



August 7, 2017
Updated Sept 30, 2017

Jeanie Bourke, CEO/LPI/Plan Reviewer

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

Re: Building Permit Application
35 North St

Dear Jeanie,

In support of Chris Spinato and Christine George's application for Building Permit approval please accept this supplemental letter that addresses the "Fire Department's Requirements" for the submission of a code review. We have noted several egress requirements on the plans. The remaining requirements are noted below.

Contact info for Applicant and Architect

Applicant:
Chris Spinato & Christine George
35 North St
Portland Maine 04101

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

Brief Summary of proposed use:

The renovation of this structure will include a new 3-story enclosed stair at the front right of the structure as it faces the street. The work will also allow for a new ground floor kitchen to be relocated along with some other modest improvements. The upper two floors of the apartment building will largely remain untouched but for where the new stair tower enters at each floor and where the old stair will be removed and replaced with new floor framing.

Square Footage info:

Each existing floor of the apartment building is approximately 1,300 SF. The addition of the stair tower to the building will add about 135 SF to the interior spaces of the building.

Fire Protection:

Today there is no sprinkler system in the existing structure of this 1890's circa residential dwelling structure. There are some new walls that will be rated accordingly to the requirements for the code. Per our August meeting, the fire department waived any potential sprinklering requirement in light of the egress improvements proposed.

Life Safety Plan:

Given the rather straightforward nature of the plan submittal, life safety information has been shown on a supplemental code plan. Fire ratings where required are illustrated, Travel distances are shown for each egress path within the residences to the EXIT access enclosure.

NFPA 101, IBC 2009 and IEBC 2009 Code Summary (IBC Items in **BOLD and underlined**, *IEBC items are italicized*):

Use Type –Apartment Buildings / **RESIDENTIAL 2** / *Residential 2*

Occupant Load (Based on actual) –6 per dwelling unit / **SAME AS NFPA**, Same as IEBC.

Means of Egress – 2 required for each dwelling unit, 2 provided / **SAME AS NFPA** / *IEBC 705.3.1.1(9) requires only one EXIT, however since the existing building contains 2, we will maintain that number.*

Means of Egress Components:

Doors – not less than 32", all doors provided 32" - 36" openings / **SAME AS NFPA** / NA.

New Stairs – are allowed 36" width with 7" risers and 11" treads / **SAME AS NFPA** / NA

Hallways – 36" (existing) allowed for spaces under 50 person capacity / **SAME AS NFPA** / NA

Means of egress remoteness: Not applicable / **NOT APPLICABLE**.

Travel Distance:

Travel distance from Apartment door to exit. 50' with sprinkler / **200'-0** / NA

MAX Travel within Dwelling unit to EXIT access enclosure 125'-0" (with sprinkler) / **75'-0"**

Common Path – 35'-0" / **75'-0"** / NA

Dead end Corridor – 35'-0" / **75'-0"** / NA

Illumination of Means of Egress – Existing artificial lighting provides the minimum requirements / **NONE REQUIRED**

Emergency Lighting – Required / **REQUIRED**

Protection of vertical openings – 1 hour rated wall assemblies and smoke separation to separate three story EXIT enclosure / **SAME AS NFPA**

Detection, Alarm and Communication – Required smoke alarms in bedrooms and CO2 monitors in hallways / **SAME AS NFPA** / NA

Portable fire extinguishers – none / **SAME AS NFPA** / NA

Kitchen Extinguishing – None required / **NONE REQUIRED** / NA

Separation of dwelling units from new egress stair – 1-hour rated wall assemblies / **SAME AS NFPA** / *30 minutes allowable in Class 2 renovations.*

EXIT enclosures – 1-hour rated assemblies / **SAME AS NFPA** / *30 minutes allowable in Level 2 alterations.*

Separation of floor – 1 hour rated assemblies / **SAME AS NFPA** / *30 minutes allowable in Level 2 alterations.*

Egress Windows – **Existing 7.11SF Egress Windows in all bedrooms**

Exterior window limitations – Language in the IBC provides a calculation to determine how much glass area is allowed on a particular building façade as a function of the façade's distance to the adjacent property line. In the instance of the existing structure and the new stair tower, the window areas do not come close to the limitations of this section.

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

Sincerely,



Matthew G Winch, Principal