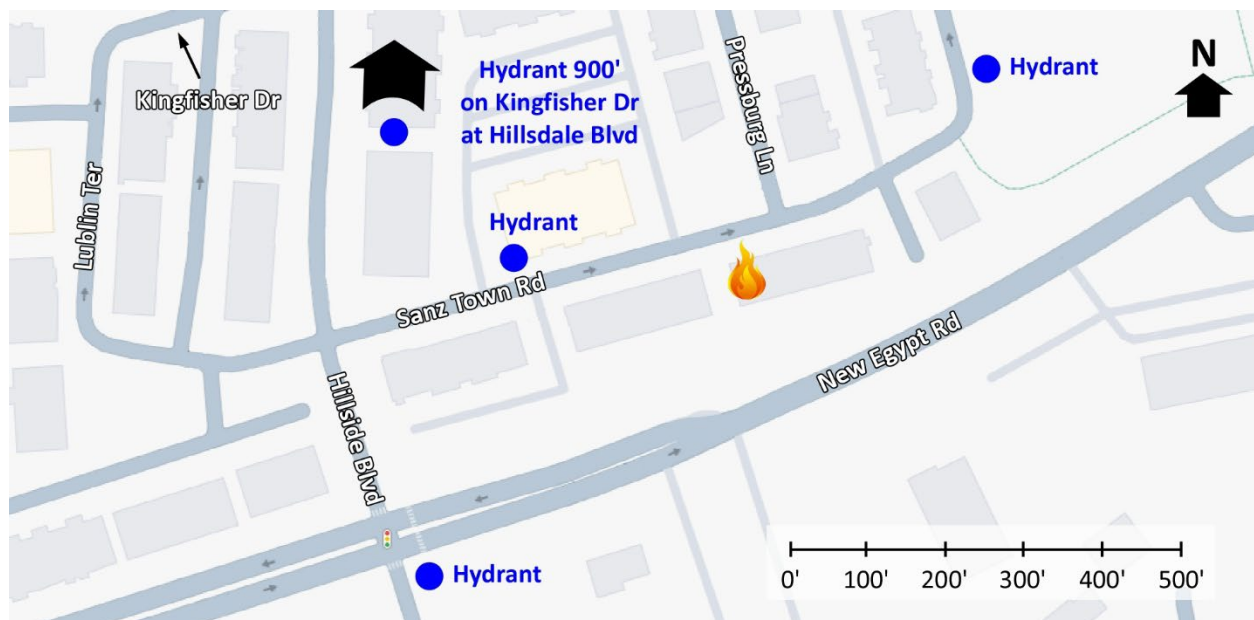
Learning Outcomes

Firefighters and officers perform an effective size-up, select an appropriate strategy, and implement tactics based on the strategic decision-making model.

Conducting the Drill

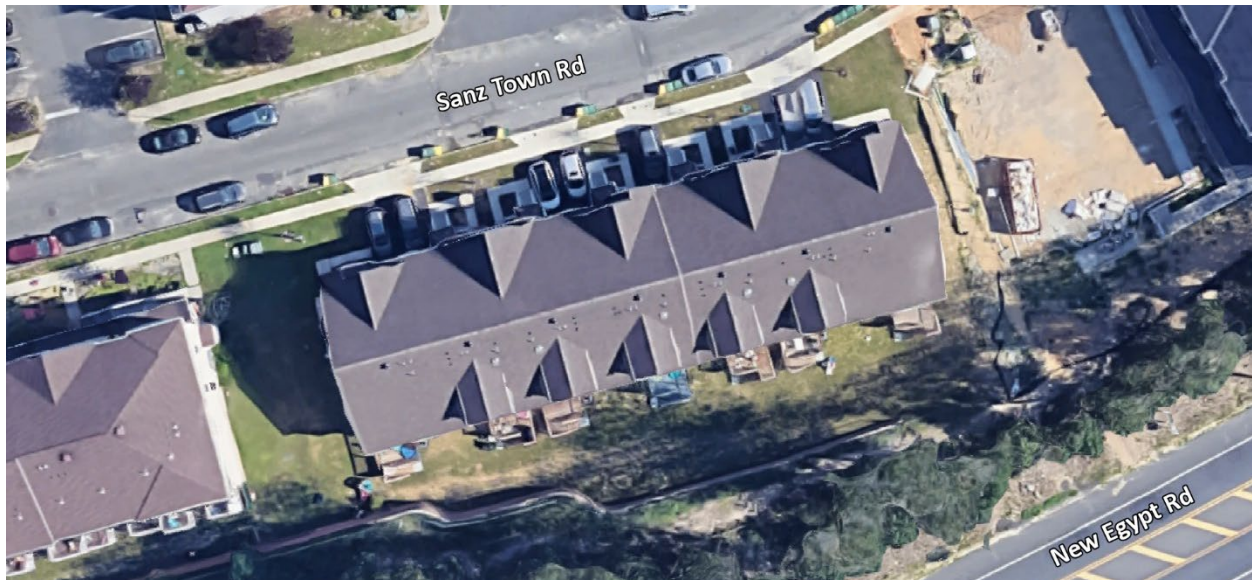
This incident involved an apartment fire at 70 Sanz Town Road in Lakewood, New Jersey on Thursday, August 7th, 2025, at 04:05 (Jersey Shore Fire Response; The Lakewood Scoop, 2025; & Broadcastify, 2025a & 2025b). Review the map and photos (Figures 1-8) to gain an understanding of the building and area involved.

