



WHIPPLE-CALLENDER ARCHITECTS

2.19.18

City of Portland Inspections Office
c/o Building Permit Review Officer
389 Congress Street
Portland, Maine 04101

RE: Exterior Renovation of 27 High St., Portland Me.

Outlined below is the info for the General Code and Fire Department requirements:

IRC- 2009- Existing two family residence

Building Planning-Applicable Sections for Renovation of Existing Apartments

R301.2 Wind/ Structural – The existing framing will remain. There is no plan for bulk increase. The proposed exterior deck & stairs meet code.

R302.3 Separation- The apartments are currently separated with existing plaster in good condition.

R303.3 Bathrooms- Existing bathrooms to remain.

R304 Min. Room Areas- Existing interior rooms to remain.

R305 Ceiling Height- Existing ceiling height to remain.

R306 Sanitation- Existing bathrooms to remain.

R310 Emergency Escape and Rescue Openings- Each apartment has two primary means of egress. Existing double hung windows are being installed to fit existing openings.

R311 Means of Egress- Two primary egress routes at both apartments.

R311.7 Stairways- Existing interior stair to remain.

R311.7.2 Headroom- Existing headroom is more than 7' min. throughout, in excess of the 6'8" min.

R311.7.4 Stair Treads and Risers- Existing interior to remain. New exterior stairs will be code compliant. Rise will not exceed 7 ¾" and the tread will not be less than 10" finished.

R311.7.7 Handrails- A continuous handrail from top riser to bottom riser will be provided on one side of the upper apartment access stair 34" above the stair nosing.

R313.2 One and Two Family Dwellings Automatic Fire Systems- No sprinkler system proposed.

R314 Smoke alarms- Smoke detectors have been installed at all bedrooms and storage areas.

R315 Carbon Monoxide Alarms- A CO2 alarm will be provided outside bedroom doors.



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Fire Department checklist- please refer to plan for more detail

1. Owner- JB Brown Co., 10 Free St., Portland Maine 04101
2. Architect- Whipple Callender Architects, PO Box 1276 Portland, Maine 04101 (775-2696)
3. Proposed use- Existing Two Family
4. Square footage of structure-

Floor One – 1,270 s.f.
Floor Two- 1,236 s.f.

5. Elevation of all structures- existing 2 story to remain.
6. Proposed fire protection of all structures- Existing to remain- no interior work proposed.
7. Hydrant Locations- High St.
8. Water main sizes and locations- unknown
9. Access to any Fire Department Connections-NA
10. Access to all structures (2 sides Min.)- Clear access to all sides
11. A code summary shall be included referencing NFPA and all fire department technical standards-

NFPA 101-2009 – Chapter 24: One and Two Family Dwellings-

24.2.2.1.1 Number of means of escape- A secondary means of escape shall not be required if the means of egress for the unit discharges directly to the outside. EACH APARTMENT HAS 2 PRIMARY MEANS OF EGRESS 1 OF WHICH DISCHARGES DIRECTLY TO THE OUTSIDE.

24.2.2.2 Primary means of escape– The primary means of escape shall be a door, stairway or ramp providing a means of unobstructed travel to the outside of the unit at street level or grade. PROVIDED BY EXISTING EGRESS DOORS

24.2.2.4 Two Primary means of escape– In buildings other than existing or those protected throughout by an approved supervised automatic sprinkler system according to 24.3.5, every story more than 2000 s.f. shall be provided with 2 primary means of escape remotely located from each other. MAXIMUM STORY IS 1,270 S.F., TWO PRIMARY MEANS NOT REQUIRED BUT ARE PROVIDED.

24.2.4 Doors- Doors in the path of egress travel shall not be less than 28" wide. NO DOOR WILL BE LESS THAN 28" WIDE.

24.2.5 Stairs, Ramps and Guards- All stairs shall not be less than 36" fin. EXISTING STAIR TO REMAIN, NEW EXTERIOR STAIR TO BE 36" WIDE FIN.

24.3.1 Protection of vertical openings – NO VERTICAL OPENING PROPOSED.

24.3.4 Detection systems- Refer to IRC R314 and R315 listed above.

Portland Zoning Summary-

Zone R-6 –Existing Two Family permitted use.

Existing off street parking to remain. DEDICATED SPACES ARE LOCATED BEHIND BUILDING.

Conforming lot size- N.A. EXISTING TO REMAIN

Min. street frontage 40'- N.A. EXISTING TO REMAIN