

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

### BUILDING INSPECTION

# PERMIT

Permit Number: 080927

This is to certify that RODWAY PETER E & MARYA H RODWAY ITS/TBD  
has permission to Interior renovation to reconfigure for use of single tenant on all floors. Installation of sprinkler & fire alarm system  
AT 30 CITY CTR 027 F023001

provided that the person or persons who perform or supervise the construction accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is provided. 24 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

## OTHER REQUIRED APPROVALS

Fire Dept. Approved

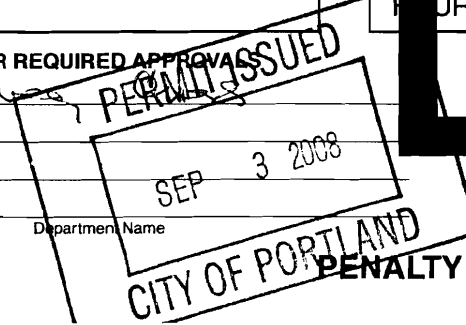
Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

Director - Building &amp; Inspection Services



PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

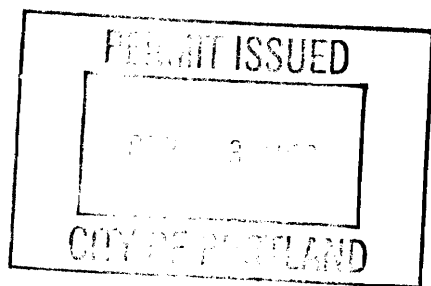
Permit No: 08-0927	Issue Date:	CBL: 027 F023001
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Location of Construction: 30 CITY CTR	Owner Name: RODWAY PETER E & MAURA H	Owner Address: 3102 MAIN ST	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial - Basement personal service, 1st retail & Law Offices 2nd & 3rd	Proposed Use: Commercial - Spa & retail (Soakology Foot Sanctuary & Tea House") Basement - personal service, 1st floor personal service & retail, 2nd floor personal service, third floor office	Permit Fee: \$545.00	Cost of Work: \$45,000.00	CEO District: 1
Proposed Project Description: Interior renovation to reconfigure for use by single tenant on all floors. Installation of sprinkler & fire alarm systems		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>3B</i> <i>IBC-2003</i>	
		Signature: <i>Greg Cross</i> Signature: <i>JMB 9/2/08</i>		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____				

Permit Taken By: ldobson	Date Applied For: 07/28/2008	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: <i>8/12/08</i> <i>ABM</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ASN</i> Date: _____
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**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

\_\_\_\_\_  
SIGNATURE OF APPLICANT ADDRESS DATE PHONE

\_\_\_\_\_  
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 08-0927	<b>Date Applied For:</b> 07/28/2008	<b>CBL:</b> 027 F023001
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<b>Location of Construction:</b> 30 CITY CTR	<b>Owner Name:</b> RODWAY PETER E & MAURA H	<b>Owner Address:</b> 3102 MAIN ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> TBD	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Commercial - Spa & retail (Soakology Foot Sanctuary & Tea House") Basement - personal service, 1st floor personal service & retail, 2nd floor personal service, third floor- office.	<b>Proposed Project Description:</b> Interior renovation to reconfigure for use by single tenant on all floors. Installation of sprinkler & fire alarm systems
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 08/12/2008

**Note:** **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 09/02/2008

**Note:** **Ok to Issue:**

- 1) This approves phase 1 work only, separate permits will be required for phase 2 as documented by the architect.
- 2) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 3) New commercial kitchen alterations must meet the requirements of the City and State Food Codes and be inspected prior to preparation of food.
- 4) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 08/14/2008

**Note:** **Ok to Issue:**

- 1) Project shall comply with all aspects of the Life Safety evaluation completed by Steve Weatherhead of Winton Scott Architects. Including the time frame.



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>30 CITY CENTER, PORTLAND, MAINE</u>		
Total Square Footage of Proposed Structure/Area <u>2,800 S.F. +/- EXISTING</u>		Square Footage of Lot <u>N/A</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>027      F      023</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>ROBERTA ALEXANDER</u> Address <u>30 CITY CENTER</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>207.879.7625</u>
Lessee/DBA (If Applicable) <u>ROBERTA ALEXANDER</u> DBA: <u>SOAKOLOGY FOOT SANCTUARY &amp; TEA HOUSE</u>	Owner (if different from Applicant) Name <u>MORA &amp; PETER RODWAY</u> Address <u>3102 MAIN ST.</u> City, State & Zip <u>HANOVER, ME 04237</u>	Cost Of Work: \$ <u>45,000</u> C of O Fee: \$ <u>-</u> Total Fee: \$ <u>470<sup>00</sup></u>
Current legal use (i.e. single family) <u>BUSINESS: SOAKOLOGY LEVELS B &amp; 1; LAW OFFICES LEVELS 2 &amp; 3</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>BUSINESS: SOAKOLOGY LEVELS B, 1, 2, 3</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>N/A</u> Project description: <u>INTERIOR RENOVATION TO RECONFIGURE FOR USE BY SINGLE TENANT ON ALL FLOORS. INSTALLATION OF SPRINKLER &amp; FIRE ALARM SYSTEMS</u>		
Contractor's name: <u>NOT YET KNOWN</u> Address: _____ City, State & Zip: _____ Telephone: _____ Who should we contact when the permit is ready: <u>ROBERTA ALEXANDER</u> Telephone: <u>838-9131</u> Mailing address: <u>30 CITY CENTER, PORTLAND, ME 04101</u>		

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Handwritten Signature] Date: 7/25/08

This is not a permit; you may not commence ANY work until the permit is issued

JUL 28 2008



# Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

## One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations — N/A
- Window and door schedules
- Complete electrical and plumbing layout.
- N/A —  Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- N/A —  Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

N/A NO NEW ADDITIONS INCLUDED

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

N/A NO CHANGE OF USE & TOTAL BLDG SQUARE FOOTAGE IS +/- 2,800 S.F.

**Fire Department requirements.**

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- N/A  Elevators shall be sized to fit an 80" x 24" stretcher.

**For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.**

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost**

**This is not a Permit; you may not commence any work until the Permit is issued.**



# Certificate of Design Application

From Designer: WINTON SCOTT ARCHITECTS  
Date: \_\_\_\_\_  
Job Name: SOAKOLOGY FOOT SANCTUARY & TEAHOUSE  
Address of Construction: 30 CITY CENTER, PORTLAND, ME 04101

## 2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year 2003 IBC Use Group Classification (s) BUSINESS USE (B)  
Type of Construction III B - NON COMBUSTIBLE BEARING WALLS / COMBUST. FLOOR/ROOF FRAMING - UNPROTECTED  
Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IBC YES  
Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) N/A  
Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) NO

### Structural Design Calculations

N/A Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>N/A</u>	<u>INTERIOR FIT UP OF EXISTG BLDG.</u>
_____	_____
_____	_____
_____	_____

### Wind loads (1603.1.4, 1609)

N/A Design option utilized (1609.1.1, 1609.6)  
N/A Basic wind speed (1809.3)  
N/A Building category and wind importance Factor,  $w$  table 1604.5, 1609.5)  
N/A Wind exposure category (1609.4)  
N/A Internal pressure coefficient (ASCE 7)  
N/A Component and cladding pressures (1609.1.1, 1609.6.2.2)  
N/A Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

N/A Design option utilized (1614.1)  
N/A Seismic use group ("Category")  
N/A Spectral response coefficients,  $S_D$ s &  $S_{D1}$  (1615.1)  
N/A Site class (1615.1.5)

\_\_\_\_\_ Live load reduction  
\_\_\_\_\_ Roof live loads (1603.1.2, 1607.11)  
\_\_\_\_\_ Roof snow loads (1603.7.3, 1608)  
\_\_\_\_\_ Ground snow load,  $P_g$  (1608.2)  
\_\_\_\_\_ If  $P_g > 10$  psf, flat-roof snow load  $P_f$   
\_\_\_\_\_ If  $P_g > 10$  psf, snow exposure factor,  $C_e$   
\_\_\_\_\_ If  $P_g > 10$  psf, snow load importance factor,  $I_s$   
\_\_\_\_\_ Roof thermal factor,  $C_t$  (1608.4)  
\_\_\_\_\_ Sloped roof snowload,  $P_s$  (1608.4)  
\_\_\_\_\_ Seismic design category (1616.3)  
\_\_\_\_\_ Basic seismic force resisting system (1617.6.2)  
\_\_\_\_\_ Response modification coefficient,  $R$ , and deflection amplification factor  $C_d$  (1617.6.2)  
\_\_\_\_\_ Analysis procedure (1616.6, 1617.5)  
\_\_\_\_\_ Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)  
N/A Elevation of structure

### Other loads

N/A Concentrated loads (1607.4)  
N/A Partition loads (1607.5)  
N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



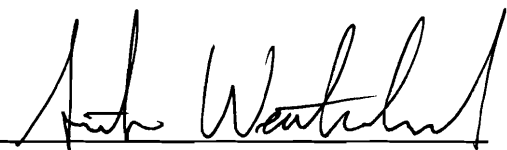
# Accessibility Building Code Certificate