Figure 1. Map of the Incident Area



Note: Adapted from Google. (2025a). [Map, 70 Sanz Town Road, Lakewood, NJ]. <https://bit.ly/3JgTRii>.

Figure 2. Aerial View



Note: Adapted from Google. (2025b). [Aerial view 70 Sanz Town Road, Lakewood, NJ].

<https://bit.ly/4lvuE10>.

The closest hydrants are to the east and west of the incident location on Sanz Town Road and an additional hydrant is located to the north on Kingfisher Drive and Hillsdale Boulevard as illustrated in Figure 1.

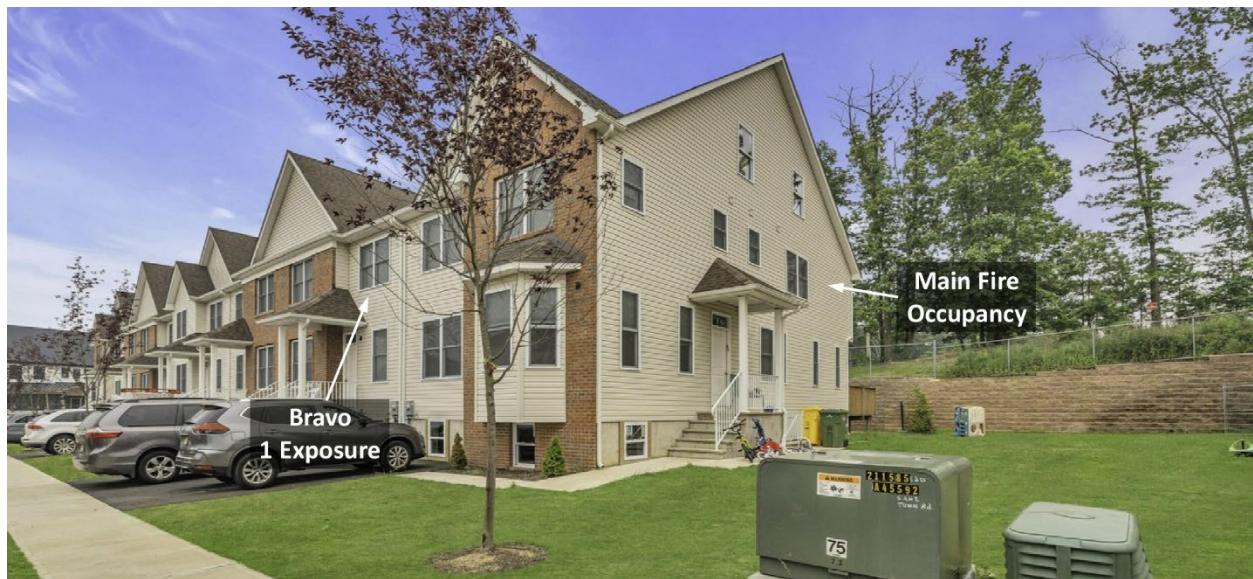
Figure 3. Alpha/Delta Corner



Note: Adapted from Google. (2025c). [Street view 70 Sanz Town Road, Lakewood, NJ].

