



Laurie Leader <lr@portlandmaine.gov>

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**RE: 126 Danforth Permit 2017-00577**

1 message

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**John Leasure** <jmleasure@maine.rr.com>

Tue, Jun 27, 2017 at 4:20 PM

To: Jason Grant <jgrant@portlandmaine.gov>, Laurie Leader <lr@portlandmaine.gov>

Hello Jason:

You are a little ahead of us on this review. We only submitted the [front entry exterior stair](#) for permitting at this time due to failing brick structure.

We are not finished with the final drawings for this project and have only met with the City for a Pre-App meeting last year. But I have attached the Preliminary drawings for your review at this time.

Basically, we are going to design both 126 & 128 as apartment use (existing 4 apt units in 126, plus proposed apt unit in basement (**TOTAL 5 UNITS**) & in 128 (we will need to change use from dormitory to APT USE if necessary) we are designing 4 new Apts (includes 1 in basement) **TOTAL 4 UNITS**

Owner plans to provide a complete approved automatic fire alarm and notification system in both 126 & 128 entirely (2009 NFPA101 Chapter 31 (31.1.1-Option 2)

We are also providing egress to this new rear stair from the "non compliant" egress rooms required by code as well as two means of egress from new corridor in 128. We have also indicated on the plans the actual field measurement from existing window sills to grade at each existing/proposed window. Only a few windows on the 2<sup>nd</sup> floor did not meet the max. 20 ft above grade to qualify as an egress window. These rooms we designed for direct access to new rear egress stair, including the upper bedrooms on the third floor. (which egress across (E) low slope roof.

We also understand we will need to provide a 3/4HR fire rated glass in windows at the rear walls that are within 10 feet (horiz & vert) of the new egress stair. New stair will be constructed of noncombustible structural components with HT wood decking.

I believe a meeting with you would be beneficial here for both of us to resolve any proposed apartments, discuss potential egress issues and/or City of Portland Fire & Life Safety concerns.

I will bring a full set of preliminary drawings for discussion. Let me know what day/time works for you. Thank you!

Best regards,

John Leasure

*John H. Leasure - Architect Inc.*

207.272.3267

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**From:** Jason Grant [mailto:[jgrant@portlandmaine.gov](mailto:jgrant@portlandmaine.gov)]

**Sent:** Tuesday, June 27, 2017 1:16 PM

**To:** John Leasure; Laurie Leader

**Subject:** 126 Danforth Permit 2017-00577

I am currently reviewing your project for verification of compliance with the State of Maine and City of Portland Fire and Life Safety NFPA Codes and need the following information to complete my review:

1. A floor plans of every floor of the building including the third floor and the basement.
2. It appears that by removing the fire escape you are leaving that unit with 1 mean of egress and escape windows. to allow for a single means of egress the building must comply with on of the following section from NFPA 101: 31.2.4.2, 31.2.4.3, 31.2.4.4 or 31.2.4.5.
3. Other than the front entry are you proposing to do any work in 128 Danforth or to the exterior shared exits at this time?
4. Do you know what the intended use of 128 Danforth will be? Currently zoning has the property listed as a lodging house so if you change that part of the building to apartments and are doing work that meets the definition of reconstruction then the whole building may need to be sprinkled.

**Jason Grant**

Life Safety CEO / Plan Reviewer

Permitting and Inspections Department

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**2 attachments**

 **126-128 DANFORTH\_Prelim Dwgs 6-27-17.pdf**  
3311K

 **126-128 DANFORTH\_First floor Prelim Dwg 6-27-17.pdf**  
169K