PORTLAND FIRE DEPARTMENT
SITE REVIEW
FIRE DEPARTMENT CHECKLIST

A separate drawing[s] shall be provided as part of the site plan application for the Portland Fire Department's review.

1. Name, address, telephone number of applicant
2.
3. Name address, telephone number of architect

4. Proposed uses of any structures [NFPA and IBC classification]
5.
6. Square footage of all structures [total and per story]

7. Elevation of all structures

8. Proposed fire protection of all structures
   - ***As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)***

9. Hydrant locations

10. Water main[s] size and location

11. Access to all structures [min. 2 sides]

12. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.

Some structures may require Fire flows using annex H of NFPA 1

ACORN ENGINEERING, INC.

Assistant Chief Keith Gautreau
City of Portland Fire Department
380 Congress St.
Portland, ME 04101

April 26th, 2016

Subject: 70 Anderson St. Site Review – Fire Department Checklist
Section 8 of Application

On behalf of Redfern Properties, LLC the design team is pleased to respond to the Portland Fire Department Site Review Checklist.

1. Name, address, telephone number of applicant

   Redfern Properties, LLC
   P.O. Box 8816
   Portland, Maine 04104
   (207) 776-9715

2. Name address, telephone number of architect

   Ryan Senatore Architects
   565 Congress St., Suite 304
   Portland, Maine 04101

   Proposed uses of any structures [NFPA and IBC classification]

   The Code Analysis will be provided under separate cover by Ryan Senatore Architecture.

3. Square footage of all structures [total and per story]

1st Floor	4211	sf
2nd Floor	4211	sf
3rd Floor	4211	sf
Total	12,633	**sf**

4. Elevation of all structures

   The average building height is less than 45 feet at three stories tall for each unit (10). See the attached elevations provide by the Architect for additional information.

5. Proposed fire protection of all structures

The building will have a sprinkler system with additional protection per code. Fire flows and requirements for system storage or booster pumping are subject to the fire professional design which will be performed prior the request for a building permit.

6. Hydrant locations

   An existing hydrant is located at the corner of East Lancaster and Anderson Street. The hydrant is located approximately 40 ft. from the nearest building edge. Hydrant flow data from the Portland Water District once received may be made available to the Fire Department upon request.

7. Water main size and location

   The development will be serviced by the existing water main within East Lancaster Street. A 4" fire service line will extend from the existing water main to the building fire suppression system. The building is expected to have an internal sprinkler risers and a Fire Department pump connection on the street side of the building.

8. Access to all structures [min. 2 sides]

   Access to the structure is provided on Anderson and East Lancaster Street as well as internally within the site using the paved, bituminous driveway and parking lot.

9. The Architect will provide a code summary referencing NFPA 1 and all fire department technical standards.

NFPA 1 – Chapter 18 Fire Department Access and Water Supply

18.2 Fire Department Access:

The project site is located in a densely developed area and is fronted by a public street. The following street widths are currently available:

- Anderson Street: 32 ft.
- East Lancaster Street: 32 ft.

Per NFPA 1 – Chapter 18.2.3.3.1, there will be public street access within 50 ft. of at least one exterior door. Per NFPA 1 – Chapter 18.2.3.2.2.1, all first story floors shall be located not more than 450 ft. from a Fire Department access road.

City of Portland Technical Manual – Section 3 Public Safety
3.4.1 Every dead-end roadway more than one hundred fifty (150') feet in length shall provide a turnaround at the closed end. Turnarounds shall be designed to facilitate future street connectivity and shall always be designed to the right (refer to Figure I-5).

Response: Not applicable

3.4.2 Where possible, developments shall provide access for Fire Department vehicles to at least two sides of all structures. Access may be from streets, access roads, emergency access lanes, or parking areas.

Response: As depicted on the site plan, the proposed building layout provides a minimum of two paved access points to the structure: one from either East Lancaster or Anderson Street and internally from the parking lot.

3.4.3 Building setbacks, where required by zoning, shall be adequate to allow for emergency vehicle access and related emergency response activities and shall be evaluated based on the following factors:

- *Building Height.*
- *Building Occupancy.*
- *Construction Type.*
- *Impediments to the Structures.*
- *Safety Features Provided.*

Response: The proposed development layout has contemplated emergency access conditions and provides for safe and efficient access along the public street for emergency vehicles.

3.4.4. Fire Dept. access roads shall extend to within 50' of an exterior door providing access to the interior of the structure.

Response: The building will be provided with exterior doors that will be within 50' of a Fire Department access route, namely Anderson Street.

3.4.5. Site access shall provide a minimum of nine (9) feet clearance height to accommodate ambulance access.

Response: Not applicable; no covered driveway proposed.

3.4.6. Elevators shall be sized to accommodate an 80 x 24-inch stretcher.

Response: Not applicable; no proposed elevators.

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

Response: The applicant will work with the City's Public Services Division to assign street addresses and numbering to meet City Standards.

Please let me know if you have any additional questions or comments.

Sincerely,

William H. Savage, P.E.
Principal
Acorn Engineering, Inc.