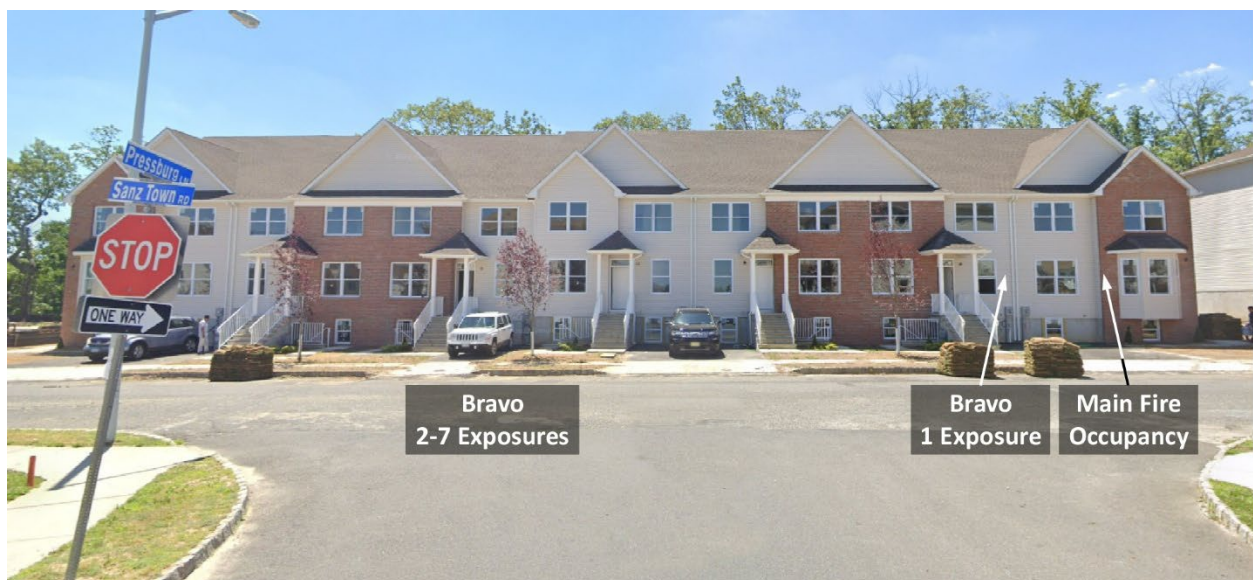
<https://bit.ly/4oVnqXd>.

Figure 4, Alpha/Delta Corner (Prior to Fence Construction)



Note: Adapted from Redfin. (2023). 70 Sanz Town Rd, Lakewood, NJ 08701. <https://bit.ly/3JbAQOn>.

Figure 5. Side Alpha



Note: Adapted from Google. (2022). [Street view 70 Sanz Town Road, Lakewood, NJ]. <https://bit.ly/3HDCyrd>.

Figure 6. Alpha/Bravo Corner



Note: Adapted from Google. (2025d). [Street view 70 Sanz Town Road, Lakewood, NJ]. <https://bit.ly/45kZrZG>.

Figure 7. Side Delta



Note: Adapted from Redfin. (2023). 70 Sanz Town Rd, Lakewood, NJ 08701. <https://bit.ly/3JbAQOn>.

Figure 8. Side Charlie



Note: Adapted from Redfin. (2023). 70 Sanz Town Rd, Lakewood, NJ 08701. <https://bit.ly/3JbAQOn>.

The temperature is currently 68° F with wind from the east northeast at 8 mph (Weather Underground, 2025). **You are the company officer of an engine company.** It is Thursday, August 7th, and you have been dispatched along with two other engines, a ladder company, medic unit, and command officer to 70 Sanz Town Rd at 04:05 for an apartment fire. The engines and ladder have four-person staffing¹.



Time starts now! Answer the first eight questions within the next 10 minutes. Decide and put your answers in the form of communication you would have with your crew, other companies, and the first arriving command officer. Save discussion for after answering the first eight questions.

