



October 25, 2018

Division Chief Michael Thompson
 City of Portland Fire Department
 380 Congress Street
 Portland, Maine 04101

**Subject: 50 Monument Square
 Fire Safety Checklist**

Dear Chief Thompson:

In accordance with instructions in the City's Level III Site Plan Review packet, please find enclosed the drawings necessary for your review of the proposed reuse of vacant space of the 3rd, 4th, and 5th floors of an existing building located at 50 Monument Square. As part of the building design, the architect will retain a third-party Fire Protection Engineer to review NFPA 101. We have listed each item in your checklist below, followed by our response.

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

PK Realty Mgmt LLC
 Attn: Jennifer Packard
 33 McAlister Farm Road
 Portland, ME 04103
 949.338.8123

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

Archetype PA
 Attn: Bill Hopkins
 48 Union Wharf
 Portland, ME 04101
 207.772.6022

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

Building	NFPA/IBC Classification	Sprinkler
Office/Retail - Existing	B	Yes
Retail Units	B	Yes

*Systems designed to meet NFPA

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

Building	Footprint Area (SF)
Existing 1 st Floor & Mezzanine	24,249
Proposed 1 st Floor & Mezzanine	22,019
Proposed 2 nd and 3 rd Floor (each)	10,246
Total GLA Proposed	42,511



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5. *Elevation of all structures.*

Architectural building elevations accompany this letter and they show the various locations of door openings, etc. around the building perimeter.

6. *Proposed fire protection of all structures.*

The existing building does have a sprinkler system.

7. *Hydrant locations.*

There is an existing hydrant located at approximately 160 feet south on Congress Street.

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

There is currently a 1.5" domestic water service and 6" fire water service to the existing building from the twelve-inch main in Congress Street. There is also a 12" main in Center Street. The new Fire sprinkler service will use the existing 6" fire service from Congress Street.

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

The accompanying site plan depicts the site's access conditions that include access to two or more sides of the building.

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 building can be directly accessed from Congress and Center Streets as well as the alley between Center Street and Monument Square.

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).*

Supporting Evidence: 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.*

Supporting Evidence: As depicted on the Site Plan, the proposed building layout provides for a minimum two-sided access to the structure.



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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 existing building allows for safe and efficient emergency access along the public streets 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.*

Supporting Evidence: The building is located on the corner of Congress and Center Streets and exterior doors are within 50 feet of the streets.

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

Supporting Evidence: The building is accessible from public streets that have a minimum of 9 feet of clearance height.

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

Supporting Evidence: To be provided.

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 is currently visible from Congress Street and will remain.

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

Regards,

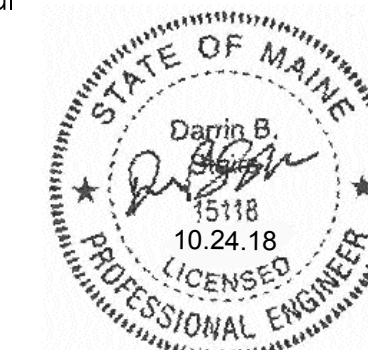
STANTEC CONSULTING SERVICES INC.

