



**PORTLAND FIRE DEPARTMENT
SITE REVIEW
FIRE DEPARTMENT CHECKLIST**



A separate drawing[s] shall be provided as part of the site plan application for the Portland Fire Department's review.

1. Name, address, telephone number of applicant
- 2.
3. Name address, telephone number of architect
4. Proposed uses of any structures [NFPA and IBC classification]
- 5.
6. Square footage of all structures [total and per story]
7. Elevation of all structures
8. Proposed fire protection of all structures
 - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
9. Hydrant locations
10. Water main[s] size and location
11. Access to all structures [min. 2 sides]
12. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.

Some structures may require Fire flows using annex H of NFPA 1



A C O R N

ENGINEERING, INC.

Assistant Chief Keith Gautreau
City of Portland Fire Department
380 Congress St.
Portland, ME 04101

March 23, 2016

Subject: 40 O’Brion St. Site Review – Fire Department Checklist
Section 8 of Application

On behalf of 215 Foreside Road, LLC the design team is pleased to respond to the Portland Fire Department Site Review Checklist.

1. Name, address, telephone number of applicant

215 Foreside Road, LLC
Attn: Andrea Marr Casanueva & Rebecca Marr
215 Foreside Road
Falmouth, Maine 04105
(207) 781-5110

2. Name address, telephone number of architect

Port City Architecture
Attn: Andrew Hyland
65 Newbury Street
Portland, Maine 04101
(207) 761 – 9000

3. Proposed uses of any structures [NFPA and IBC classification]

The Code Analysis will be provided under separate cover by Port City Architecture.

4. Square footage of all structures [total and per story]

Garage Floor	1,904	sf
1 st Floor	1,904	sf
2 nd Floor	1,904	sf
3 rd Floor	1,465	sf
Total	7,177	sf

5. Elevation of all structures

The average building height is at most 45 ft. See the attached elevations provide by the Architect for additional information.

6. Proposed fire protection of all structures

The building will have a sprinkler system with additional protection per code. Fire flows and requirements for system storage or booster pumping are subject to the fire professional design which will be performed prior the request for a building permit.

7. Hydrant locations

An existing hydrant is located at the corner of O’Brion and Wilson Street. The hydrant is located approximately 100 ft. from the nearest building edge. Please refer to the Existing Conditions Plan for the exact location. Hydrant flow data from the Portland Water District will be forwarded to the City once obtained.

8. Water main size and location

The development will be serviced by the existing water main within O’Brion Street. A 2” fire service line will extend from the existing water main to the building fire suppression system. The building is expected to have an internal sprinkler risers and a Fire Department pump connection on the street side of the building.

9. Access to all structures [min. 2 sides]

Access to the structure is provided on O’Brion Street and the abutter’s parking spaces. Existing trees along the property line are to be removed to add to overall access to the site from the paved drive.

10. The Architect will provide a code summary referencing NFPA 1 and all fire department technical standards.

NFPA 1 – Chapter 18 Fire Department Access and Water Supply

18.2 Fire Department Access:

The project site is located in a densely developed area and is fronted by a public street. The following street widths are currently available:

- O’Brion Street 32 ft.

Per NFPA 1 – Chapter 18.2.3.3.1, there will be public street access within 50 ft. of at least one exterior door. Per NFPA 1 – Chapter 18.2.3.2.2.1, all first story floors shall be located not more than 450 ft. from a Fire Department access road.

City of Portland Technical Manual – Section 3 Public Safety

3.4.1 Every dead-end roadway more than one hundred fifty (150) feet in length shall provide a turnaround at the closed end. Turnarounds shall be designed to facilitate future street connectivity and shall always be designed to the right (refer to Figure I-5).

Response: Not applicable

3.4.2 Where possible, developments shall provide access for Fire Department vehicles to at least two sides of all structures. Access may be from streets, access roads, emergency access lanes, or parking areas.

Response: As depicted on the site plan, the proposed building layout provides for minimum two sided access to the structure: one from the public street, O'Brion and the other from the adjacent parking area.

3.4.3 Building setbacks, where required by zoning, shall be adequate to allow for emergency vehicle access and related emergency response activities and shall be evaluated based on the following factors:

- *Building Height.*
- *Building Occupancy.*
- *Construction Type.*
- *Impediments to the Structures.*
- *Safety Features Provided.*

Response: The proposed development layout has contemplated emergency access conditions and provides for safe and efficient access along the public street for emergency vehicles.

3.4.4. Fire Dept. access roads shall extend to within 50' of an exterior door providing access to the interior of the structure.

Response: The building will be provided with exterior doors that will be within 50' of a Fire Department access route, namely O'Brion Street.

3.4.5. Site access shall provide a minimum of nine (9) feet clearance height to accommodate ambulance access.

Response: A minimum of 9 ft. vertical clearance will be provided to the site.

3.4.6. Elevators shall be sized to accommodate an 80 x 24-inch stretcher.

Response: The elevator will be supplied to meet this requirement.

3.4.7. All structures are required to display the assigned street number. Numbers shall be clearly visible from the public right of way.

Response: The applicant will work with the City's Public Services Division to assign street addresses and numbering to meet City Standards.

Please let me know if you have any additional questions or comments.

Sincerely,



William H. Savage, P.E.
Principal
Acorn Engineering, Inc.