1. What critical factors would you consider when dispatched and during response? What conversations would you have with your crew during response?

¹ If your first alarm deployment is different, use your own resource assignment and staffing with the first and second arriving resources typical for your agency (e.g., two engines vs. engine and ladder).

You hear a command officer, two other engines, a ladder company, and an advanced life support ambulance go en route. While responding, dispatch provides an update that law enforcement is on scene reporting smoke and flames showing and that the house is fully engulfed.

You will arrive first, approaching from the northeast on New Egypt Road. The ladder company will arrive from the same direction shortly after you. The second engine will arrive from the southwest on New Egypt Road several minutes after the ladder company. The command officer will arrive shortly after the second engine. All other units dispatched on the first alarm will arrive after the command officer.

The incident simulation used for this 10-Minute Training is based on conditions reported in the incident radio traffic (Broadcastify, 2025) and drone video from later in the incident (Jersey Shore Fire Response, 2025). As this incident occurred in the early morning, ambient lighting during the incident was darker than in the simulation. However, the actual incident time is used in this 10-Minute Training.

Approaching Hillside Boulevard on New Egypt Road, you observe a significant smoke column from the reported location of the incident. Watch the first 00:33 of the [incident video](#) (Hartin, 2025) and examine Figure 9, illustrating conditions on arrival.

Figure 9. Conditions on Arrival



Note: Adapted from Hartin, E. (2025) *10-minute training 25-34 incident simulation* [Fire Studio 7 video]. <https://bit.ly/47Lpj2i>.

2. State your initial radio report (IRR) exactly as you would transmit it to dispatch.

3. What specific actions would you take (as the company officer) immediately upon arrival and exiting the apparatus and what task orders would you give your crew?

Watch the [incident video](#) (Hartin, 2025) from 0:34 to the end and examine Figures 10 and 11 illustrating conditions on Sides Delta and Charlie shortly after arrival.

Figure 10. Conditions on Side Delta



Note: Adapted from Hartin, E. (2025) *10-minute training 25-34 incident simulation* [Fire Studio 7 video]. <https://bit.ly/47Lpj2i>.

Figure 11. Conditions on Side Charlie



Note: Adapted from Hartin, E. (2025) *10-minute training 25-34 incident simulation* [Fire Studio 7 video]. <https://bit.ly/47Lpj2i>.

4. Would you change the action you are taking or modify the assignments given to your crew? If so, what task orders would you provide?
5. State your update report exactly as you would transmit it to dispatch.
6. Ladder 1 arrives and advises that they are Level 1 on New Egypt Road at Hillside Boulevard. State the tactical assignment you would give them exactly as you would transmit it.
7. Engine 2 arrives and reports that they are Level 1 on a hydrant on Sanz Town Road to the west of the incident. State the tactical assignment you would give them exactly as you would transmit it.

8. Based on observed and anticipated effectiveness of your tactical operations, state your conditions, actions, and needs (CAN) report that you would provide to the first arriving command officer as part of command transfer to IC #2.



Reflect on your strategic decision-making and responses to questions one through eight before answering the next six questions. Give some thought to what cues, patterns, or anomalies (differences from conditions that you would anticipate) inform your answers.

9. What was the problem?
10. What was getting in the way of achieving your tactical priorities?
11. Was there anything in this incident that could have hurt or killed you (right now)?
12. Was it reasonable to believe that the Main Fire Occupancy was occupied?
13. Was there searchable space?
14. If you believed it was reasonable that the building was occupied and there was searchable space, what could you do about it?
- As part of the update from dispatch, you were advised that law enforcement reported smoke and flames showing with the house fully engulfed (Broadcastify, 2025a)
15. Did the law enforcement report that the house was “fully engulfed” influence your anticipation of the conditions you would find on arrival? If this report changed your anticipation of conditions, what action did you take or what conversations did you have with your crew? If the report didn’t change your anticipation, why didn’t it?

