

January 17, 2014



Captain Chris Pirone
Portland Fire Department
City of Portland
380 Congress Street
Portland ME 04101

RE: 325 Brackett St – Converting 2 Unit Apartments to Transient Housing

Captain Pirone,

The applicant is BEH Redevelopment LLC, 17 Chestnut St, Suite 301, Portland, ME 04101. The Project Architect is Mark Sengelmann of ALPHAarchitects, 17 Chestnut St, Suite 201, Portland ME 04101 (207) 761-9500.

R-1 Transient Lodging with 3175sf overall. The existing building is to remain with change of use and no new construction.

There will be a new 13R sprinkler system installed in accordance with NFPA 9.7. Separate plans have been submitted to the City by Freedom Fire for the Fire Suppression System.

2009 IBC/IEBC and NFPA 101 Code Review

Occupancy: R-1, change of use to Transient Lodging

Height: 2 Story

Construction Type: V

Occupant Load: 16

Sprinkler: A new 13R sprinkler system is to be installed per NFPA 101 2009, Chapter 9.7. This system will be fully automatic and supervised.

Doors: No closers are required on bedroom doors, per NFPA 26.3.5.7

Stairs: May remain an unenclosed stair, per IEBC 703.2.1 (10.1) and NFPA 101 26.2.2.3. This means that 2nd egress is needed in all sleeping and living areas per NFPA 26.3.1.1.3 and may be provided by a window of acceptable size.

P:\Commercial-Retail\13132-Brackett_House\Brackett House NFPA 101 & IBC Certification.doc

ALPHAarchitects

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

Windows: All sleeping and living areas must have an egress-sized window unless an existing opening window is greater than 4sf per IBEC 912.4.1 (7). All existing bedrooms have existing code compliant egress windows from previous conversion from Office to 2 Unit Apartments in 2008. The two Living Rooms must have new egress casement windows installed unless an existing opening window is greater than 4sf per IBEC 912.4.1 (7). TBD.

Summary:

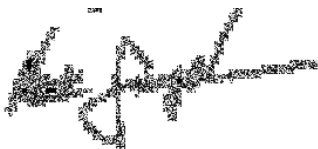
NFPA 101 – 24.2.2.1.1 – All sleeping and living areas need 2nd means of egress
26.2.2.3 – Stairs may be unenclosed
26.3.1.1.3 – No enclosed stair is needed if rooms have two means of egress
26.3.5.7 – No closers required on bedroom doors

IEBC 2009 - Sec 703.2.1 (10.1) – No stair enclosure required
Sec 705.3.1.1 (6.1) – No 2nd floor exit door is required; travel distance is less than 75'
Sec 912.7.2 (1) – No enclosure required because there are only two floors (Stair A)
Sec 912.7.2 (2) – No enclosure required because of sprinkler (Stair B)

This letter certifies that the building at 325 Brackett Street in Portland, Maine has been designed to be compliant with the 2009 IEBC and 2009 NFPA 101 codes.

Sincerely,

ALPHAarchitects



Mark Sengelmann, NCARB
Principal

cc. CEO Jeannie Bourke

Encl. 3-28-13 Fire Alarm Test Report, LS1.0 Life Safety Floor Plans

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