Designer: WINTON SCOTT ARCHITECTS

Address of Project: 30 CITY CENTER, PORTLAND, ME

Nature of Project: INTERIOR FIT UP ON 3 FLS + BASEMENT  
FOR SINGLE TENANT; INSTALLATION OF SPRINKLER  
SYSTEM, FIRE ALARM SYSTEM, UPGRADES TO  
EMERGENCY EGRESS COMPONENTS

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature: 

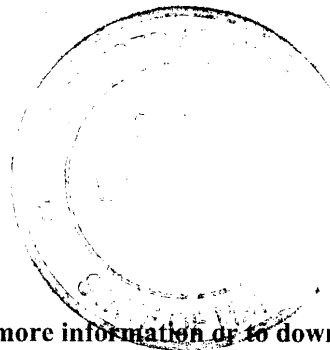
Title: ASSOCIATE / PROJECT ARCHITECT

Firm: WINTON SCOTT ARCHITECTS

Address: 5 MILK ST.  
PORTLAND, ME 04101

Phone: 207-774-4811

(SEAL)



For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)





## Certificate of Design

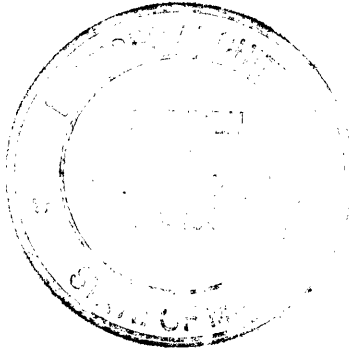
Date: July 25, 2008

From: WINTON SCOTT ARCHITECTS

These plans and / or specifications covering construction work on:

INTERIOR FIT UP OF 30 CITY CENTER

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



(SEAL)

Signature: Art Washburn  
Title: ASSOCIATE / PROJECT ARCHITECT  
Firm: WINTON SCOTT ARCHITECTS  
Address: 5 MILK ST.  
PORTLAND, ME 04101  
Phone: 207-774-4811

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Winton Scott Architects, PA**

5 milk street portland, me 04101 t. 207.774.4811 f.207.774.3083 www.wintonscott.com

July 20, 2008

Ms. Genie Bourke  
Code Enforcement Officer  
City of Portland  
389 Congress Street  
Portland, ME 04101

RE: Building Permit Application – Soakology Foot Sanctuary and Tea House, 30 City Center

Dear Genie,

Enclosed in this package please find a completed Building Permit Application and supporting materials for a commercial interior renovation project at the above referenced property. I met with you a few weeks back to review the project and to better determine the feasibility of the proposed renovations. The existing three story building currently houses two business use tenants and is served by a single exit stair. The intent of the project is to convert the interior to accommodate a single tenant who will occupy all floors including the basement level. In addition, significant improvements to fire safety and means of egress components are planned including the addition of a sprinkler system, fire alarm system, and rated enclosures at the exit stair serving the upper levels.

As you may recall from our meeting, due to the single means of egress, the building cannot meet all of the requirements set forth in the IBC and NFPA Life Safety code. However, by following the “Alternatives to Compliance” provisions of each code, I have prepared the required evaluation work sheets that illustrate that the project as proposed achieves a level of fire safety equal to full compliance. The two attached code summaries and scoring sheets provide a complete rundown of the project stats and the applicable code provisions for IBC and NFPA.

I have also had preliminary review meetings with Captain Cass at the Portland Fire Department and Steve Dodge at the State Fire Marshal’s office. Both had a favorable response to the proposal and felt that the project was permissible subject to review of final submission materials. Since these preliminary meetings, there have been some design changes and a phasing strategy developed as a result of refinement of the tenant’s business and implementation plan for expanding her business. Listed below is a summary of these changes and a description of the proposed construction phasing:

**Basement Level: Current Use – Foot Sanctuary:**

Originally, no renovations were planned for this level. The current proposal removes partitions around an air conditioning unit that will be re-located to the first floor level and relocates another existing partition by about 18” to provide additional clearance for seating. Proposed occupancy: 12 (unchanged from previous design)

### **First Level: Current Use – Tea House:**

Originally, renovations called for installation of a dumb waiter, and addition of a new door for access to the stair leading to the upper levels. The current proposal expands renovations at this level to include relocating existing partitions and adding new as required to reconfigure the kitchen and prep areas, and add additional foot sanctuary seating. In addition, tea house tables and chairs are eliminated and replaced with a built in tea bar at the front of the space, and retail displays and reception are relocated. Proposed occupancy: 14 (unchanged from previous design).

### **Second Level: Current use – Law Offices:**

Originally, renovations on this level called for removal of the law office and reconfiguration of partitions to create 2 body massage rooms, a sauna, accessible bath with steam shower, prep. Rm., lounge, dumb waiter and foot sanctuary seating as well as adding a rated enclosure around the stair. The current proposal eliminates 1 body massage room and the lounge and expands the foot sanctuary seating area. Proposed Occupancy: 15 (unchanged from previous design).

### **Third Level: Current Use – Law Offices:**

Originally, renovations on this level called for removal of the law office and reconfiguration of partitions to create a body massage room, staff lounge, office, storage, and a dumb waiter as well as adding a rated enclosure around the stair. The current proposal leaves this level as it is currently laid out with the exception of installing the rated enclosure around the stair. The proposed use is office space and storage. Proposed Occupancy: 8 (unchanged from previous design).

There are no changes to the proposed fire safety features: New sprinkler and fire alarm systems, emergency lighting at means of egress, and rated enclosures with rated doors and closers at the stair serving the second and third levels and the dumb waiter shaft.

### **Proposed Schedule:**

In order to minimize the amount of time the existing business operations will be compromised by construction and to coordinate the required down time with the business's slow period, the tenant has devised the following schedule for renovations:

#### **Phase One: To begin upon issuance of necessary permits**

- Install entire Sprinkler System, Fire Alarm System, Rated Stair Enclosure, A/C system reconfiguration
- Complete all proposed renovations to the basement and first floor levels with the exception of the new door at ground level entering into the exit stair and the dumb waiter.
- Regrading of sidewalk to be level with stair exit door.
- Soakology takes over third floor, law offices remain on second floor.

#### **Phase Two: End of Year 2010:**

- Complete fitup of second floor and install dumb waiter. Soakology occupies all levels.

I hope this application is complete and provides all of the information you require to determine eligibility for a building permit. If you should need additional information or wish to discuss the application with me further, please don't hesitate to give me a call.

Best Regards,

A handwritten signature in black ink, appearing to read "Steve Weatherhead". The signature is written in a cursive style with a large, stylized "S" and "W".

Steve Weatherhead, Associate  
Winton Scott Architects

## Winton Scott Architects, PA

5 milk street portland, me 04101 t. 207.774.4811 f.207.774.3083 www.wintonscott.com

### SOAKOLOGY FOOT SANCTUARY AND TEA HOUSE 30 CITY CENTER

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#### 2006 NFPA CODE SUMMARY

6.20.08

#### **Background Information:**

**General Building Description:** Brick townhouse w/ wood framed floors and roof. 3 stories + basement. 17'-2" wide interior (party wall to party wall) x 43'-0" exterior to exterior wall face. In its current configuration, there is an open stair connecting the first floor and basement and both floors are served by a single, at grade exit on the first floor. An exit stair separated from the first floor but open above, serves the second and third floors. A third floor window also opens on to a fire escape platform with 5 steps down to an adjacent roof. The building has no sprinkler or alarm system.

**Renovation Scenario:** The building currently houses two tenants. Tenant 1 occupies the first floor (tea house) and the basement (spa). Tenant 2 occupies the 2nd. + 3rd. floors (law offices). The purpose of the renovation is to re-fitup all floor levels for use by Tenant 1 and eliminate Tenant 2. A sprinkler and alarm system will be added to the building as well as a rated enclosure for the stair serving levels 2 and 3.

**Square Footage:** 700 S.F. per floor (interior) x 4 = 2,800 S.F. total.

**Business Description:** Single Tenant: Tea house and foot spa on levels B,1,2. Offices for Tea house management on level 3.

**Occupancy Classification:** Business Use (B)

**Construction Type:** Type III -200 –Non combustable bearing walls, combustable floor + roof framing (unprotected), and non-bearing partitions.

