

Assistant Chief Keith Gautreau
City of Portland Fire Department
380 Congress St.
Portland, ME 04101

November 8, 2016

Subject: 161 York Street – Fire Department Checklist
Section 8 of Application

On behalf of York Street Redevelopment, LLC, the design team is pleased to respond to the Portland Fire Department Site Review Checklist.

1. Name, address, telephone number of applicant

York Street Redevelopment, LLC
42 Market Street
Portland, Maine 04101
(207) 774-1000

2. Name address, telephone number of architect

Mark Mueller Architects
100 Commercial Street, Suite 205
Portland, Maine 04101
(207) 774-9057

Proposed uses of any structures [NFPA and IBC classification]

The Code Analysis was prepared by Mark Mueller Architects and is attached.

3. Square footage of all structures, including decks [total and per story]

Garage Level	7,089	sf
1 st Floor	6,194	sf
2 nd Floor	6,251	sf
3 rd Floor	6,251	sf
4 th Floor	6,224	sf
Roof Deck	735	sf
Total	31,857	sf

4. Elevation of all structures

The average building height is less than 45 feet at five stories tall. See the attached elevations provide by the Architect for additional information.

5. Proposed fire protection of all structures

The building will have a sprinkler system with additional protection per code. Fire flows and requirements for system storage or booster pumping are subject to the fire professional design which will be performed prior the request for a building permit.

6. Hydrant locations

An existing hydrant is located 70 feet south of the property on York Street. The hydrant is located approximately 85 feet from the nearest proposed building edge. Hydrant flow data from the Portland Water District once received may be made available to the Fire Department upon request.

7. Water main size and location

The development will be serviced by the existing water main within York Street. A 4" fire service line will extend from the existing water main to the building fire suppression system. The building is expected to have internal sprinkler risers and a Fire Department pump connection on the street side of the building.

8. Access to all structures [min. 2 sides]

Access to the structure is provided on York Street as well as internally within the site using the paved, bituminous driveway.

9. The Architect will provide a code summary referencing NFPA 1 and all fire department technical standards.

NFPA 1 – Chapter 18 Fire Department Access and Water Supply

18.2 Fire Department Access:

The project site is located in a densely developed area and is fronted by a public street. The following pavement street width is currently available:

- York Street: 47.5 feet

Per NFPA 1 – Chapter 18.2.3.3.1, there will be public street access within 50 feet of at least one exterior door. Per NFPA 1 – Chapter 18.2.3.2.2.1, all first story floors shall be located not more than 450 feet from a Fire Department access road.

City of Portland Technical Manual – Section 3 Public Safety

3.4.1 Every dead-end roadway more than one hundred fifty (150) feet in length shall provide a turnaround at the closed end. Turnarounds shall be designed to facilitate future street connectivity and shall always be designed to the right (refer to Figure I-5).

Response: Not applicable

3.4.2 Where possible, developments shall provide access for Fire Department vehicles to at least two sides of all structures. Access may be from streets, access roads, emergency access lanes, or parking areas.

Response: As depicted on the site plan, the proposed building layout provides a minimum of two paved access points to the structure: one from York Street directly and one internally from the paved area along the south side of the building.

3.4.3 Building setbacks, where required by zoning, shall be adequate to allow for emergency vehicle access and related emergency response activities and shall be evaluated based on the following factors:

- *Building Height.*
- *Building Occupancy.*
- *Construction Type.*
- *Impediments to the Structures.*
- *Safety Features Provided.*

Response: The proposed development layout has contemplated emergency access conditions and provides for safe and efficient access along the public street for emergency vehicles.

3.4.4. Fire Dept. access roads shall extend to within 50' of an exterior door providing access to the interior of the structure.

Response: The building will be provided with exterior doors that will be within 50' of a Fire Department access route, namely York Street.

3.4.5. Site access shall provide a minimum of nine (9) feet clearance height to accommodate ambulance access.

Response: The proposed site maintains the required clearance height of nine feet.

3.4.6. Elevators shall be sized to accommodate an 80 x 24-inch stretcher.

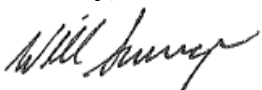
Response: The elevators will be sized to accommodate an 80 x 24 stretcher, per Architect designs.

3.4.7. All structures are required to display the assigned street number. Numbers shall be clearly visible from the public right of way.

Response: The applicant will work with the City's Public Services Division to assign street addresses and numbering to meet City Standards.

Please let me know if you have any additional questions or comments.

Sincerely,



William H. Savage, P.E.
Principal
Acorn Engineering, Inc.