



Jason Grant &lt;jgrant@portlandmaine.gov&gt;

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## 47 Lafayette St. Permit # 2017-00166

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**Keith Gautreau** <kng@portlandmaine.gov>  
To: Jason Grant <jgrant@portlandmaine.gov>

Mon, Apr 24, 2017 at 9:07 AM

Good Morning Jason,

Sometimes we run into these situations where someone from "before" us said "sure" or approved a situation that maybe you and I would not have. I think we can live with this one the way it is as long as every other Life Safety requirement is met. If you feel strongly against it I can also support that, but given that it is only a three unit and will have some type (13D) of coverage then I can look at it as being a better situation than the many three units on the Hill that aren't sprinkled at all.

Let me know what you think? I will say moving forward...if you or we run into this situation again then we definitely will follow what the Code prescribes.

Thanks,  
Keith

On Fri, Apr 21, 2017 at 4:01 PM, Jason Grant <jgrant@portlandmaine.gov> wrote:  
Chief,

Below is the Email correspondence from the property owner of 47 Lafayette and Mike White. The building is sprinkled with a 13D PEX piping system. It appears that Mike told him that if each dwelling unit had 2 exit and complied with an existing apartment building then they could keep the 13D system and have the three units. I think that this is a good compromise but it may also leave the city liable allowing a substandard sprinkler system in this building so I wanted to get a second opinion. Let me know what you think. Thanks

**Jason Grant**

Life Safety CEO / Plan Reviewer  
Permitting and Inspections Department  
City of Portland  
389 Congress Street  
Portland, Maine 04101  
Phone:(207) 756-8187

----- Forwarded message -----

From: **Josh Wojcik** <uprightframeworks@gmail.com>  
Date: Fri, Apr 21, 2017 at 1:31 PM  
Subject: 47 Lafayette St. Permit # 2017-00166  
To: JGrant@portlandmaine.gov  
Cc: Tracie Reed <traciereed@dextrouscreative.co>

Good afternoon Mr. Grant,

My architect, Tracie Reed, submitted a permit application to the city to convert a 2 unit building to a 3 unit building a few months ago. This was only after we (me and my architect) had discussed the project extensively with the fire safety officer, the fire department and the building inspections departments. I've been monitoring the progress of the permit and recently it changed from "in review" to "info needed." When I called the inspections office to find out what was needed, they indicated that the (new) fire safety officer was waiting to hear from the fire department confirmation about what kind of system is currently in place in the building. I am writing to first welcome you to your new position and to clear up any confusion there may be with this application - with the hope of facilitating the permit's approval - and to offer you whatever other assistance I can.

Below is a thread of emails on the permit / issue. As you can see, the building currently has an NFPA 13D system on all three floors. We briefly explored with your predecessor the idea of upgrading the sprinkler system, but all involved agreed that that approach would be difficult at best, so the thinking was that a new enclosed stairwell in conjunction with an expanded sprinkler system (to cover the new stairwell) would be the best option. That's what

we're now proposing. If, however, you think that the existing sprinkler system can adequately handle the needs and that an addition is NOT needed... well - I would certainly be open to that possibility as well! If I recall correctly, the entry/exit options were only about 6 feet too far from being acceptable.

If either I or Tracie (my architect), can be of further assistance or if you would like to see the property or if you would like to meet, please do not hesitate to contact us directly. We understand how difficult it must be to step into a new position and we are both very eager to help however we can to get this permit approved. My direct number is [207-749-9656](tel:207-749-9656).

Regards,

-Josh

----- Forwarded message -----

From: **Michael White** <[maw@portlandmaine.gov](mailto:maw@portlandmaine.gov)>  
Date: Thu, Aug 4, 2016 at 12:51 PM  
Subject: Re: NFPA 13D vs 13R  
To: Tracie Reed <[traciereed@dextrouscreative.com](mailto:traciereed@dextrouscreative.com)>  
Cc: Josh Wojcik <[uprightframeworks@gmail.com](mailto:uprightframeworks@gmail.com)>

Good Afternoon Tracie,

Thank you for looking into the possibility of upgrading the system, and it appears that the end result is a new 13R system would need to be installed.