**Occupancy Loads:** Calculated: (Total = 28)  
100 s.f./person ; 700 s.f. per flr = 7 people per floor x 4 = 28

#### **Actual Proposed (Total = 49)**

Basement: - 12

First Flr. - 14

Second Flr.- 15

Third Flr. - 8

**Applicable Requirements:**

**Egress Capacity Factors:**

*Stairs .3"/person; 36" min. stair width for occupant load >50 people. Existing stairs meet minimum width requirement.*

*Doors: .2"/person; 32" min. clr. door opening. 28" door leaf allowed in exist'g buildings. Requirement Met*

**Travel Distance Limits:**

*Common Path Limit: 100' (sprinklered) Requirement Met*

*Dead-end Corridor: 50' (sprinklered) Requirement Met*

*Travel Distance: 300' (sprinklered) Requirement Met*

**Required Fire Resistance Rating:**

*(8.6.5) 1 hour rating required for floor openings connecting less than 4 stories when enclosure is new construction. Proposed Renovations add 1 hour rated enclosure around stair serving second and third levels and dumb waiter shaft. Existing stair from level B to level 1 remains unenclosed.*

**Fire Alarm System:**

*(38.3.4.1) Required for any business use in a building that is two or more stories above level of exit discharge. Fire Alarm and Sprinkler Systems will be installed as part of proposed renovations.*

**Emergency Lighting:**

*(38.2.9) Emergency Lighting shall be provided if building is two or more stories in height above level of exit discharge. Emergency lighting will be installed as part of proposed renovations.*

**Means of Egress Requirements:**

*(38.2.1.3.2) An inside open stairway or inside open ramp shall be permitted to serve as a required egress facility from not more than one level below the street floor. Existing open stair between basement and first floor is to remain unenclosed.*

*(39.2.4.4) Any Business occupancy not exceeding 3 stories, and not exceeding an occupant load of 30 people per floor shall be permitted a single separate exit to each floor if following criteria are met:*

*1. Total travel distance from remotest part of floor served to outside of building does not exceed 100', the exit is enclosed, the exit serves no other levels and discharges directly to the outside. Total travel distance requirements are met at all levels but stair between levels B and 1 is not enclosed and levels 2 and 3 are served by a single enclosed stair.*

*2. A single outside stair in accordance with 7.2.2 shall be permitted to serve all floors. Not Applicable.*

**Designer's Summary:**

The building at 30 City Center is currently operating as a Business Use with 2 tenants occupying 3 stories plus a basement. The existing conditions include an unenclosed stair exiting directly to the outside serving the second and third levels. An open stair serves the basement level allowing occupants to exit through the single exit door at street level. The building is currently not sprinklered and does not have a fire alarm system installed.

The applicant is seeking to re-fit up the building interior to operate as a single tenant occupancy on all levels. In addition, the building owner is seeking to improve the fire safety features of the building and improve the level of conformance with current codes by installing sprinkler and alarm systems and adding fire rated enclosures around the stair serving levels 2 and 3 and the proposed dumb waiter shaft.

Due to the small size of the building (700 s.f. per floor) and its limited access to the street level for egress (due to the fact that it is a mid block building with party walls to adjacent buildings on three sides) it would be extremely difficult to add a new and remotely located second egress stair. The code allows under certain restrictions for each floor level of a Business Use to be served by a single exit but it requires the exit to be dedicated to a particular floor without communicating with other levels. This, in effect means that a second stair would need to be added under this scenario as well.

In Chapter 1 – Administration, of NFPA 101, Article 1.4 Equivalency , the code makes an allowance for alternative approaches to fire safety that achieve the same level of safety without complete conformance with the provisions of the code. This is particularly useful in renovations where limitations of the existing building make conformance difficult or impossible. The NFPA companion publication titled: NFPA 101A Guide on Alternative Approaches to Life Safety 2004 Edition includes an evaluation work sheet that awards positive points for items contributing to fire safety and gives negative points for items compromising fire safety. If the resulting score is within the designated requirements, the building is deemed to have achieved a level of fire safety equivalent to the provisions of NFPA 101.

An evaluation has been completed and attached to this application. The proposed renovations achieved a passing score. Contributing elements included the small building size and resulting small population served, addition of sprinkler and fire alarm systems, and enclosure of the second and third floor stair.

## WORKSHEET 8.6.1 COVER SHEET

Fire Safety Evaluation Worksheet for Business Occupancies

Facility Identification 30 CITY CENTER - SOAKOLOGY FOOT SANCTUARY & TEA HOUSEEvaluator STEVE WEATHERHEAD Date 6/20/08Notes: WINTON SCOTT ARCHITECTS

## WORKSHEET 8.6.2 SAFETY PARAMETERS

Safety Parameters	Parameter Values							
	Noncombustible				Combustible			
1. Construction	Noncombustible				Combustible			
NFPA 220 Bldg. Constr. Types	Type I (443) or (332) Type II(222)	Type II (111)	Type II (000)	Type III (211) (200)	Type IV (2HH)	Type V (111) (000)		
1 Story	0	0	0	0 -1	0	0	0	-1
2 Stories	2	2	-4	0 -2	0	0	0	-4
3 Stories	2	2	-6	0 -6	0	0	0	-12
4-5 Stories but ≤75 ft	2	2	-10	0 -12	0	-3	-3	-12
>5 Stories but ≤75 ft	2	2	NV	0 NV	0	-6	-6	NV
>75 ft but <150 ft	2	-1	NV	0 NV	0	NV	NV	NV
≥150 ft	2	NV	NV	0 NV	0	NV	NV	NV
2. Segregation of Hazards	Exposed Exit System			Segregation from Exit Routes			None or No Deficiencies	
	Double Def.		Single Def.	Double Def.		Single Def.		
	-7		-4	-4		0	0	
3. Vertical Openings <sup>a</sup>	Open (or incomplete enclosure)				Enclosed			
	Connects 5 or More Floors	4 Flrs.	3 Flrs.	2 Flrs.	<30 min	30 min to 1 hr	>1 hr <sup>g</sup>	
	-10	-7	-4	-2	-1	0	1	
4. Sprinklers	None	Corridors Only	All but Corridors and Lobbies		Total Building			
			Standard	Fast Resp.	Standard	Fast Resp.		
	0	0	4	6	10	12		
5. Fire Alarm	None	W/O F. D. Notification			W/ F. D. Notification			
		W/O Voice Commun.	W/ Voice Commun.	W/O Voice Commun.	W/ Voice Commun.			
	0 (-2) <sup>k</sup>	1(0) <sup>k</sup> (-1) <sup>p</sup>	2(0) <sup>p</sup>	2(1) <sup>k</sup> (-1) <sup>p</sup>	4(2) <sup>p</sup>			

Worksheet 8.6.2 continues.

(For use with NFPA 101A-2004/NFPA 101-2003)

(p. 1 of 4)

FIGURE 8.6 Worksheets for Evaluating Fire Safety in Business Occupancies.



**Worksheet 8.6.2 Continued**

6. Smoke Detection	None		Corridor		Rooms		Total Bldg. (zone)	
	0		1		2		4	
7. Interior Finish	Flame-Spread Ratings <sup>b</sup>							
	Exit Routes		>75 to ≤200		>25 to ≤75		≤25	
	Rooms/Suites		>75 to ≤200	≤75	>75 to ≤200	≤75	>25 to ≤200	≤25
		-3	-1	0	1	1	2	
8. Smoke Control	None		Passive			Active		
	0		3			4(3) <sup>j</sup>		
9. Exit Access	Max. Dead Ends				No Dead End >50 ft and Travel Is			
	>75 ft to ≤100 ft	>50 ft (20 ft) <sup>h</sup> to ≤75 ft		>200 ft <sup>c</sup> to <400 ft	>100 ft to 200 ft <sup>c</sup>	>50 ft to 100 ft	≤50 ft	
	-2 <sup>d</sup>	-1		-1	0	1	3	
10. Egress Route	Single		Multiple Routes			Direct Exits		
			Deficient	Not Deficient	Smokeproof Enclosures			
	-6(0) <sup>i</sup>		-2	0	3		5	
11. Corridor/Room Separation (compartmentation)	Separation Exists and Level of Protection Is						No Separation, or Single Tenant, or Parameter 4 Value ≥10	
			Smoke Resistive <sup>e</sup>		≥½ hr <sup>e</sup>			
	Incomplete	W/O Door Closer	W/Door Closer	W/O Door Closer	W/Door Closer	W/Door Closer		
	-6 to 0 <sup>l</sup>	0	1(2) <sup>f</sup>	1	2(3) <sup>f</sup>	3(4) <sup>f</sup>	3	
12. Occupant Emergency Program	Number of Fire Drills Conducted Per Year							
	0		1 to 2			>2		
	-2(-3) <sup>m</sup>		0(1) <sup>n</sup>			1(2) <sup>n</sup>		

NV – Where these conditions exist, this FSES does not evaluate overall safety. Other analysis techniques shall be permitted to be applied in accordance with the equivalency concept of Section 1.4 of NFPA 101, *Life Safety Code*.

<sup>a</sup> Use 0 if building is one level.

<sup>b</sup> In any sprinkler-protected spaces, consider flame-spread rating to be 25 or 75 if the interior finish material flame spread does not exceed 75 or 200, respectively.

<sup>c</sup> Increase 200 to 300 if Parameter 4 is 10 or more.

<sup>d</sup> Use 0 if Parameter 11 is -6.

<sup>e</sup> Rate separation as ½ hr (or use actual separation, if greater) if Parameter 4 is 10 or more. Rate separation as "smoke resistive" if Parameter 1 is based on construction Type II(000), III(200), or V(000) and Parameter 4 value < 10.

<sup>f</sup> Use ( ) if separation between rooms also meets criteria.

<sup>g</sup> Use only if all vertical openings have more than 1-hr enclosure and meet the requirements of 7.1.3 and 38.3.1 or 39.3.1 (NFPA 101).

<sup>h</sup> Use 50 ft for existing buildings and 20 ft for new construction.

<sup>i</sup> Use ( ) for single exit in accordance with 38.2.4.2 and 39.2.4.2 (NFPA 101).

<sup>j</sup> Use (3) if Parameter 4 value <10.

<sup>k</sup> Use ( ) for building that has:

(a) ≥2 stories above level of exit discharge, or

(b) Occupant load ≥50 (≥100 in existing buildings) above or below level of exit discharge, or

(c) Total occupant load ≥300 (≥1,000 in existing buildings).