Darrin Stairs, P.E.
Project Manager
Tel: 207-887-3406
darrin.stairs@stantec.com

Attachments

c: Planning Authority

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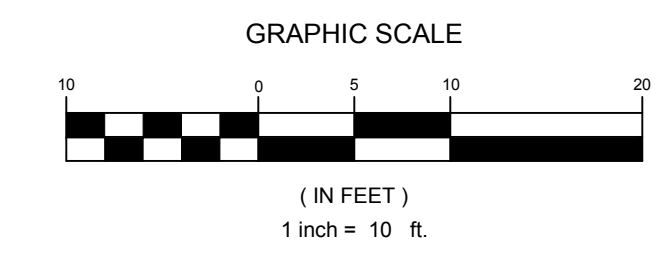
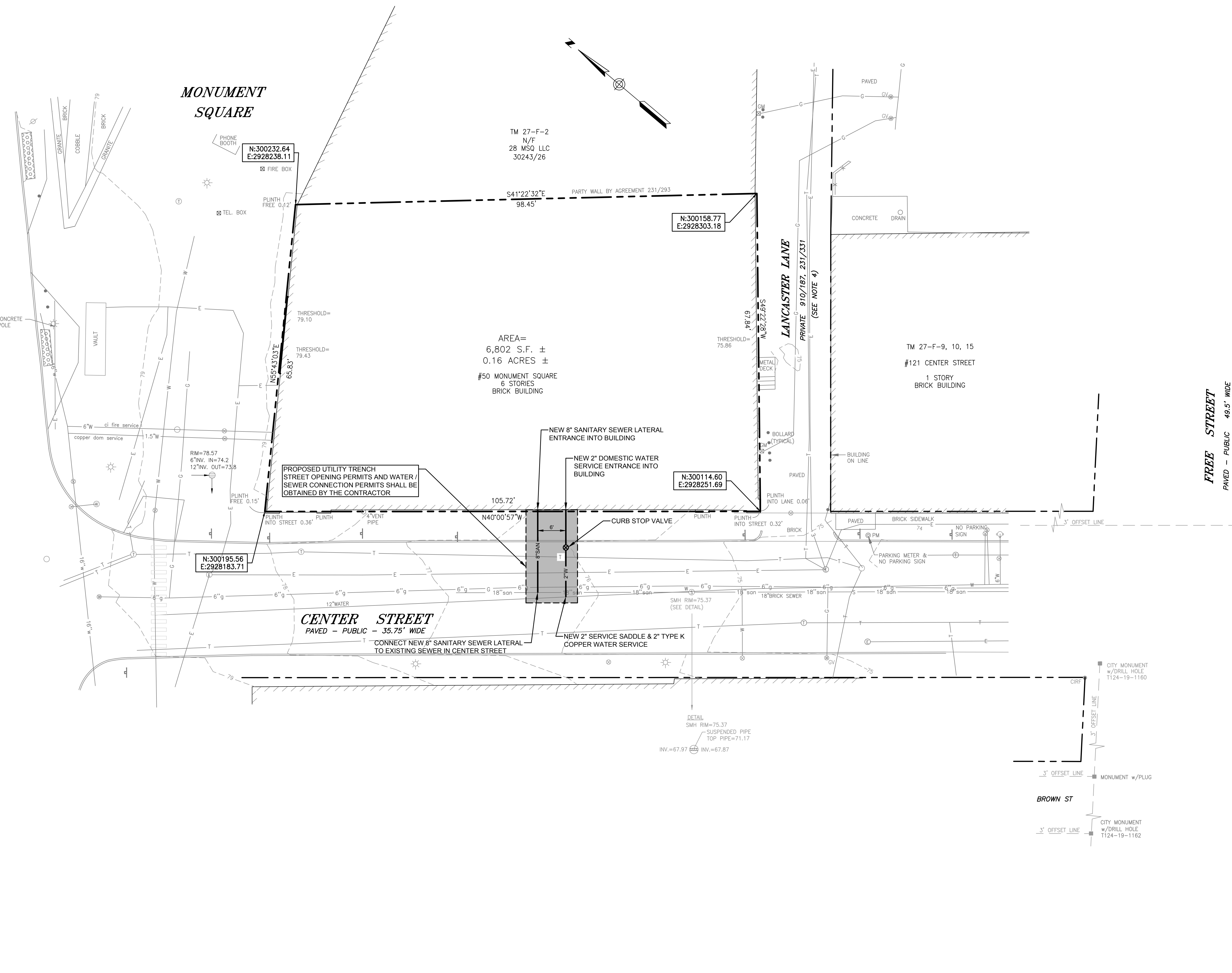
Client/Project
PK REALTY MGMT LLC
33 McAlister Farm Rd., Portland, Me.
PROPOSED RESIDENTIAL DEVELOPMENT
50 MONUMENT SQUARE
PORTLAND, MAINE

Title
SITE PLAN

Project No. Scale
- 1" = 10'

Sheet

C-1



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