



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

02/01/2019

65 High Street, Portland, Maine Update 2.0

Bricklight Realty Management

8.8.18



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65 High Street – Life Safety

- Objective – to extend fire escape and install new windows to meet emergency escape requirements for units 7 and 8 at 65 High Street
- Agreement with the City of Portland
 - *Owner shall provide for adequate emergency escape for units 7 and 8 at the Property as follows:*
 - *By no later than May 11, 2018, Owner shall submit a full and complete permit application, including payment, to provide for compliant emergency escape for units 7 and 8 at the Property. The permit plans shall be stamped by a design professional; and*
 - *Owner shall provide for adequate emergency escape, in accordance with the permit, no later than 30 days after the permit is issued.*



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65 High Street – Project Overview

- Bricklight Realty Management has contracted Clark Metal Fabrication of Auburn, Maine to design, build and install a fire escape extension and emergency escape for units 7 and 8.
- Bricklight Realty Management has contracted MC Construction to install four skylights in Units 7 and 8.



Existing 65 High St Building – Fire Escape

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- 3rd floor fire escape landing opens to stairway between units 7 and 8
- Units 7 and 8 have no secondary egress other than accessing fire escape through primary stairway.

Unit 7

Unit 8

Common area
hallway



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65 High Proposed Fire Escape Extension

- Extend fire escape from stairway landing to both windows
- Landing to Unit 8 44 inches wide and then travel about 13 feet at this width, then would narrow or choke to existing 23 inches to accommodate stairway.
- Landing to Unit 7 would be same size as current landing beneath stairway – 7 feet long by 44 inches wide.

