

5. FIRE SAFETY

5.1 OVERVIEW

Stantec has completed the Fire Department checklist and will continue to perform ongoing coordination with Fire Department representatives and City Planning officials. The accompanying memorandum outlines our findings with respect to compliance with the City's Public Safety Standards as set forth in the City's Technical Manual, Section 3 – Public Safety Standards.

Generally, the site provides access from Marginal Way and will allow access to two or more sides of the building. There are existing fire hydrants on Marginal Way to both sides of the site. The building will be fully sprinkled and code compliant to current applicable standards.

Additional fire safety review and evidence of building related fire code compliance will be provided as part of the Building Permit process.

5.2 ATTACHMENT

Attachment E – Portland Fire Department Site Review Checklist & NFPA 1 Review

ATTACHMENT E

Portland Fire Department Site Review Checklist & NFPA 1 Review



July 22, 2016

Mr. Keith Gautreau, Assistant Chief

City of Portland Fire Department
380 Congress Street
Portland, Maine 04101

**Subject: 191 Marginal Way Redevelopment
Fire Department Site Review Checklist**

Dear Assistant Chief Gautreau:

In accordance with instructions in the City's Level II Site Plan Review packet, please find enclosed the drawings necessary for your review of the proposed amended project. We have listed each item in your checklist below, followed by our response.

1. *Name, address, telephone number of applicant.*

Earl Noyes & Sons
Attn: Peter Noyes
P.O. Box 938
Portland, ME 04104
207.347.3581

2. *Name, address, telephone number of architect.*

CWS Architects
Ben Walter
434 Cumberland Avenue
Portland, ME 04101
207.774.4441

3. *Proposed uses of any structures (NFPA and IBC classification).*

Building	IBC Code	NFPA Code	Sprinkler
Retail	M	Mercantile	Yes
Medical Urgent Care	B	Business	Yes

* Systems designed to meet NFPA



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4. *Square footage of all structures (total and per story).*

Building	Footprint Area (SF)
Retail – Single Story	12,155
Medical Urgent Care – Single Story	5,200

5. *Elevation of all structures.*

The building finish floor elevations will be as follows:

Building	Finished Floor Elevation	Building Height
Retail	12.0	24'-8"
Medical Urgent Care	12.0	46'-7"

6. *Proposed fire protection of all structures.*

The proposed building will have a sprinkler system.

7. *Hydrant locations.*

Fire hydrants are currently located on Marginal Way on each side of the site. The distance to the hydrant from the proposed building is less than 100 feet.

8. *Water main(s) size and location.*

There is an 8" water main in Marginal Way.

9. *Access to all structures (min. 2 sides).*

All structures will be accessible from at least three sides.

10. *A code summary shall be included 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 accessed via Marginal Way.

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.



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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).*

Supporting Evidence: There are no dead-end roadways proposed. The paved yard area provides emergency vehicles accessibility.

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.*

Supporting Evidence: The Site Plan includes a yard area that circles the building and will provide three sided access to the building.

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.*

Supporting Evidence: The proposed building and existing building will be fully accessible to emergency equipment.

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

Supporting Evidence: The access drive will allow an emergency vehicle to pull within 10' of the structure.

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

Supporting Evidence: There are no vertical obstructions for the proposed building.

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

Supporting Evidence: Not Applicable.



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

Supporting Evidence: The street number will be displayed on the building and/or street signage (submitted under separate application).

If you need any further information regarding this review, please contact our office.

Regards,

STANTEC CONSULTING SERVICES INC.

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Attachments

c: Captain David Petruccelli, Fire Department (via email)

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