<sup>l</sup> See 8.5.11.1.1 for guidance.

<sup>m</sup> Use ( ) in buildings over 150 ft in height with no formal occupant emergency organization program.

<sup>n</sup> Use ( ) in any building, regardless of height, with a formal occupant emergency organization program.

<sup>p</sup> Use ( ) for new high-rise buildings.

For SI units: 1 ft = 0.3048 m.

(For use with NFPA 101A-2004/NFPA 101-2003)

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FIGURE 8.6 Continued

## WORKSHEET 8.6.3 INDIVIDUAL SAFETY EVALUATION

Safety Parameters	Fire Control (S <sub>1</sub> )	Egress Provided (S <sub>2</sub> )	General Fire Safety Provided (S <sub>3</sub> )
1. Construction	-6	<del>        </del>	-6
2. Segregation of Hazards	0	0	0
3. Vertical Openings	-2 ÷ 2 = -1	-1	-1
4. Sprinklers	12	12 ÷ 2 = 6	12
5. Fire Alarm	1 ÷ 2 = .5	1	1
6. Smoke Detection	0 ÷ 2 = 0	0	0
7. Interior Finish	0 ÷ 2 = 0	<del>        </del>	0
8. Smoke Control	<del>        </del>	0 ÷ 2 = 0	0
9. Exit Access	<del>        </del>	1	1
10. Exit Systems	<del>        </del>	-6	-6
11. Corridor/Room Separation	3 ÷ 2 = 1.5	3 ÷ 2 = 1.5	3
12. Occupant Emergency Program	<del>        </del>	-2	-2
<b>Total</b>	<b>S<sub>1</sub> = 7</b>	<b>S<sub>2</sub> = .5</b>	<b>S<sub>3</sub> = 2</b>

## WORKSHEET 8.6.4 MANDATORY REQUIREMENTS

Building Height	Control Requirement (S <sub>a</sub> )		Egress Requirement (S <sub>b</sub> )		General Fire Safety (S <sub>c</sub> )	
	New	Existing	New	Existing	New	Existing
1 Story	0.5	-1.0	1.5	0	2	-1
2 Stories	-2.5	-4.0	1.5	0	-1	-4
3 Stories	1.5	0	1.5	0	3	0
>3 Stories and ≤75 ft	4.0	2.0	2.5	0	6	2
>75 ft but <150 ft	9.5	7.5	7.5	5	10	6
≥150 ft	12.5	10.5	7.5	5	10	9

(For use with NFPA 101A-2004/NFPA 101-2003)

(p. 3 of 4)

FIGURE 8.6 Continued

<b>WORKSHEET 8.6.5 EQUIVALENCY EVALUATION</b>						Yes	No
Control Provided ( $S_1$ )	minus	Required Control ( $S_a$ )	$\geq$	0	$S_1 - S_a = 7 - 0 = 7$	✓	
Egress Provided ( $S_2$ )	minus	Required Egress ( $S_b$ )	$\geq$	0	$S_2 - S_b = .5 - 0 = .5$	✓	
General Fire Safety ( $S_3$ )	minus	Required Gen. Fire Safety ( $S_c$ )	$\geq$	0	$S_3 - S_c = 2 - 0 = 2$	✓	

<b>WORKSHEET 8.6.6 FACILITY FIRE SAFETY REQUIREMENTS WORKSHEET</b>			
Considerations	Met	Not Met	Not Applic.
A. Building utilities conform to the requirements of Section 9.1.			X
B. The air conditioning, heating, and ventilating systems conform to Section 9.2, except for enclosure of vertical openings, which have been considered in Safety Parameter 3 of Worksheet 8.6.2.			X
C. Elevator installations are made in accordance with the requirements of Section 9.4.			X
D. Rubbish chutes, incinerators, and laundry chutes are installed in accordance with Section 9.5.			X
E. Portable fire extinguishers are installed and maintained in accordance with the requirements of 38.3.5/39.3.5 and 9.7.4.1.			X
F. Standpipes are provided in all new high-rise buildings as required by 38.4.2.			X

All references are to NFPA 101, *Life Safety Code*.

<b>WORKSHEET 8.6.7 CONCLUSIONS</b>
1. <input checked="" type="checkbox"/> All of the checks in Worksheet 8.6.5 are in the "Yes" column. The level of fire safety is at least equivalent to that prescribed by NFPA 101, <i>Life Safety Code</i> , business occupancies.*
2. <input type="checkbox"/> One or more of the checks in Worksheet 8.6.5 are in the "No" column. The level of fire safety is not shown by this system to be equivalent to that prescribed by NFPA 101, <i>Life Safety Code</i> , for business occupancies.
* The equivalency covered by this worksheet includes the majority of considerations covered by NFPA 101, <i>Life Safety Code</i> . There are some considerations that are not evaluated by this method. These must be considered separately. These additional considerations are covered in Worksheet 8.6.6, Facility Fire Safety Requirements Worksheet. One copy of this worksheet is to be completed for each facility.

(For use with NFPA 101A-2004/NFPA 101-2003)

(p. 4 of 4)

FIGURE 8.6 Continued

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**SOAKOLOGY FOOT SANCTUARY AND TEA HOUSE  
30 CITY CENTER**

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2003 IBC CODE SUMMARY

6.20.08

**Background Information:**

General Building Description:	Brick townhouse w/ wood framed floors and roof. 3 stories + basement. 17'-2" wide interior (party wall to party wall) x 43'-0" exterior to exterior wall face. In its current configuration, there is an open stair connecting the first floor and basement and both floors are served by a single, at grade exit on the first floor. An exit stair separated from the first floor but open above, serves the second and third floors. A third floor window also opens on to a fire escape platform with 5 steps down to an adjacent roof. The building has no sprinkler or alarm system.
Renovation Scenario:	The building currently houses two tenants. Tenant 1 occupies the first floor (tea house) and the basement (spa). Tenant 2 occupies the 2nd. + 3rd. floors (law offices). The purpose of the renovation is to re-fitup all floor levels for use by Tenant 1 and eliminate Tenant 2. A sprinkler and alarm system will be added to the building as well as a rated enclosure for the stair serving levels 2 and 3.
Square Footage:	700 S.F. per floor (interior) x 4 = 2,800 S.F. total.
Business Description:	Single Tenant: Tea house and foot spa on levels B,1,2. Offices for Tea house management on level 3.
Occupancy Classification:	Business Use (B)
Construction Type:	Type III B –Non combustible bearing walls, combustible floor + roof framing (unprotected), and non-bearing partitions.
Occupancy Loads:	Calculated: (Total = 28) 100 s.f./person ; 700 s.f. per flr = 7 people per floor x 4 = 28
	<b>Actual Proposed (Total = 49)</b> Basement: - 12 First Flr. - 14 Second Flr.- 15 Third Flr. - 8

### **Applicable Requirements:**

- Egress Capacity Factors: (1009.1) *Stairs .3"/person (.2"/person allowed w/ sprinklers) ; 36" min. stair width for occupant load under 50 people.*  
**Requirement Met.**
- (10081.1) *Doors: .2"/person (1.5"/person allowed w/ sprinklers); 32" min. clr. door opening (28" door leaf allowed in exist'g buildings)* **Requirement Met.**
- Travel Distance Limits: *Common Path Limit: 100' (sprinklered)* **Requirement Met.**  
*Dead-end Corridor: 50' (sprinklered)* **Requirement Met.**  
*Travel Distance: 300' (sprinklered)* **Requirement Met.**
- Required Fire Resistance Rating: (1019.1) *Not less than 1 hour rating required for stairs connecting less than 4 stories. Proposed Renovations add 1 hour rated enclosure around stair serving second and third levels and dumb waiter shaft. Existing stair from level B to level 1 remains unenclosed.*
- Fire Alarm System: (907.2.2) *Required for Business Use Group. Manual pull stations only required for occupant loads greater than or equal to 500.*  
**Requirement Met.**
- Emergency Lighting: (1006.1) *The means of egress, including the exit discharge shall be illuminated at all times.*  
**Emergency lighting will be installed as part of proposed renovations.**
- Means of Egress Requirements:
- (1018.2) *A two story business use building with one level below grade, a maximum of 30 occupants per floor, and a travel distance to the exit of 100' or less (if sprinklered) may be served by one exit.*  
**Requirement not met. Building has three stories above level of exit discharge.**

### **Designer's Summary:**

The building at 30 City Center is currently operating as a Business Use with 2 tenants occupying 3 stories plus a basement. The existing conditions include an unenclosed stair exiting directly to the outside serving the second and third levels. An open stair serves the basement level allowing occupants to exit through the single exit door at street level. The building is currently not sprinklered and does not have a fire alarm system installed.

The applicant is seeking to re-fit up the building interior to operate as a single tenant occupancy on all levels. In addition, the building owner is seeking to improve the fire safety features of the building and improve the level of conformance with current codes by installing sprinkler and alarm systems and adding fire rated enclosures around the stair serving levels 2 and 3 and the proposed dumb waiter shaft.

Due to the small size of the building (700 s.f. per floor) and its limited access to the street level for egress (due to the fact that it is a mid block building with party walls to adjacent buildings on three sides) it would be extremely difficult to add a new and remotely located second egress stair.