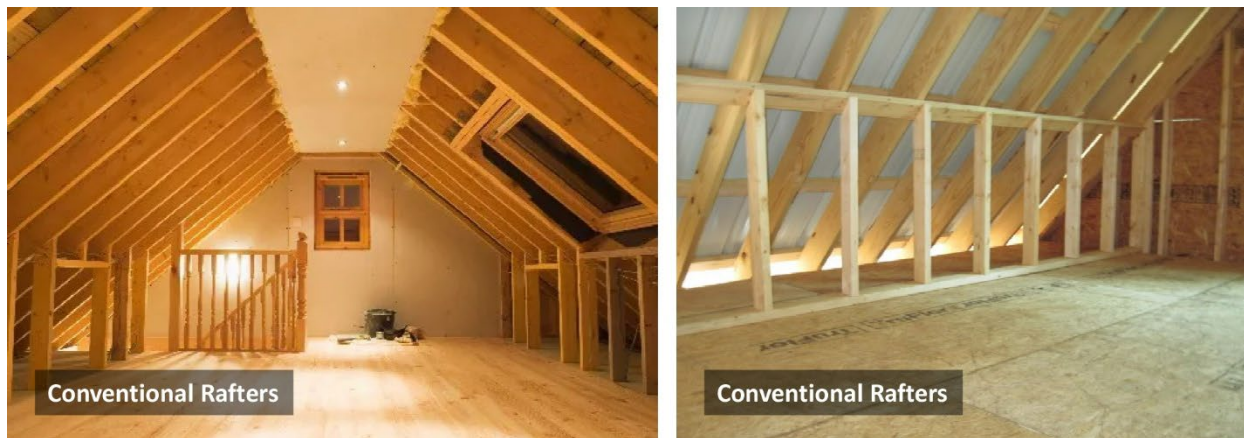
In his initial radio report and follow up IC #1 (officer of the first arriving engine) provided a reported fire on Sides Delta and Charlie and that the fire was mostly on the exterior, and they were knocking it down (Broadcastify, 2025).

16. Given the location and extent of the fire on arrival, what did you anticipate were the most significant avenues of extension? How did this influence your resource determination and initial tactical assignments?
17. Floor 3 of this townhouse was finished with two bedrooms and a bathroom (Redfin, 2025 & Broadcastify, 2025b). What void spaces would you anticipate in this finished attic (half-story), how would this impact fire control tactics?

Additional Learning: In this incident, fire extended from the exterior to the interior of the main fire occupancy on multiple floors, including the finished attic. Review [Fire Service Summary Report: Study of Residential Attic Fire Mitigation Tactics and Exterior Fire Spread Hazards on Firefighter Safety](#) (UL FSRI, 2014) and discuss the tactical considerations with the members of your crew. This study examined attic and exterior fires in single family dwellings. How might the tactical considerations and lessons learned apply to multi-unit residential buildings such as the townhouses involved in this incident? What critical factors require additional consideration when dealing with a fire in buildings and occupancies of this type?

Discuss how the third floor (finished attic) might be framed (conventional rafters versus room in attic trusses) and how this would influence fire spread in the related void spaces. Consider when and if you would notify command using priority traffic regarding a working fire in these void spaces.

Figure 12. Conventional Half-Story Framing



Note: Adapted from Tacoma Permits (2025). Converting an attic into living space. <https://bit.ly/3UBlftJ>. Home Energy Rx. (2016). Comfort and knee walls. <https://bit.ly/4p0i6lp>.

Figure 13. Room in Attic Truss



Note: Adapted from Northern Built. (2024). *Construction design-problems with attic trusses*.

<https://bit.ly/4myqxCD>.

If you or members of your crew have not completed the UL FSRI [Residential Attic and Exterior Fires](#) on-line training program (UL FSRI, 2024)., this is an excellent learning resource for learning more about attic and exterior fires.

Learning from this 10-Minute Training will be extended with a 10-Minute Training for IC #2 based on the same incident.

References

Broadcastify. (2025a). *Lakewood Fire Department 08/07/2025 03:53 AM <--> 04:23 AM EDT*. Retrieved August 18, 2025, from <https://bit.ly/41b1QDK>.

Broadcastify. (2025b). *Lakewood Fire Department 08/07/2025 04:22 AM <--> 04:52 AM EDT*. Retrieved August 18, 2025, from <https://bit.ly/45YkelO>.

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