

Jeanie Bourke - Re: 83 Quebec St. - SF calcs

From: Jeanie Bourke
To: George Froehlich; Phil Kaplan
Date: 4/21/2015 1:58 PM
Subject: Re: 83 Quebec St. - SF calcs
CC: Jonathan Culley; Richard Lo; Tammy Munson

Good Afternoon Phil & Jon,

Thank you for sending this information and meeting last week. Further staff discussion and technical assistance from ICC has lead to the following decision for the type of sprinkler system at 71 Quebec St., Fast Track BP#2015-02350.

The City's position on this project is that this structure is to be reviewed under the IBC, first, due to the number of stories and second, the height. By building code definition, this is a 4 story building, and therefore it does not fall under the scope of work for the IRC, One and Two Family code.

Per IBC Table 503, Allowable Building Heights and Areas, type 5B construction for group R-3 allows 3 stories and 40'. IBC Sec. 504.2, Automatic Sprinkler System Increase, the installation of an NFPA 13R system allows an increase of 1 story and 20' of height. This system is required to be installed for this building as the evidence is clear that it is 4 stories above grade plane and 45' in height.

Please provide a revised plan sheet, BMS-A0-Cover-20141006-Permit with revisions to reflect the changes per the applicable building code provisions.

Let me know if you have any questions,

Thanks,
Jeanie

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Permit status can be viewed at: <http://www.portlandmaine.gov/792/Permit-Status>

>>> Phil Kaplan <phil@kaplanthompson.com> 4/15/2015 4:00 PM >>>

George, Jeanie-

Thanks for the meeting today. Below are clarifying calculations of the interior areas from the current plan.

1st Floor (not including stairs or elevator)

Conditioned:
202.91 Mudroom
155.56 Storage 1

Unconditioned:
107.08 Storage 2
322.55 Garage

2nd Floor (not including stairs or elevator)
1,034.66

3rd Floor (not including stairs or elevator)
834.14

Skyroom (not including stairs or elevator)
217.72

Conditioned Total: 2,444.99 sqft.
Unconditioned Total: 429.63 sqft.

Additionally, I've found this info from an analysis online (from www.nj.gov):

"When installing a NFPA 13 or 13R system instead of a 13D or International Residential Code (IRC) P2904 system, there are additional components that really don't provide any extra benefit for the evacuation of the occupants. The requirement to install NFPA 13 or 13R systems, with the associated higher costs, may actually discourage the installation of residential sprinkler systems.

The NFPA 13R and the 13D/P2904 systems essentially provide the same level of life safety protection for the occupants and some property protection of the building. None of the combustible concealed spaces are required to be protected unless they contain gas-fired equipment, then only the area above the equipment would need sprinkler protection. While sprinklers are not required in garages of a dwelling with a NFPA 13D system, they would be required in a NFPA 13R system. However, the same residential-style sprinkler heads that were used inside the dwelling can be used in the garage."

We look forward to your thoughts and hopefully a prompt resolution.

Best,
Phil

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