



Marlborough Condominium Association
180 High Street, #6
Portland, Maine 04101

January 19, 2010

Ben Wallace, Jr.
Fire Prevention Officer
Portland Fire Department
380 Congress Street
Portland, Maine 04101

Ben:

I am happy to announce that the following proposal put forth by the Portland Fire Department, reviewed and approved by Eric Ellis, Fire Protection Engineer for the Office of the State Fire Marshall, has been accepted and agreed to by the Marlborough Condo Association Board of Directors. The Portland Fire Department's proposal is as follows:

1. The building needs to comply with section 10-4 of City Code which can be viewed at <http://www.portlandmaine.gov/Chapter010.pdf> and have proper stair signage as required by 101-7.2.2.5.4.
2. As an equivalency to 101-31.2.2.1.3, a surveyor shall determine the building is not a high-rise as defined in 101-3.3.32.7 (done ASAP as this will determine if you can use an option 3 sprinkler system) and all doors opening unto common areas shall be smoke-tight, self- or automatic-closing and positive latching, and be treated with an approved intumescent paint product.
3. All sprinkler work is to be done in compliance with NFPA 13 (a City permit is required);
4. Each riser is to have 2-1/2" hose connections;
5. The sprinkler system shall be supervised by the fire alarm system in accordance with NFPA 72 and City rules;
6. At the end of phase one (2010) the following shall be required:
 - a. The FDC is to utilize 2-1/2" connections and the location shall be approved in writing from this office;
 - b. The sprinkler system shall comply with 101-31.3.5.9 including 101-3.5.9.2 for the rear (wing) stairs;
7. At the end of phase two (2011) the following shall be required:

- a. The sprinkler system shall comply with 101-31.3.5.9 including 101-3.5.9.2 for the entire structure.
- b. The improper location of system smoke detectors and lack of ROR heat detectors per NFPA 101 and City requirements inside the dwelling units shall be remedied.

I would like to thank you on behalf of the entire Marlborough Condo Association for the patience, flexibility and creativity you have shown in allowing us the time necessary to develop this NFPA 101, Option 3 code compliant partial sprinkler system plan. This Option 3 plan will not only protect the lives and property of the residents of the Marlborough but will also help to protect the unique historical features cherished by both city and state historians as well as the families who live here.

Sincerely,



Christopher Colby
President
Marlborough Condominium Association