Extension
to access
Unit 7

Extension
to access
Unit 8

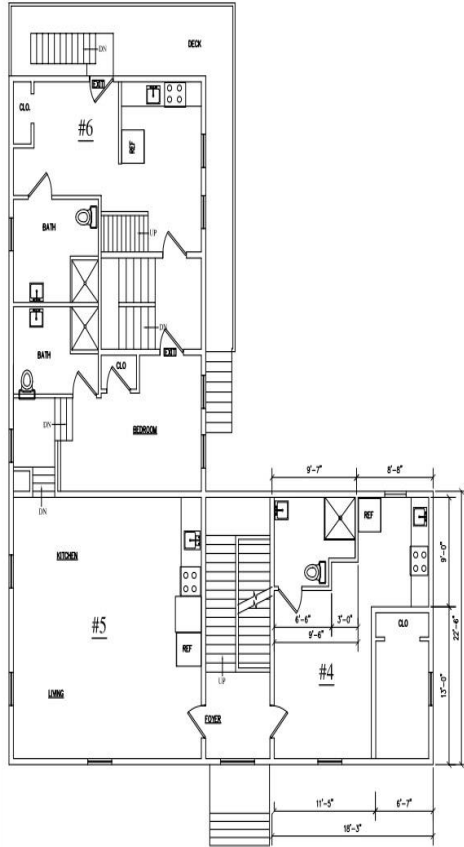


65 High Street – Floorplan for Second/Third/Fourth Floor

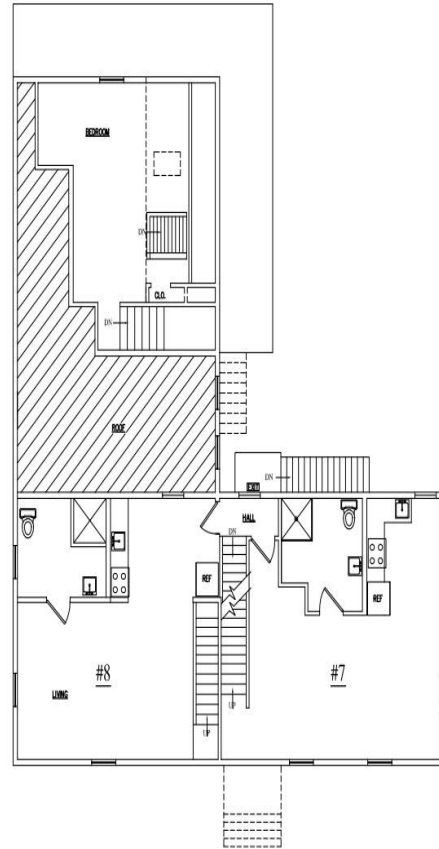


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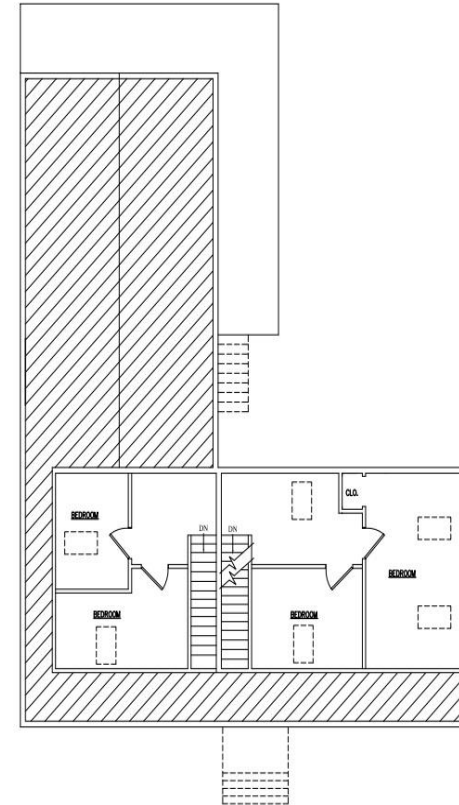
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SECOND FLOOR PLAN
SCALE: N.T.S.



THIRD FLOOR PLAN
SCALE: N.T.S.



FOURTH FLOOR PLAN
SCALE: N.T.S.



