

October 17, 2012



Lt. Ben Wallace  
**Portland Fire Department**  
City of Portland  
380 Congress Street  
Portland ME 04101

RE: **106 Park St, Portland – 3 Unit**

Lt. Wallace,

The applicant is John Medici (400-7140m) of K R Stiffler Construction, 32 Tandberg Trail, Windham, ME 04062 who represents the building owner June Fitzpatrick. The Project Architect is Mark Sengelmann of ALPHAarchitects, 17 Chestnut St, Portland ME 04101 (207) 761-9500.

R-2 Multifamily (3 unit) with 4320sf overall. Existing, historic building to remain a 3 Unit with no change of use.

There is no existing fire protection. The remodeled building will have an NFPA R-13-2010 supervised system. Separate plans will be submitted by Freedom Fire for the Fire Suppression System and Detection System.

2009 IBC CODE REVIEW

Occupancy: R-2, Existing 3 Unit Apartment Building

Height: 4 Story

Construction Type: 5B

Occupant Load 23

Fire Rating: Tenant Separations 1 Hour  
Exit Access Corridors 1 Hour  
Chase Spaces 1 Hour blocking/floor

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**ALPHAarchitects**

17 Chestnut Street, Suite 201, Portland ME 04101 • 207.761-9500 • Fax 207.761.9595 • mark@ALPHAarchitects.com

Sprinkler- NFPA 43.6.4.2 64% Repair and 36% Reconstruction = less than 50% renovation therefore we have selected Option 3. Option 3 protected by a new NFPA 13R-2010 automatic fire detection and monitored notification system. NFPA 31.1.1.1 Sprinkle only in selected areas damaged by the fire 4<sup>th</sup> and Attic floors and common areas and NFPA 31.3.5.9.1 Sprinkle in exit corridors.

First Floor, Unit A	1371sf	100% Repair
Second Floor, Unit A	983sf	100% Repair
Third Floor, Unit B	983sf	65% Repair, 35% Reconstruction
Fourth Floor, Unit C	983sf	0% Repair, 100% Reconstruction
Basement Floor	1371sf	Unoccupied
Attic	728sf	Unoccupied Storage

Overall 4320sf 65% repair = 2808sf 35% reconstruction = 1512sf

Freedom Fire to contact Lt. Wallace of the PFD prior to construction to review the project.

Fire Alarm NFPA 43.6.5.1 and IEBC 704.2.1.1- Only required on 4<sup>th</sup>, basement and Attic floors and common stair areas, not in 1<sup>st</sup>, 2<sup>nd</sup> or 3<sup>rd</sup> floors. NFPA 31.2.2.1.2 Fire Alarm Enunciator Panel located per AHJ.

Exit Width varies, 3'-0" minimum

Travel Distance to Exits Option 3- 150'max

Max Single Path Corridor Distance Option 3- 35'max

Max Dead End Option 3- 50'max

Corridor walls NFPA 31.2.2.1.21 Hour

Walls in Exit Enclosures with Sprinkler NFPA 31.2.2.1.2

Wall and Ceiling Finish Lobby Class A or B

Wall and Ceiling Finish Other spaces Class A or B or C

Egress Floor Finish NR

Doors in Exit Enclosures NFPA 31.2.2.1.2 1 Hour

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Doors Elsewhere NR

Existing Fire Escape NFPA 31.2.2.9 Reuse after providing Letter of Certification from a Leisure Associates PE.

Transoms Remove per NFPA 31.3.6.4

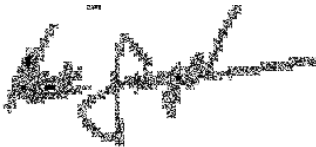
Existing Fire Escape Windows Add steps where sill is above 12" aff

Hazardous Area Protection Boiler- Basement is to be fully sprinkled.

This letter certifies that the fire damaged 3 unit located at 106 Park Street in Portland, Maine has been designed to be compliant with the 2009 IEBC, 2009 IBC and 2009 NFPA 101 codes.

Sincerely,

**ALPHAarchitects**

A handwritten signature in black ink, appearing to read 'Mark Sengelmann', with a horizontal line extending to the right.

Mark Sengelmann, NCARB  
Principal