In Chapter 34 – Existing Structures, of IBC 203, Section 3410 Compliance Alternatives, the code makes an allowance for alternative approaches to fire safety that achieve the same level of safety without complete conformance with the provisions of the code. This is particularly useful in renovations where limitations of the existing building make conformance difficult or impossible. Table 3410.7 located at the end of chapter 34 includes an evaluation work sheet that awards positive points for items contributing to fire safety and gives negative points for items compromising fire safety. If the resulting score is within the designated requirements, the building is deemed to have achieved a level of fire safety equivalent to the provisions of IBC 203.

An evaluation has been completed and attached to this application. The proposed renovations achieved a passing score. Contributing elements included the small building size and resulting small population served, addition of sprinkler and fire alarm systems, and enclosure of the second and third floor stair.

EXISTING STRUCTURES

TABLE 3410.7  
SUMMARY SHEET — BUILDING CODE

Existing occupancy	<u>BUSINESS</u>	Proposed occupancy	<u>BUSINESS</u>
Year building was constructed	<u>1890 +/-</u>	Number of stories	<u>3 + BSMNT.</u> Height in feet <u>38' +/-</u>
Type of construction	<u>TYPE III B</u>	Area per floor	<u>700 S.F.</u>
Percentage of open perimeter	<u>7</u> %	Percentage of height reduction	_____ %
Completely suppressed:	Yes <input checked="" type="checkbox"/> No _____	Corridor wall rating	<u>N/A</u>
Compartmentation:	Yes _____ No <input checked="" type="checkbox"/>	Required door closers:	Yes <input checked="" type="checkbox"/> No _____
Fire-resistance rating of vertical opening enclosures	<u>1 HOUR</u>		
Type of HVAC system	_____, serving number of floors _____		
Automatic fire detection:	Yes _____ No _____	type and location	_____
Fire alarm system:	Yes <input checked="" type="checkbox"/> No _____	type	_____
Smoke control:	Yes _____ No <input checked="" type="checkbox"/>	type	_____
Adequate exit routes:	Yes _____ No _____	Dead ends:	_____ Yes _____ No _____
Maximum exit access travel distance	<u>45'</u>	Elevator controls:	Yes _____ No <u>N/A</u>
Means of egress emergency lighting:	Yes <input checked="" type="checkbox"/> No _____	Mixed occupancies:	Yes _____ No <input checked="" type="checkbox"/>

SAFETY PARAMETERS	FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)
3410.6.1 Building Height	<u>7</u>	<u>7</u>	<u>7</u>
3410.6.2 Building Area	<u>46.9</u>	<u>46.9</u>	<u>46.9</u>
3410.6.3 Compartmentation	<u>15</u>	<u>15</u>	<u>15</u>
3410.6.4 Tenant and Dwelling Unit Separations	<u>-5</u>	<u>0</u>	<u>-5</u>
3410.6.5 Corridor Walls	<u>-3.5</u>	<u>-3.5</u>	<u>-3.5</u>
3410.6.6 Vertical Openings	<u>0</u>	<u>0</u>	<u>0</u>
3410.6.7 HVAC Systems	<u>-4</u>	<u>-4</u>	<u>-4</u>
3410.6.8 Automatic Fire Detection	<u>0</u>	<u>0</u>	<u>0</u>
3410.6.9 Fire Alarm System	<u>0</u>	<u>0</u>	<u>0</u>
3410.6.10 Smoke control	****	<u>0</u>	<u>0</u>
3410.6.11 Means of Egress	****	<u>-1</u>	<u>-1</u>
3410.6.12 Dead ends	****	<u>0</u>	<u>0</u>
3410.6.13 Maximum Exit Access Travel Distance	****	<u>17</u>	<u>17</u>
3410.6.14 Elevator Control	<u>-2</u>	<u>-2</u>	<u>-2</u>
3410.6.15 Means of Egress Emergency Lighting	****	<u>0</u>	<u>0</u>
3410.6.16 Mixed Occupancies	<u>0</u>	****	<u>0</u>
3410.6.17 Automatic Sprinklers	<u>0</u>	<u>+2 = 3</u>	<u>0</u>
3410.6.18 Incidental Use	<u>0</u>	<u>0</u>	<u>0</u>
<b>Building score — total value</b>	<b><u>67.4</u></b>	<b><u>73.4</u></b>	<b><u>76.4</u></b>

\*\*\*No applicable value to be inserted.

TABLE 3410.9  
EVALUATION FORMULAS<sup>a</sup>

FORMULA	T.3409.7	T.3409.8	SCORE	PASS	FAIL
FS-MFS ≥ 0	<u>67.4</u> (FS)	<u>24</u> (MFS) =	<u>43.4</u>	<input checked="" type="checkbox"/>	_____
ME-MME ≥ 0	<u>73.4</u> (ME)	<u>34</u> (MME) =	<u>39.4</u>	<input checked="" type="checkbox"/>	_____
GS-MGS ≥ 0	<u>76.4</u> (GS)	<u>34</u> (MGS) =	<u>42.4</u>	<input checked="" type="checkbox"/>	_____

a. FS = Fire Safety                      MFS = Mandatory Fire Safety  
 ME = Means of Egress                MME = Mandatory Means of Egress  
 GS = General Safety                    MGS = Mandatory General Safety

## FIRE ALARM SYSTEM SUMMARY

**ADT<sup>®</sup> Commercial Security Proposal**

Company: Soakology Foot Sanctuary  
d/b/a:  
Company Contact: Roberta Alexander  
Site Location(s): 30 City Center,  
Portland, ME 04101  
Sales Representative: Gregory Gladstone  
Sales Rep Phone Number: (207) 396-5723  
Date: 7/24/2008

This Proposal has been prepared by ADT Security Services, Inc. for your company based upon your responses to the ADT Risk Assessment Questionnaire. The security offerings, which are provided to help reduce risks, are ADT specific technology and services and are held in confidence. This ADT Proposal is expressly conditioned upon acceptance of the terms and conditions of the standard ADT Commercial Sales Proposal/Agreement (Form 2881-05). The Proposal is effective for a period of thirty (30) days from the above date.

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**tyco** / Fire &  
Security

ADT<sup>®</sup> Commercial Security Proposal





## Additional Information

### Comments / Statement of Work

ADT will install a UL-listed fire alarm control near the main floor entrance to monitor the proposed sprinkler system's flow and tamper valves supplied by the sprinkler company along with the following additional alarm initiating devices:

Three manual pull stations and one smoke detector above the control as required by NFPA code. Also included are the following alarm notification devices: Four horn/strobe units (one per floor) and three ADA strobe-only units (rest rooms). Every attempt will be made to hide necessary wiring behind walls and ceilings, however, some surface wiring may be needed and this will be installed in a manner that maintains the character of the building. The proposed "addressable" system may be easily expanded as needed. The customer is responsible for providing two telephone lines by NFPA code and connection of the system to the building's electrical system. Please note that any fire alarm system design is subject to approval by the "Authority Having Jurisdiction". Two financial options are included herein. Monthly fees include central station monitoring, annual testing & inspection by NFPA code, and extended system maintenance (may be excluded in "outright sale" option).

# Unimode 9050UD

## Fire Alarm Control Panel with DACT

**tyco** / Fire & Security



Addressable

### GENERAL

The ADT Unimode 9050UD is an Fire Alarm Control Panel (FACP) and Digital Alarm Communicator/Transmitter (DACT) combined into one circuit board. This compact, cost effective, intelligent addressable control panel supports up to 50 addressable devices of any type of detectors and modules, and comes with an extensive list of powerful features. The Unimode 9050UD programs just like ADT's larger products, yet fits into applications previously served only by conventional panels.

The Unimode 9050UD's integral DACT transmits system status (alarms, troubles, AC loss, etc.) to a Central Station via the public switched telephone network.

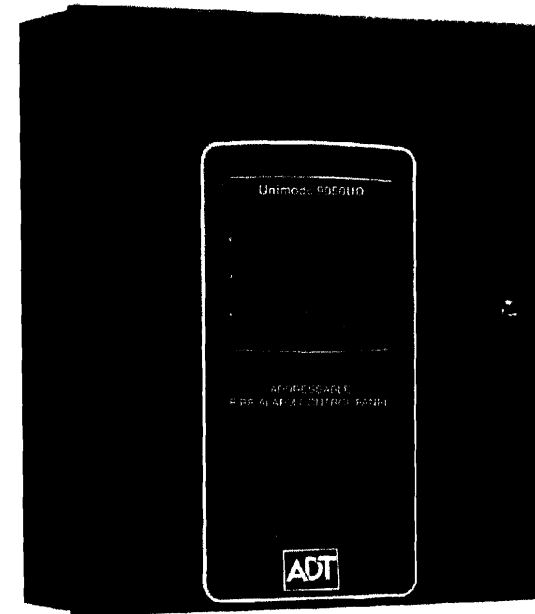
The power supply and all electronics are contained on a single circuit board supported on a new quick install chassis and housed in a metal cabinet. Available accessories include remote annunciators and reverse polarity/city box transmitter.

