Portland Water District

From Sebago Lake To Casco Bay

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 01/28/16

July 6, 2015

Emerson Street LLC
194 York Street
Portland, ME 04102

Attn: Peter Valcourt
Re: 23 Emerson Street - Portland
Ability to Serve with PWD Water

Dear Mr. Valcourt:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on May 28, 2015. Based on the information provided, the District is not able to provide unrestricted service to the proposed project. The issues regarding service and requirements of service are further described in this letter.

Conditions of Service

The following conditions of service apply:

- An earlier project which included fire sprinklers determined that the 6" water main which was installed in 1932 is heavily tuburculated, severely restricting available flows. Although it has been adequate to supply residential domestic flows, it was not able to deliver high enough flows to meet the requirements for a proposed 13D sprinkler installation. The water main is currently scheduled for replacement in 2016. Assuming that budgets are approved and construction is able to proceed, unrestricted service to meet the proposed flow requirements would be available by the end of 2016. If service is required before this time, alternatives should be evaluated including on-site storage with pumping. We recommend that the site conditions be reviewed with the Portland Fire Department
- It is the District's understanding that a 3-unit residential development with a life safety sprinkler system (NFPA 13R) is proposed at this location. New service(s) may be installed through the properties frontage on Emerson Street. A single service line may be used to serve both domestic and fire protection needs. The split for the sprinkler service must be located after the water meter and must include a non-testable backflow prevention device. The meter must be appropriately sized to accommodate the necessary flows for fire protection. Prior to activation of the water service, the sprinkler system designer must provide documentation indicating the peak flow in gallons per minute required to operate the life safety system.
- The existing building is currently served with a ¾-inch domestic water service; the size of this service is below our minimum service size of 1-inch. This service must be terminated by shutting the corporation valve and cutting the pipe from the water main.
- Water District approval of water infrastructure plans will be required for the project prior to construction. As your project progresses, we advise that you submit any preliminary design plans

225 Douglass Street P.O. Box 3553 Portland, Maine 04104-3553
Phone: 207.774.5961 Fax: 207.761.8307 Web: www.pwd.org

RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 01/28/16

to MEANS for review of the water main and water service line configuration. \
you to ensure that the design meets our current standards.

Existing Site Service

According to District records, the project site does currently have existing water servic diameter copper water service line, located as shown on the attached water service card, provides water service to this site. Please refer to the "Conditions of Service" section of this letter for requirements related to the use of this service.

Water System Characteristics

According to District records, there is an 6-inch diameter cast iron water main on the southwest side of Emerson Street and a public fire hydrant located 125 from the site.

The current data from the nearest hydrant with flow test information is as follows:

Hydrant Location:	Turner Street @ Emerson Street
Hydrant Number:	POD-HYD00411
Last Tested:	5/11/2015
Static Pressure:	62 psi
Residual Pressure:	Not measured
Flow:	Not measured

Public Fire Protection

It is not anticipated that this project will include the installation of new public hydrants to be accepted into the District water system. It is your responsibility to contact the Portland Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

Domestic Water Needs

The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project.

Private Fire Protection Water Needs

You have indicated that this project will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share these results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact the MEANS Division to request a hydrant flow test and we will work with you to get more complete data.

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Glissen Havu

Glissen Havu, E.I.