



WHIPPLE - CALLENDER ARCHITECTS

8.16.17

City of Portland Inspections Office
c/o Building Permit Review Officer
389 Congress Street
Portland, Maine 04101

RE: 222 Eastern Promenade, Portland Me.

Outlined below is the info for the General Code and Fire Department requirements:

IRC- 2009- single family

Building Planning-Applicable Sections for Renovation of Existing Apartments

R301.2 Wind/ Structural – The existing framing will remain. There is no plan for bulk increase.

R302.3 Separation- The apartment will be separated with a 2 hr. fire barrier at common walls and ceilings. Full fire-stopping will be installed.

R303.3 Bathrooms- The new bathrooms will have code compliant operable windows.

R304 Min. Room Areas- No room shall be less than 70 s.f.

R305 Ceiling Height- No space in the project is less than the 7' min.

R306 Sanitation- The bathroom exceeds the min. dimensions of figure 307.1

R310 Emerg. Escape and Rescue Openings- 1 primary egress route and egress compliant windows at all living and bedroom areas.

R311 Means of Egress- 1 primary egress route and egress compliant windows at all living and bedroom areas.

R311.7 Stairways- The new proposed stair shall be 7 ¾" max. fin. riser and 10" min. stair tread .

R311.7.2 Headroom- Headroom shall be 7' min. throughout, in excess of the 6'8" min.

R311.7.4 Stair Treads and Risers- 7 ¾" max. fin. riser and 10" min. stair tread.

R311.7.7 Handrails- A continuous handrail from top riser to bottom riser will be provided on one side of the stair 34" above the stair nosing.

R313.2 One and Two Family Dwellings Automatic Fire Systems- A 13 D sprinkler system shall be installed in the new apartment.

R314 Smoke alarms- Smoke detectors will be installed at all bedrooms and storage areas.

R315 Carbon Monoxide Alarms- A CO2 alarm will be provided outside bedroom doors.



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Fire Department checklist- please refer to plan for more detail

1. Owner- 22 Eastern Promenade Estates LLC, 913 Sawyer Road, South Portland, Maine 04106
2. Architect- Whipple Callender Architects, PO Box 1276 Portland, Maine 04101 (775-2696)
3. Proposed use- Single Family
4. Square footage of structure-

Floor One – 1,100 s.f.
Floor Two- 956 s.f.

5. Elevation of all structures- existing two story separated from existing apartments.
6. Proposed fire protection of all structures- Separation of proposed new apartment with 2 hr. rated construction.
7. Hydrant Locations- Eastern Prom
8. Water main sizes and locations- unknown
9. Access to any Fire Department Connections-NA
10. Access to all structures (2 sides Min.)- Clear access to two sides
11. A code summary shall be included referencing NFPA and all fire department technical standards-

NFPA 101-2009 – Chapter 24: One and Two Family Dwellings-

24.2.2.1.1 Number of means of escape- A secondary means of escape shall not be required if the means of egress for the unit discharges directly to the outside. We will provide a primary egress at grade and secondary egress windows from living and bedroom spaces.

24.2.2.2 Primary means of escape- The primary means of escape shall be a door, stairway or ramp providing a means of unobstructed travel to the outside of the unit at street level or grade. A door at grade will be provided to Munjoy Street.

24.2.2.4 Two Primary means of escape- In buildings other than existing or those protected throughout by an approved supervised automatic sprinkler system according to 24.3.5, every story more than 2000 s.f. shall be provided with 2 primary means of escape remotely located from each other. Maximum story is 1,100 s.f., two primary means not required.

24.2.4 Doors- Doors in the path of egress travel shall not be less than 28" wide. No door will be less than 28" wide.

24.2.5 Stairs, Ramps and Guards- All stairs shall not be less than 36" fin. The proposed new stair will be at least 36" finished.

24.3.1 Protection of vertical openings - No vertical openings proposed or existing

24.3.4 Detection systems- Refer to IRC R314 and R315 listed above.

Portland Zoning Summary-

Zone R-6 -Single Family permitted use.

Existing off street parking to remain.

Conforming lot size- 3 units x 1,000 s.f =3,000 s.f. site required, existing site 8,069 s.f.

Min. street frontage 40' - Site has 80' min. feet of frontage.

The new floor two deck does comply with the rear setback of 10'.



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We will not be increasing the footprint of the existing structure.

20 % min. site green area = 1,613 s.f. Proposed green area = 2,425 +/- s.f. OK

The garage height will be unchanged