Let's explore the possibility of a secondary stair as a means of egress for the third floor apartment. This may be accomplished off the existing deck, yet may have to be enclosed for zoning?

Thank You,

Michael White  
Life Safety Code Plan Reviewer  
[207-756-8256](tel:207-756-8256)

City of Portland  
380 Congress Street,  
Portland, Maine 04101

[maw@portlandmaine.gov](mailto:maw@portlandmaine.gov)

On Thu, Aug 4, 2016 at 12:17 PM, Tracie Reed <[traciereed@dextrouscreative.com](mailto:traciereed@dextrouscreative.com)> wrote:

Mike, I've done some research for my client, Josh Wojcik, who owns the existing multi-family building on Lafayette Street in Portland. The building is fully-sprinklered with a NFPA 13D system. I've spoken to Ed Poulin, a designer at High Tech Fire Protection and, as he's noted below, they would not be able to utilize any of the existing system if the building needed to 'upgrade' the 13D to a 13R system. You had mentioned previously that maybe it would be possible to add a pump to increase pressure in order to upgrade the system but unfortunately, that is not a possibility.

Tracie Reed, Maine Licensed Architect  
[207-409-0459](tel:207-409-0459) (cell)

----- Forwarded message -----

From: **Ed Poulin** <[EPoulin@htfp.me](mailto:EPoulin@htfp.me)>  
Date: Wed, Aug 3, 2016 at 1:09 PM  
Subject: RE: NFPA 13D vs 13R  
To: Tracie Reed <[traciereed@dextrouscreative.com](mailto:traciereed@dextrouscreative.com)>

Tracie,

The main difference between a 13R and a 13D is the hydraulic design.

A 13R requires 4 sprinkler heads to active simultaneously vs. 2 for a 13D.

The water supply needs to be 30 minutes for a 13R vs 10 minutes for a 13D.

So now that 300 gallon water storage tank needs to be 1800 gallons.

But the nail in the coffin for your system is the piping.

A 13R piping needs to be listed for 175 psi working pressure and a 13D with Pex is only listed for 135 psi working pressure.

So in summary your current Pex system may meet the 13D requirements but cannot be upgraded to a 13R system.

The current system would have to be abandoned and a new standalone system would need to be installed to meet the 13R criteria listed above.

If you have any questions let me know.

Thank you.

## Ed Poulin

Design Manager

High Tech Fire Protection

Direct (207) 998-1330

Office (207) 998-2551

Fax (207) 998-4187

[Epoulin@htfp.me](mailto:Epoulin@htfp.me)

**From:** [traciejeanreed@gmail.com](mailto:traciejeanreed@gmail.com) [mailto:[traciejeanreed@gmail.com](mailto:traciejeanreed@gmail.com)] **On Behalf Of** Tracie Reed

**Sent:** Wednesday, August 03, 2016 12:49 PM

**To:** Ed Poulin <[EPoulin@htfp.me](mailto:EPoulin@htfp.me)>

**Subject:** NFPA 13D vs 13R

Ed, Per our conversation I've attached the drawings for the project in Portland I'm working on that currently has a NFPA 13D system that the plan reviewer for the Fire Department who reviews NFPA codes suggested we might be able to add a pump to to create a NFPA 13R system. Note the system has PEX piping at present.

I've heard that it is not as simple as adding a pump to turn a NFPA 13D system to a NFPA 13R system. Is that true? My understanding is that it would require tearing out the entire existing system and starting from scratch?

Thanks for your help,

Tracie J. Reed, Maine Licensed Architect

Dextrous Creative, LLC

[207-409-0459](tel:207-409-0459) (cell)

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

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Joshua Wojcik

Upright Frameworks LLC

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fax: [207-585-2677](tel:207-585-2677)

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Keith Gautreau, Assistant Fire Chief

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