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Emergency Escape – 65 High Unit 7 and Unit 8

Project Overview

Unit 7

- Replacement of 2 skylights with 'Roof-egress Skylights' from each bedroom
- Construction of access to each egress window

Unit 8

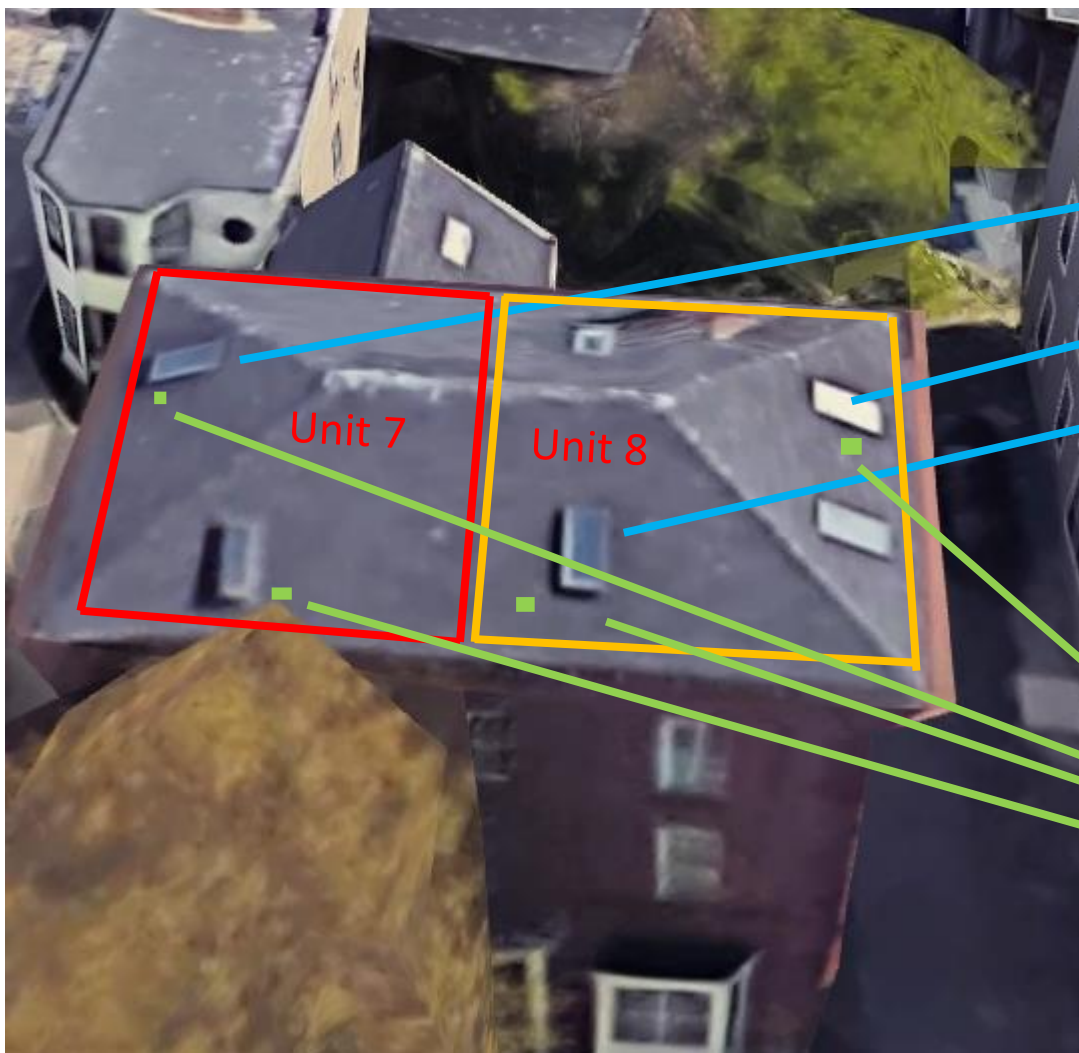
- Replacement of 2 skylights with 'Roof-egress Skylights' from each bedroom
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65 High Street – Overview Exterior



