



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. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. 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.)**
7. Hydrant locations
8. Water main[s] size and location
9. Access to all structures [min. 2 sides]
10. 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

July 15, 2016

Subject: 93 Washington Ave Site Review – Fire Department Checklist
Section 8 of Application

On behalf of Cotton Street Holdings, LLC the design team is pleased to respond to the Portland Fire Department Site Review Checklist.

1. Name, address, telephone number of applicant

Cotton Street Holdings, LLC
80 Exchange Street, Suite 300
Portland, Maine 04101
(207) 653-8262

2. Name address, telephone number of architect

Ryan Senatore Architects
565 Congress St., Suite 304
Portland, Maine 04101
(207) 650-6414

Proposed uses of any structures [NFPA and IBC classification]

The Code Analysis will be provided under separate cover by Ryan Senatore Architecture.

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

Ground Floor	1,920	sf
Total	1,920	sf

4. Elevation of all structures

The total building height from base of the shipping containers to the top is 9'-6". Refer to the attached elevations provide by the Architect for additional information.

5. Proposed fire protection of all structures

The architect shall design the proposed fire protection system for the structure in accordance with the NFPA, Building Code, and City of Portland Fire Department rules and regulations.

6. Hydrant locations

There is an existing fire hydrant located directly across Washington Ave from the building, approximately 65' away.

7. Water main size and location

The development will be serviced by an extension off of the existing 5/8" service to the previous building. There are two water main lines within Washington Ave:

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

Front access to the structure is provided from Washington Ave and side access from Marion Street.

9. 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:

- Washington Ave: 42 ft.
- Marion Street: 20 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 a minimum of two paved, vehicular access points to the structure: one from Washington Ave and one from Marion Street.

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 streets 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 Washington Ave.

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

Response: Not Applicable.

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

Response: Not Applicable.

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.