

**Jeanie Bourke - PFD Telecon- 17 Chestnut St Sprinkler Requirements, etc.**

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**From:** "Mark Sengelmann" <mark@alphaarchitects.com>  
**To:** JMB@portlandmaine.gov; CRM@portlandmaine.gov  
**Date:** 2/24/2016 10:41 AM  
**Subject:** PFD Telecon- 17 Chestnut St Sprinkler Requirements, etc.  
**CC:** packardd@gmail.com; rpackard@landmarkco.com; nick@ne-services.biz

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Hi Craig,

I wanted to document our conversation so that we are all on the same page with regards to life safety.

The building is being altered from the initial submission to have a 2BR apartment on the Second Floor instead of an office. We are resubmitting to the Planning Department a new application for Administrative Authorization for the allowable Change of Use from Business to R3 Residential. Subsequently, we will reissue updated construction documents, code review, building permit application, certifications, etc. accordingly.

1. The entire building will be sprinkled with a supervised, 1 Zone 13R automatic sprinkler system including attic and crawlspace per NFPA 30.3.5.2.
2. Pull stations, horn strobes, etc. are not required.
3. 2 Hour fire separations between Business and Apartment above may be reduced to 1 Hour with the sprinkler system per NFPA Table 6.1.14.4.1(b).
4. All HVAC, and hot water heaters will be contained in a 1 hour fire separated room in the north corner of the crawl space. The room will have a sprinkler head.
5. The floor/ceiling between the Crawl Space and the Business occupancy on the first floor do not require a fire separation since the Crawl space has no Storage function and the HVAC, etc. are contained in a 1 HR rated assembly.



17 Chestnut Front Elevation

One thing that we did not discuss is that the building has no key holding Knox Box for PFD Emergency access. It is an historic building complete with 2 plaques stating such. Should I consult with Rob Weiner or Deb Andrews of HP as to the proper location?

What are the PFD's requirements as to the location of a Knox Box on an historic building?

I will look forward to your reply about the Knox Box location.

Also, if I misinterpreted our conversation from earlier this morning, please send me the corrections required as soon as possible.

Thanks in advance,

Mark

Mark Sengelmann

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