### FEATURES

- Auto-program (learn mode) reduces installation time. Reports two devices set to the same address.
- On-board DACT.
- 20 software zones.
- Two independently programmable Class A or Class B NAC circuits.
- Selectable strobe synchronization for System Sensor, Wheelock, and Gentex devices.
- Complies with UL 864 9th Edition requirements.
- Remote Acknowledge, Silence, Reset and Drill via addressable monitor modules.
- Two programmable relays and one fixed trouble relay.
- Integral 80-character LCD display with backlighting.
- Real-time clock/calendar with automatic daylight savings control.
- History file with 500 event capacity.
- Detector sensitivity test capability (NFPA 72 compliant).
- Maintenance alert warns when smoke detector dust accumulation is excessive.
- One person audible or silent walk test with walk-test log and printout.
- Point trouble identification.
- Waterflow (nonsilenceable) selection per monitor point.
- System alarm verification selection per detector point.
- PAS (Positive Alarm Sequence) and Pre-signal per point (NFPA 72 compliant).
- Up to eight ANN-BUS annunciators.

### SLC COMMUNICATION LOOP:

- Single addressable SLC loop which meets NFPA Style 4, 6 and 7 requirements.
- 50 addressable device capacity (any combination of addressable detectors and modules).
- Refer to the ADT SLC Wiring Manual (Document Number 51520) for compatible addressable devices.



### NOTIFICATION APPLIANCE CIRCUITS (NACS):

- Two independently programmable output circuits. Circuits can be configured for the following outputs:
  - *Style Y (Class B)*
  - *Style Z (Class A)*
  - *Door Holder Service*
  - *Aux Power Source*
- Silence Inhibit and Autosilence timer options.
- Continuous, March Time, Temporal or California code for main circuit board NACs with two-stage capability.
- Selectable strobe synchronization per NAC.
- 2.5 amps total power for NACs.

**NOTE:** Maximum or total 24VDC system power shared between all NAC circuits and the ANN-BUS is 2.7 amps.

### PROGRAMMING AND SOFTWARE:

- Autoprogram (learn mode) reduces installation time.
- Custom English labels (per point) may be manually entered or selected from an internal library file.
- Two programmable Form-C relay outputs.
- 20 software zones.
- Continuous fire protection during online programming at the front panel.
- Program Check automatically catches common errors not linked to any zone or input point.

### User Interface

#### LED INDICATORS

- AC Power (green)

**Denali Fire Protection Inc.**  
**78 Roller Rink Road, Oxford, Me 04270**  
**Phone (207) 539-4226 – Fax (207) 539-8544**

**May 27, 2008**

**Dear Peter,**

Thank you for giving us the opportunity to provide you with fire protection pricing for your property located at 30 City Center in Portland, Maine. Our estimate is based on a site survey and the sprinkler system quote is based on conditions as they existed on the site survey that was completed on October 29 2007. The sprinkler system will be designed to an NFPA 13 wet sprinkler system as per the local fire prevention officer. We will also include the state permit fee.

Our work will begin in the basement at the new underground city supply entrance flange provided by others. We will install a sprinkler system riser that will be in compliance with NFPA 13 2007 edition. The sprinkler system riser will include the following; a double check backflow preventer, control valves, tamper switches, gauges, system drains, a flow switch, an electric bell and a fire department connection.

The basement sprinkler system piping will be installed concealed where practical and supply white recessed pendent style sprinkler heads. In areas of the basement that have exposed construction (boiler room) we will supply exposed sprinkler system piping with brass upright sprinkler heads. The first floor sprinkler system piping will be installed exposed and will supply white horizontal sidewall sprinkler heads, in areas on the first floor that have finished ceilings the sprinkler system piping will be installed concealed with white recessed pendent style sprinkler heads. The second and third floor sprinkler system piping will be installed concealed above the finished ACT ceilings and will supply white recessed pendent style sprinkler heads.

Upon completion of the sprinkler system design, Denali Fire Protection Inc. will set up a meeting with you and review the sprinkler system layout and any changes to the layout will be revised and resubmitted for your approval before any installation of the sprinkler system piping will commence.

Not included in our price is the following:

- any electrical wiring required for the sprinkler system
- any painting of the sprinkler system piping or components
- any underground piping
- any excavation for the underground piping
- any cutting or patching of the foundation for the underground piping
- any anti-freeze system for areas that may be subject to freezing conditions

The revised fire protection price for the above mentioned property will be \$10,454.00 (ten thousand four hundred and fifty four dollars). The revised pricing is based on rising material pricing.

**Payment to be made as follows: one third when the drawings are submitted, one third upon delivery of material, 90% when the system is completely installed, then the final 10% when the system is turned on.**

**Acceptance of Proposal** – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

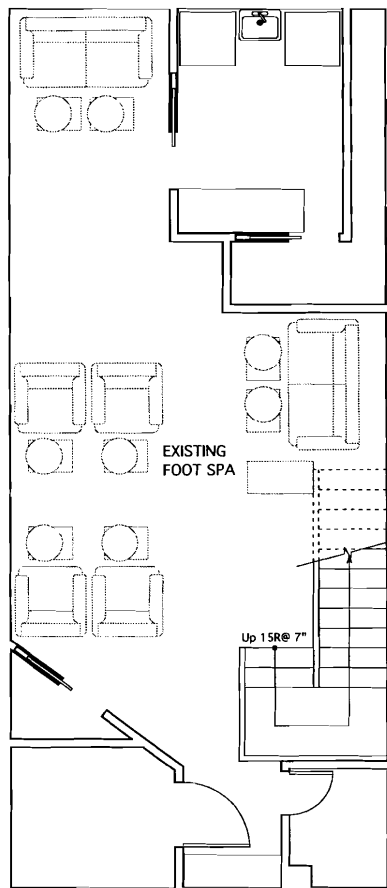
*All material is guaranteed to be as specified. All work to be completed in a professional and workmanlike manner according to our standard practices. Any deviations from the above specifications and the bid documents provided, involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate.*

*Note: This proposal may be withdrawn by us if not accepted within 30 days due to fluctuations in material pricing.*

Thank you and if there are any questions please feel free to contact me.

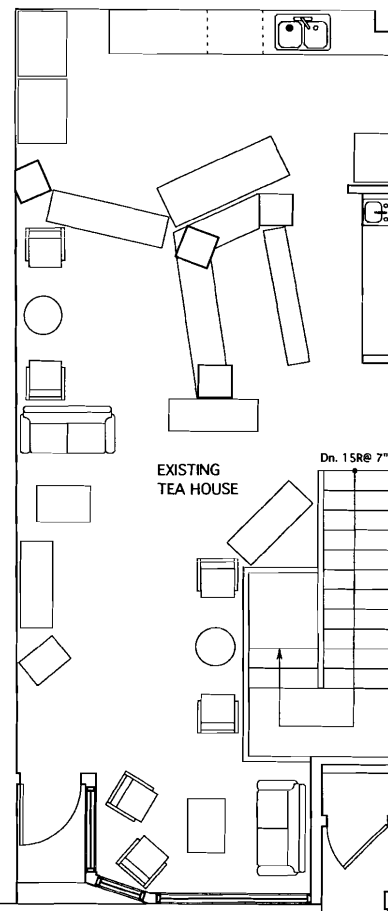
Sincerely,

Curtis Dow,  
President



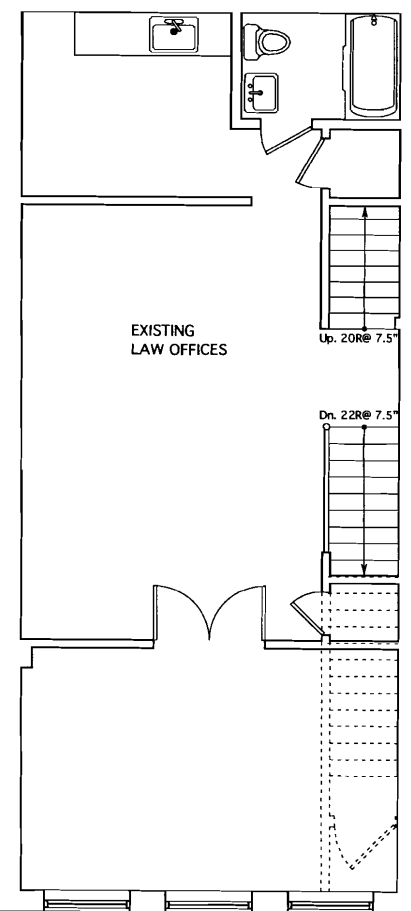
LOWER LEVEL PLAN

700 S.F.



FIRST LEVEL PLAN

700 S.F.



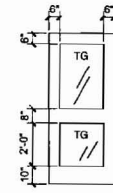
SECOND LEVEL PLAN

700 S.F.

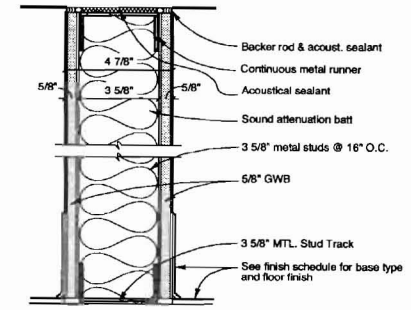
42'-11 133/256"

