



120 Thadeus St. Unit #3
South Portland, ME 04106
C (207) 615-5315 O(207) 799-0970

19 West St. Portland, ME
Fire Department Requirements
Non-Bearing Wall Demolition

Project Description:

The scope of work is limited to demolition and removal of the lower level floor (basement) area only. This is phase one for the building owner's goal to occupy this space and the only scope of work involved with this requested permit. Currently the foundation has moisture intrusion issues and the space is not appropriate for use as an occupied space.

Crow's Nest PM Inc. has been tasked with removing all sheetrock, wall insulation, doors, door frames, bathroom fixtures, cabinets and metal / wood wall studs. ONLY non-bearing walls will be removed. The majority of drop ceiling tiles have already been removed by the owner. The existing ceiling grid will be removed and a small area of hard sheetrock ceiling at the entrance of the space would be removed as well. During all this work HEPA negative air fans will constantly keep the entire work area under negative air pressure.

Fire Department requirements:

1. Applicant:
 - a. Nathan Edwards
 - b. Crow's Nest Property Management, Inc.
 - c. 120 Thadeus St. Unit #3, South Portland, ME 04106
 - d. Cell (207) 615-5315 Office (207) 799-0970
2. Proposed Use of Space:
 - a. To be Determined
3. Square Footage:
 - a. Work space (basement level) = **3,931 sq ft**
 - b. Total of structure = 11,793 sq ft
 - c. Per Story = 3,931 sq ft
4. Existing and proposed fire protection of structure:
 - a. Sprinkler System: Currently the building is has full sprinkler and fire alarm protection. No systems intend to be changed or altered during this phase. The only adjustment is to have guards installed over all the sprinkler heads for protection during the demolition.



- b. Fire Alarm System: Protection Professionals has come by and already inspected the space. They have proposed to remove the existing smoke detectors in the space and install heat detectors in their place.
5. Life Safety Information:
- a. Egress fire resistance rating – 2hour
 - b. Travel distance from most remote point to exit discharge = 78'
 - c. Location of fire extinguishers – 1 at each exit door of floor (See plan – Fire Extinguisher is marked 'E')
 - d. Emergency Lighting – currently 3 locations (See plan – Emergency Lighting is marked 'L')
 - e. Exit Signs – Currently 2 locations (See plan – Exit signs are marked 'X')
 - f. N/A

Additional Information:

Sprinkler System: The space is fully sprinkled. A sprinkler company has already been contacted to install protectors over the heads during construction, to minimize the chances of damage. As well, the sprinkler company found that some of the heads are out dated and are due to be updated. This will all occur before work begins.

Fire Alarm System: Protection Professionals has been consulted and a plan of action has been determined. It has been suggested that we remove the smoke detectors in the lower level only and install heat detectors during this phase of work. No shut downs of the sprinkler system or fire alarm system are intended to occur during this scope of work. When the work is completed, if necessary the smoke detectors could be put back into place if deemed necessary by the Portland Fire Department. This and all plans involving the scope of work, still need approval from the Portland Fire Prevention Officer.

Electrical: Wiring and material that directly impacts this lower level only will be removed by an electrician. Eger Electric, Inc. has already been notified and will be pulling a permit for this scope of work, once some of the walls are opened and we can evaluate the scope of work required.

Plumbing: The intention is to remove fixtures only. In the event that plumbing within a wall needs to be moved or changed, the city of Portland will be notified and Ciazio Plumbing, Inc. will be contacted to get a permit and complete this portion of work.

HVAC: No changes in the mechanical system are involved with this scope of work.

The scope of this work at this time is limited to preparing the space for a 2nd phase of work to make the basement water tight. The long term goal is to make this into more office space, however the owner is preparing to resolve other pertinent issues first. Please contact me at your earliest convenience if you have any questions.

Regards,
Nathan Edwards
C – 207-615-5315