Bedroom 1 – 65-7

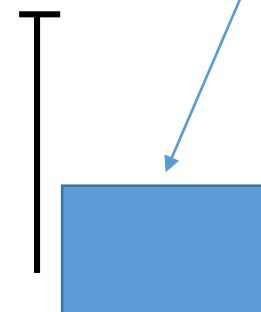
Bedroom 2 – 65-8

Bedroom 1 – 65-8

Metal Handle
(roof) (looking
down)

44 inches
tall – metal
handrail.

Skylight

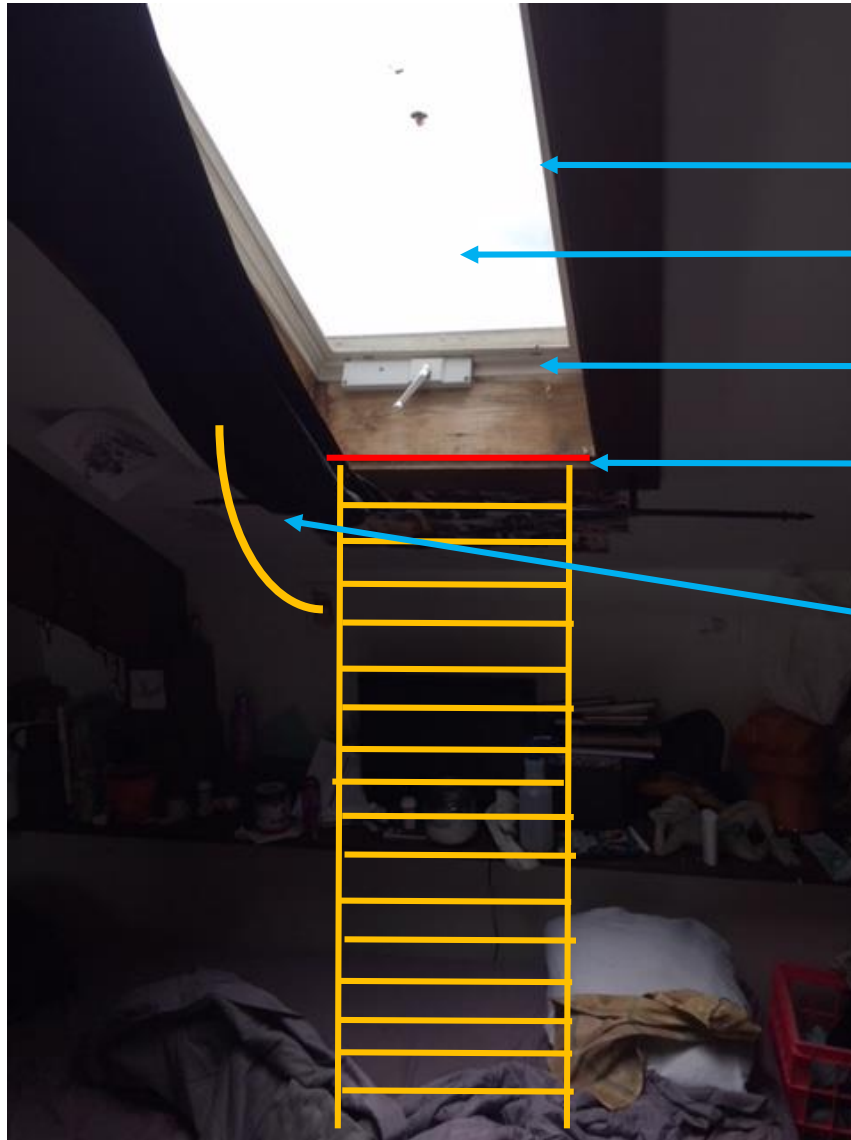




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65 High Street, Unit 7 – Bedroom 1



45 inches length

Skylight to be replaced with side-open egress window

21 inches width

5 foot wooden ladder
(hinged at red line) to swing
up into window

Climbable angle – estimated
at 45 degrees

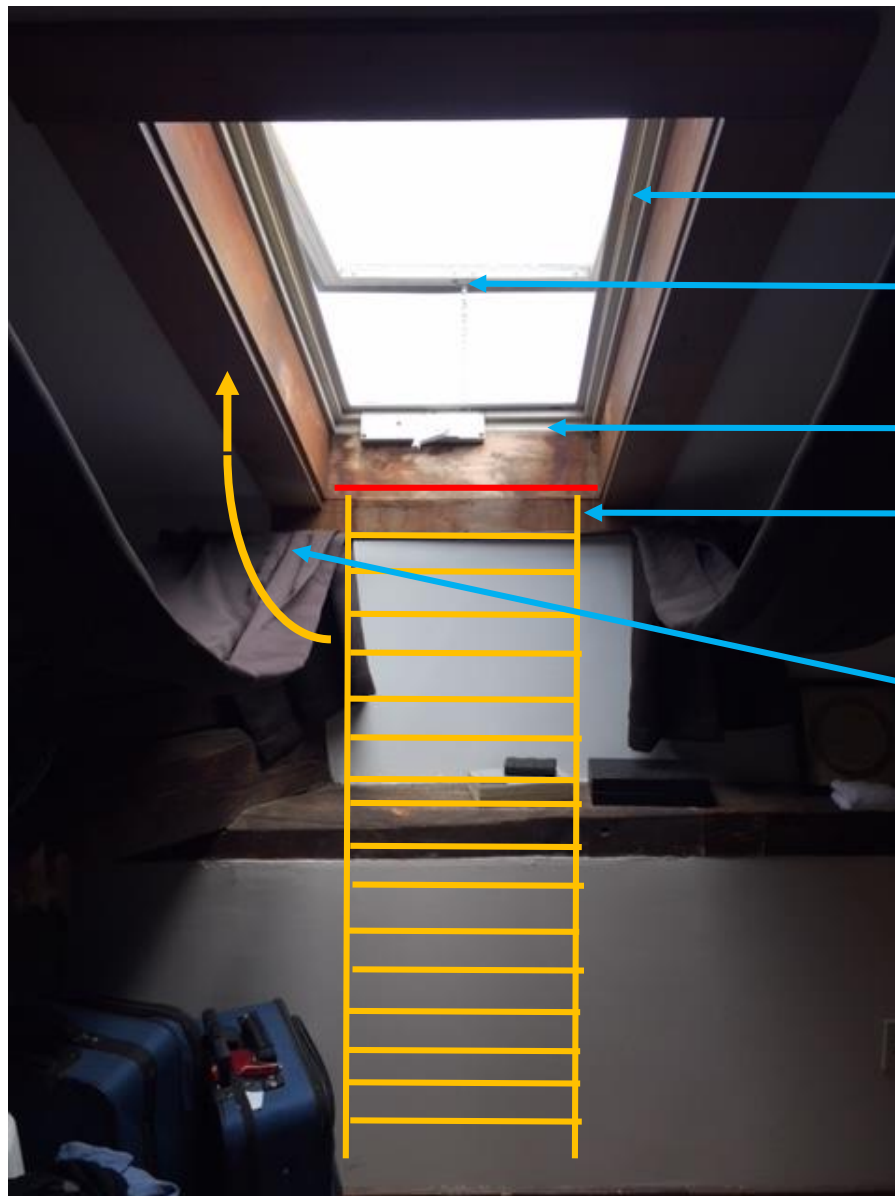
**Interior proposal of escape for
skylight at bedroom 2 of 65 High
Street Unit 7.**