### DOOR SCHEDULE

General	Door			Notes		
Door No.	Size (W x H)	Thickness	Material	Finish	Type	
001	Exist'g	Exist'g	Exist'g	Exist'g	Pocket	Exist'g door & frame -relocated
101	2'-10" X 6'-0"	1 3/4"	ALUMINUM	Factory	Swing	See Door Elevation on this sheet
102	2'-6" X 6'-8"	1 3/4"	SCWD	Clr. F.	Swing	45 min. UL Labeled door and frame / Closer / A.D.A. Lever Handle Lockset/No Exit sign -stair side
103	3'-0" X 3'-4"	1 3/4"	SCWD	Clr. F.	Swing	Half Height door with 12" wide service counter affixed to top edge
104	3'-0" X 7'-0"	1 3/4"	SCWD	Clr. F.	Pocket	A.D.A. compliant pulls similar to Trimco #1069
201	3'-0" X 6'-8"	1 3/4"	SCWD	Clr. F.	Swing	45 min. UL Labeled door and frame / Closer / Mag. Hold Open/ A.D.A. Lever Handle Lockset
202	2'-10" X 6'-8"	1 3/4"	SCWD	Clr. F.	Pocket	A.D.A. compliant pulls similar to Trimco #1069
203	2'-10" X 6'-8"	1 3/4"	SCWD	Clr. F.	Pocket	A.D.A. compliant pulls similar to Trimco #1069
204	2'-10" X 6'-8"	1 3/4"	SCWD	Clr. F.	Pocket	A.D.A. compliant pulls similar to Trimco #1069
301	3'-0" X 6'-8"	1 3/4"	SCWD	Clr. F.	Swing	45 min. UL Labeled door and frame / Closer / A.D.A. Lever Handle Lockset



Elevation of Door 101

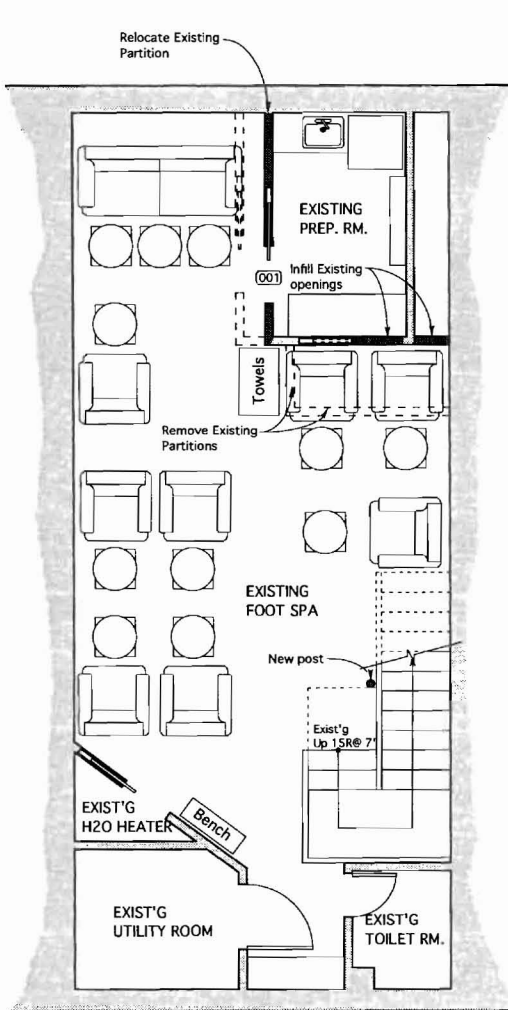


TYPICAL PARTITION DETAIL

#### NOTES:

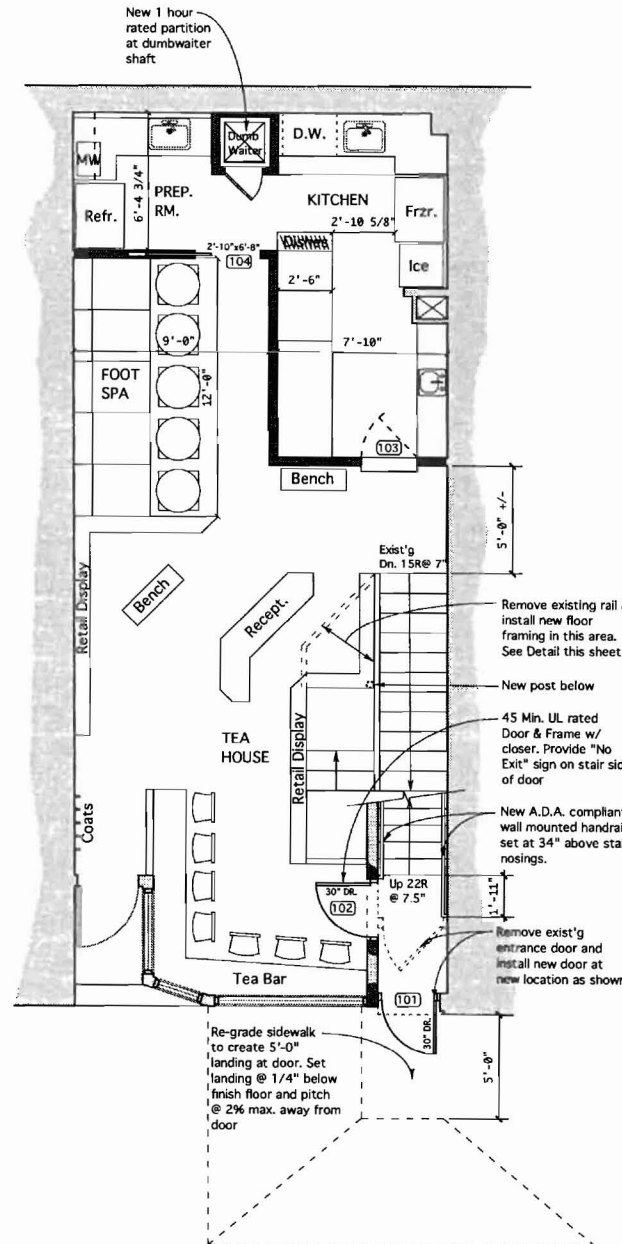
• At 1 hour rated partitions (stair and shaft) Provide 5/8" Type 'X' GWB ea. side. NO PARTITIONS MUST EXTEND UP TO U FLOOR OR ROOF DECK. FIT GWB TO FLOOR JOISTS & SEAL WITH FIRE S

• At wet areas (toilet rm., prep. rm., kitchen) Provide 5/8" Moisture Resistant GWB.



