

A R C H I T E C T U R E

July 14, 2015

Jeanie Bourke, City of Portland Inspections
Keith Gautreau, Portland Fire Department
Craig Messenger, Portland Fire Department

RE: 68 Commercial Street – Maine Wharf

The egress calculation from the Fire Pro report changed during the site plan review process. The parking spaces alongside of RiRa were eliminated and a guarded walkway was installed. The Fire Pro calculation was based on a choke point that only allowed 11.4' of egress or 684 people. For Exits B and C (shown on the attached site plan) the clear width of the wharf is now 22'. If I subtract 8' for an obstructing vehicle that would leave 14' or a capacity of 840 people. When the wharf reaches Exit A the capacity has increased to 28' or 21' clear width or 1260 people.

The site use plan is in reference only to the marine/non marine section of the zoning ordinance. In our discussions with Fire and Planning during site plan review we have always maintained that the edge of wharf could be used for transit the same as any other exit. All boats have been notified that no storage is allowed but mariners would be allowed to walk down the walkway to the ladders that go to their floats. This qualifies it as a marine use and an egress.

Any events at the end of the wharf are by special permit from the fire department. I presume there has been some discussion between whoever is organizing these events and PFD.



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