65 High Street, Unit 7 – Bedroom 2

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45 inches length

Skylight to be replaced with side-open egress window

21 inches width

5 foot wooden ladder
(hinged at red line) to swing
up into window

Climbable angle – estimated
at 45 degrees

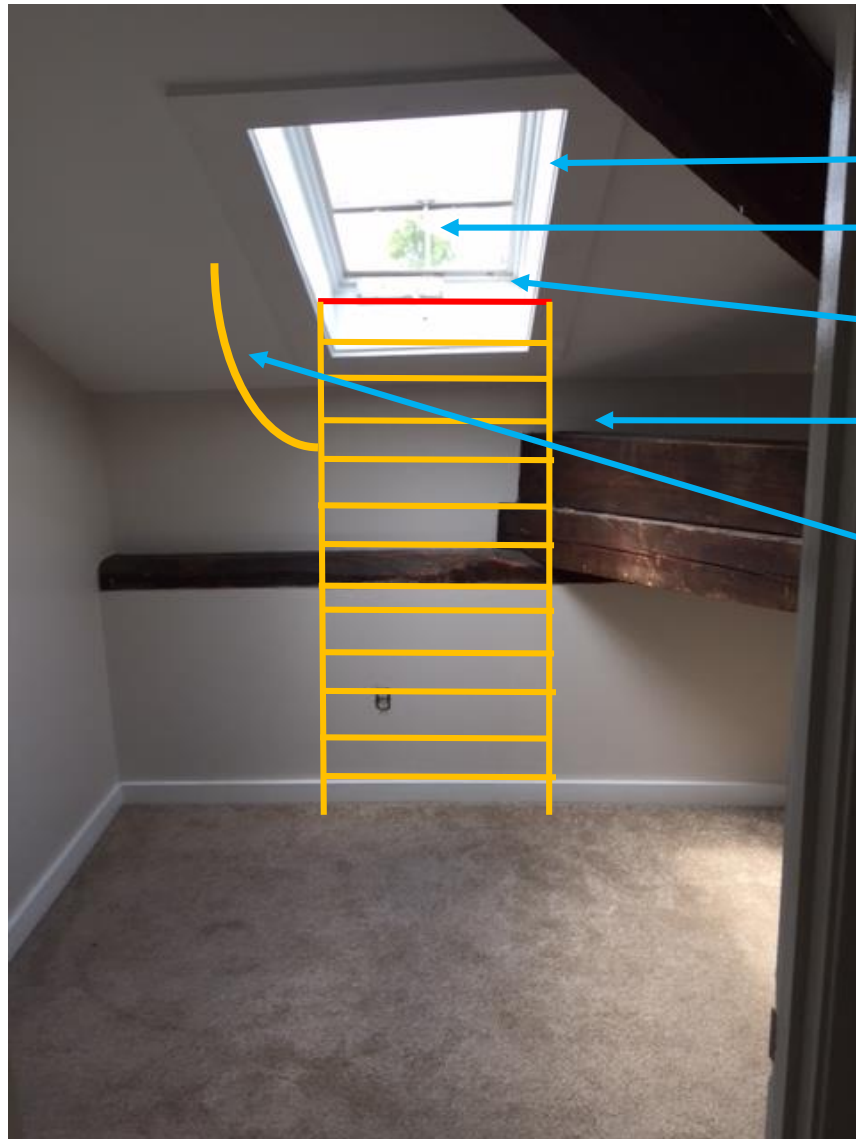
**Interior proposal of escape for
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65 High Street, Unit 8 – Bedroom 1



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45 inches length

Skylight to be replaced with side-open egress window

21 inches width

5 foot aluminum ladder
(hinged at red line) to swing
up into window

Climbable angle – estimated
at 45 degrees

**Interior proposal of escape for
skylight at bedroom 1 of 65 High
Street Unit 8.**