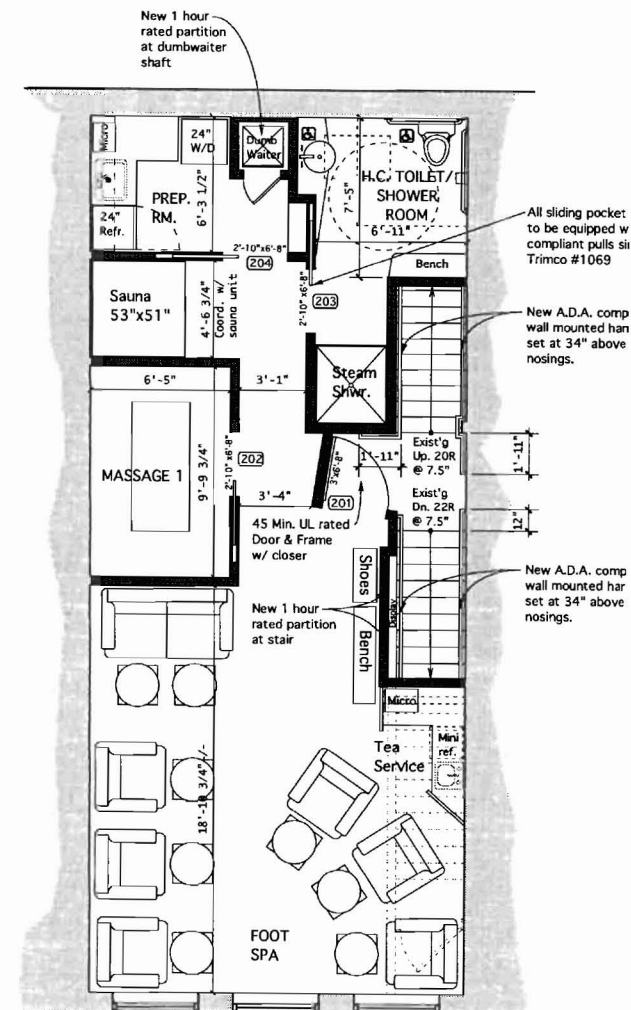
LOWER LEVEL PLAN

700 S.F.



FIRST LEVEL PLAN

700 S.F.

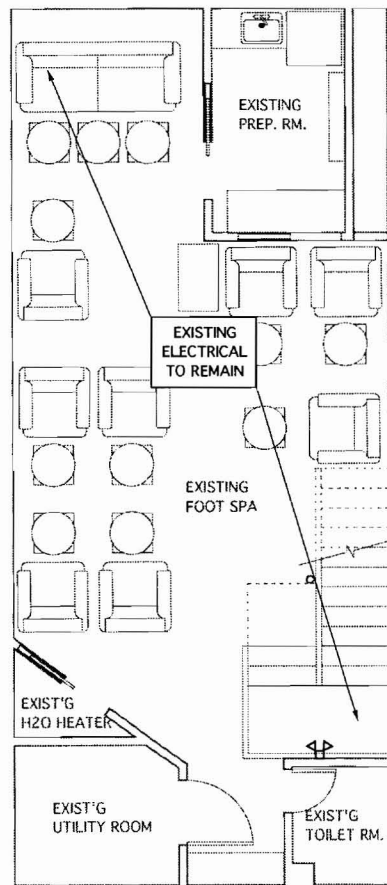


SECOND LEVEL PLAN

700 S.F.

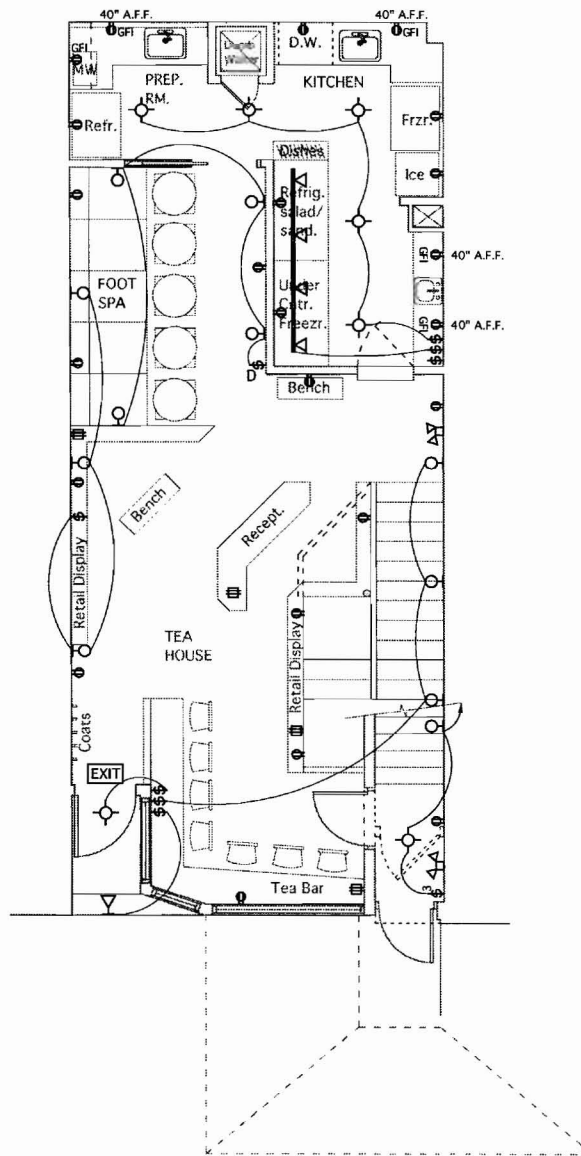
## LEGEND

	DUPLEX WALL OUTLET		SINGLE POLE WALL SWITCH
	DUPLEX WALL OUTLET W/ GROUND FAULT INTERRUPTER		DIMMABLE SINGLE POLE WALL SWITCH
	J BOX FOR POWERING IN-CABINET LIGHTING		THREE WAY WALL SWITCH
	CEILING MOUNTED LIGHT FIXTURE		EMERGENCY LIGHTING W/ BATTERY PACK
	WALL MOUNTED LIGHT FIXTURE		
	TRACK LIGHT FIXTURE		
	LOW VOLTAGE CABLE FED LIGHT FIXTURE		



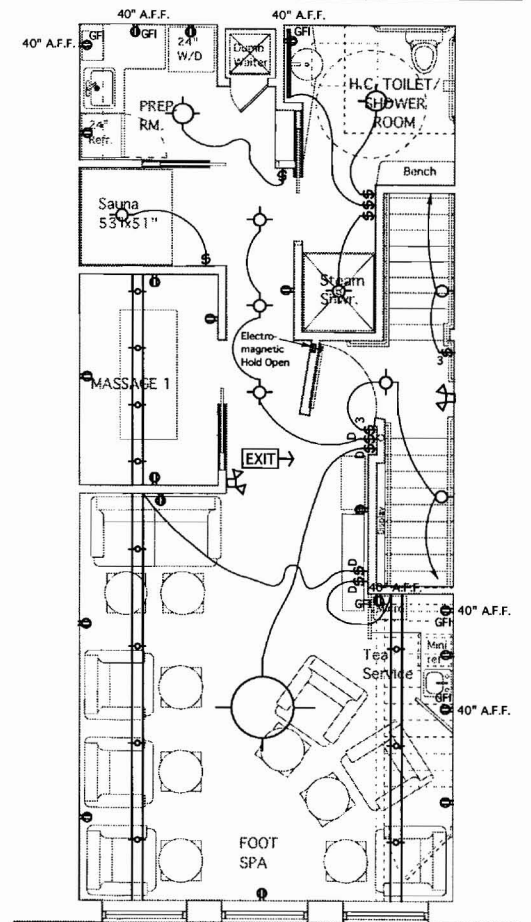
LOWER LEVEL PLAN

700 S.F.



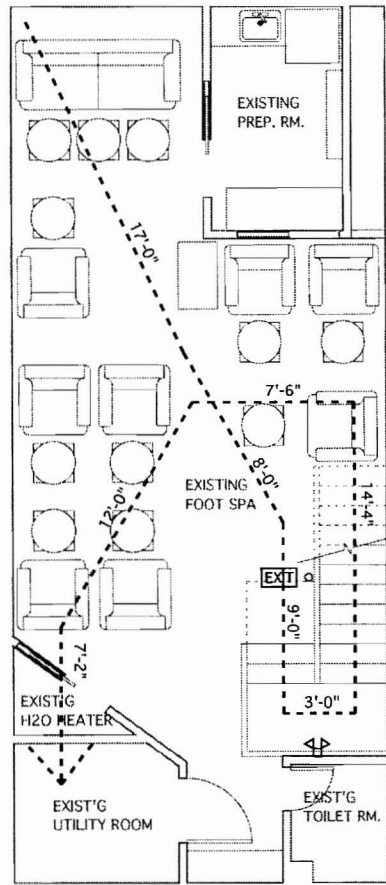
FIRST LEVEL PLAN

700 S.F.



SECOND LEVEL PLAN

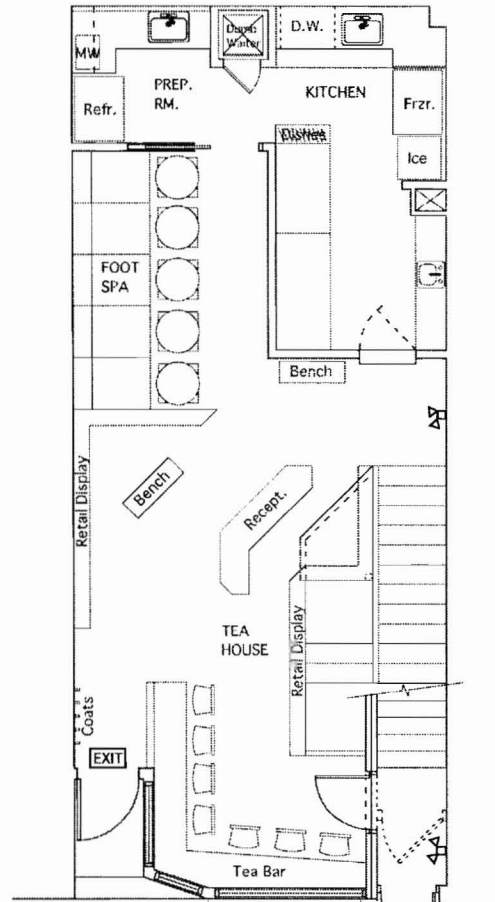
700 S.F.



MAXIMUM TRAVEL DISTANCE FROM MOST REMOTE POINT (BASEMENT FLOOR) TO EXIT DISCHARGE AT GROUND LEVEL = 78'-0"

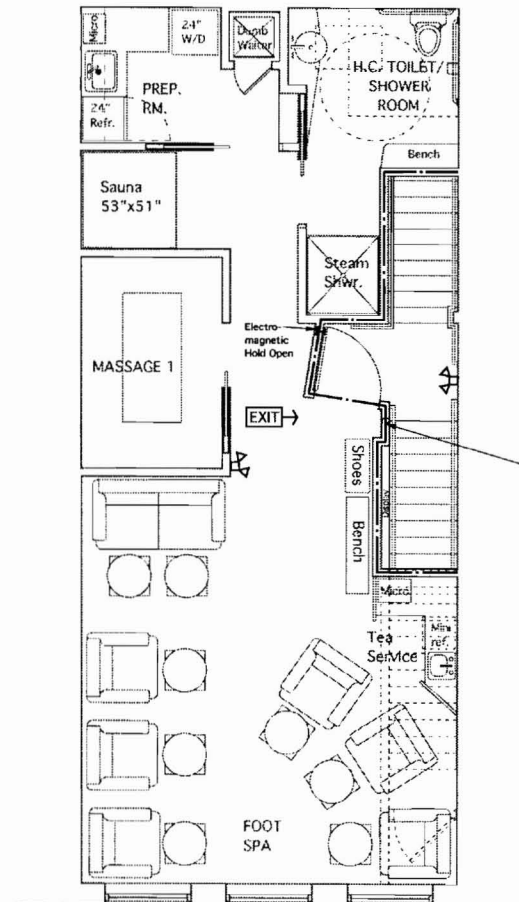
LOWER LEVEL PLAN

700 S.F.



FIRST LEVEL PLAN

700 S.F.



SECOND LEVEL PLAN

700 S.F.