

Project Information

Applicant: Lawrence Robinson, 123 Cumberland Ave, Portland ME 04101. 207.232.6060.

Architect: Rachel Conly Design, LLC, 115 Island Ave., Peaks Island ME 04108. 207.766.5625.

Use: Garage with living space above. Living space is part of existing dwelling unit in 3-Unit Apartment building, Residential Occupancy.

Square footage: 1,326 Gross building area, including walk-out basement, garage, living space, & stair.

Building Height: Approximately 22'-6" above grade to flat-roof parapet at front of building. Grade slopes approximately 8' to rear of building at walk-out basement.

Fire Protection: NFPA-13R sprinkler extended from existing apartment building to addition.

Fire Resistive Construction: Garage enclosed by one-hour assemblies. West exterior wall, at c. 5' from property line, is one-hour assembly.

Hydrant Locations: Hydrants located diagonally across Cumberland Avenue at the corner of Montgomery St. and approximately 250 feet away at Southwest corner of Cumberland and Washington Avenues.

NFPA-1

3.3.170.2 Apartment Building: A building containing three or more dwelling units with independent cooking and bathroom facilities.

13.3.2.15.1 All [New Apartment Buildings] shall be protected throughout by an approved, supervised automatic sprinkler system.

13.3.2.15.2 In buildings four or fewer stories in height NFPA 13R shall be permitted.

13.3.2.15.5 Listed quick-response or listed residential sprinklers shall be used throughout all dwelling units.

20.9.1 New and existing apartment buildings shall comply with Section 20.9 and NFPA 101.

20.9.3.2 Interior wall and ceiling finish: (1) Exit enclosures-Class A, (2) Corridors-Class A or B, (3) Other spaces-Class A, B, or C.

20.9.3.4.2 Interior floor finish shall comply with Section 12.5.

12.5.8.1 Carpet to comply with ASTM D 2859.

12.5.8.2 Other floor coverings shall can minimum critical radiant flux of 0.1 W/cm².

City of Portland Technical Manual

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

City of Portland Fire Department Rules and Regulations

Chapter 3, Fire Department Access Equipment

3.1; 3.2 Knox Boxes are required for all facilities with fire alarm or suppression systems.

Chapter 6, Suppression Systems

6.1; 6.2 Fire suppression permits shall be required for all new fire suppression systems.

6.4; 6.1 Fire department connections shall be 2-1/2" NH.

6.4; 6.2 A single 2-1/2" connection shall be used where piped to 3" or smaller riser.

6.4; 6.3 The location of the FDC shall be approved by the AHJ.

Chapter 8, Recreational Outdoor Burning

8.1 Application. Shall apply to all recreational outdoor fires, except for fires that are contained within a) a commercially available or custom appliance that is typically sold and used for cooking; or b) a commercially available, Listed gas-burning appliance.

City of Portland Code, Chapter 10 Fire Prevention and Protection.

10-67, Supervision. Where fire suppression system is required to be supervised, it shall be monitored by an approved private central station for supervisory, trouble, and alarm signals.