



July 14, 2015

Jeanie Bourke, CEO/LPI/Plan Reviewer

City of Portland
Planning & Urban Development / Inspections Division
389 Congress St. Rm 315
Portland, ME 04101

Re: Building Permit Application
Zootility Tools
170 Anderson Street

Dear Jeanie,

In support of Zootility Tools' application for Building Permit approval please accept this supplemental letter that addresses the "Fire Department's Requirements" for the submission. We have noted EXIT, Travel Distance and Dead End criteria / location on the submitted plans. The remaining requirements are noted below.

Contact info for Applicant and Architect

Applicant:
Zootility Tools
c/o John Gardiner
170 Anderson Street
Portland, ME 04101
office: 207-887-9509
mobile: 207-272-8797
john@zootilitytools.com

Architect & Authorized agent for the Applicant:
Garrison Consulting
Matthew Winch, Architect
41 Edgewood Ave
Portland, ME 04103
(207) 450-0750
matthewwinch@earthlink.net

Summary of work:

Renovation of existing Unit #2 tenant space to provide new 10'-0" interior partitions through out the space. New finished spaces will include a defined manufacturing area, a "Tumbler Room" to house a noisy piece of finish equipment, a separated loading dock, a kitchenette, small accessory office area and accessory retail area. As part of the original shell core work proposed to be completed there was a demising wall shown between Unit #2 and Unit #3. This demising wall was never constructed. Current plans do not indicate this wall to be completed, however the code evaluation presumes that it will be constructed at a later date when a Unit #3 tenant has been identified.

Square Footage info:

Renovation / expansion within existing - 63,193SF footprint.
Existing Zootility Tools space - 3,520SF
Total completed Zootility Tools space - 3,520 SF

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Fire Protection:

The existing building has a supervised NFPA 13 sprinkler system, rated EXIT access corridors and a monitored fire alarm system.

Life Safety Plan:

Given the rather straightforward nature of the plan submittal, life safety information has been shown on the plan. Travel distances (dead end, common path and Max Travel) are noted well under requirements and on the floor plan itself. Existing EXIT sign emergency lighting and fire alarm device locations are noted. New EXIT sign emergency lighting and fire alarm devices are also indicated. Smoke detectors and fire extinguishers are not required.

NFPA 101 and IBC 2009 Code Summary (IBC Items in **BOLD**):

Use Type – Manufacturing / **Factory – 1**

Occupant Load (Based on 100SF gross per person) – 31 calculated, 12 to 18 actual / **Same as NFPA**. Reduction in occupant load for actual based on various equipment used in manufacturing.

Means of Egress – 2 required, 2 provided / **2 Required, 2 provided**

Means of Egress Components:

Doors – not less than 32", all doors provided 36" openings / **Same as NFPA**.

Stairs – NA

Hallways – 8'-0" (existing width), 42" allowed for spaces under 50 person capacity / **36" allowed for spaces under 50 persons, 44" for all corridors over 50 persons..**

Means of egress remoteness $\frac{1}{2}$ diagonal of 86'-0" (43'-0"), 53'-0" provided / **Not Applicable**.

Travel Distance:

MAX Travel – 250'-0" allowable, 104'-6" provided / **250'-0" allowable, 104'-6" provided**

Common Path – 100'-0" allowable, 72'-6" provided / **100'-0" allowable, 72'-6" provided**

Dead end Corridor – 50'-0" allowable, 23'-0" provided / **50'-0" allowable, 23'-0" provided**

Illumination of Means of Egress – Existing artificial lighting provides the minimum requirements / **Same as NFPA**.

Sprinkler Systems: 40.3.2 of NFPA does not require a sprinkler system / **IBC requires a sprinkler system for all F-1 Occupancies over 12,000 sf of fire area**. As noted in the summary above, a full NFPA 13 system is currently present in the building.

Emergency Lighting – Required

Protection of vertical openings – Required, but Not Applicable / **Same as NFPA**

Detection, Alarm and Communication – Required. An addressable system is currently present in building.

Portable fire extinguishers are not required – However 2 are provided (one at front door, one at EXIT access corridor near the rear egress door) / **Same as NFPA**

Corridors / **EXIT Passageways** – Exits that lead to a corridor serving as an exit access corridor or exit passage way shall be constructed with a 1HR fire resistance rating. **Same as NFPA**.

If there are any questions regarding this submittal please do not hesitate to contact us.

Sincerely,



Matthew G Winch
Principal