MARK MUELLER ARCHITECTS

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 10/09/14

July 22, 2014

Jeanie Bourke, Plan Reviewer
City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress Street
Portland, ME 04101

RE: 102 Portland Street

Dear Jeanie,

Our firm has been hired by Port Property Management to provide them with a brief code description and summary of a property they're considering to purchase. We have been to the site and have been provided floor plans by their office. After review of the existing conditions and applicable codes we have found the following information below.

1. The 1st floor Mercantile or Business use must be separated from the residential uses by a floor/ ceiling assembly with a one hour fire rating. The space contains a suspended acoustical tile ceiling with no fire rating currently. We propose a fire rated floor/ ceiling assembly by a suspended GWB ceiling meeting UL L212.
2. Each dwelling unit needs to be separated from one another by a fire rating of one hour. It appears that the walls meet this requirement, however partially demolishing the walls are the only way to verify 100%.
3. Each dwelling unit door needs to have a fire rating of 30 min. It appears the existing doors meet this requirement, UL fire rating tags should be on all doors.
4. Exit stairs must be fully enclosed by a fire rating of not less than one hour. The existing stairs appear to meet this requirement.
5. Most units have two means of egress though they are not all remote. The travel distance for the units at the first floor must meet 75' for a single exit; all of the units appear to meet this requirement. Travel distance at the second floor must meet 50' travel distance for a single exit; these units appear to meet this requirement (including the minor 3rd floor space). Unit #3 at the third floor appears to exceed the maximum travel distance requirement of 50' per IBC 2009 & 75' per NFPA 101 (77' actual), however it does meet the maximum travel distance of 175' to the building exit and includes two exits.
6. Photoelectric smoke detectors & carbon monoxide detectors will be required in sleeping rooms. The city of Portland Fire Department may require this system to be supervised with manual pull stations at exits.
7. Fire extinguishers shall be located in exit corridors.
8. New Handrails must meet a minimum height of 34" and guardrails must meet 42". Existing handrails and guards can meet 30"

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Should you have any additional questions, comments or concerns please to contact our office for clarification.

Sincerely,

Matt Provencal, Assoc. AIA
Architectural Designer
Mark Mueller Architects

RESURGAM CITY OF PORTLAND, MAINE

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