
15 West Street Permit# 2017-00425

1 message

Jacob Gelles <jacob.gelles@cornerstonesofmaine.com>

Mon, Jul 24, 2017 at 2:41 PM

To: Jason Grant <jgrant@portlandmaine.gov>

Cc: Brian Stephens <bstephens@portlandmaine.gov>

Hi Jason,

This email is to serve as our response to your review of the FPE code analysis and to address all of the renovations that need to be made to bring 15 West St into compliance with city requirements. I will be addressing each of your concerns point by point below:

The Doors: As you wrote: "I will allow the handrail to remain as is and the stairway to remain open only if all the doors recommended by the FPE are added including the living room and the second floor area. All of the door will be allowed to remain in the open position provided that they automatically close when any smoke detectors in there immediately vicinity of the doors activates. Additionally any existing solid door in good condition that is tight fitting shall be allowed to be used instead of a new fire rated door assembly door. "

- We have hired a contractor to complete work on the doors specified in the FPE code analysis. I have attached pictures of the FPE code analysis with the doors requiring renovation (see pages 7+8). These doors shall be referred to going forward as the Kitchen Door, Living Room Door, and Second Floor Door. Below is a description of the work to be completed by our contractor, John Getchel. Additionally our smoke and fire alarm provider will install
 - Kitchen Door: Install a fire-rated door and door jamb at the entry to the kitchen area.
 - Living Room Door: Install a fire rated door and door jamb to the Living Room.
 - Second Floor Door: Build a floor to ceiling partition wall in the hallway to the staff quarters, to accommodate a fire-rated door and door jamb.

Smoke and Fire Alarm: As you wrote: "The path of egress from all area and all floors of the building shall have a monitored smoke alarm detection. All bedrooms will be allowed to have interconnected A/C powered local smoke alarms with battery backup...and that a monitored fire alarm system will be installed in the building."

- We have hired Cunningham Security to complete the smoke and fire alarm installation. He will be addressing all of the issues mentioned in the FPE code analysis as well as your concerns. Please see his plans attached and below is his description of work to be completed
- *Scope of work: "Upon review of the code analysis from Triangle Fire Consultants dated 6-8-2017 as well as the comments provided by the city of Portland after their review, we have designed a fire alarm system that we believe meets all the code requirements and the intent of the specifications provided. Our commercial fire alarm system shall consist of a central processing unit commonly referred to as a fire alarm control panel. The control panel will be located in the basement for aesthetic concerns predominantly and a fully functioning annunciator shall be located near the front door. A smoke detector shall be provided above the fire alarm control panel per requirements for NFPA 72 as a means to protect the control equipment from burning up before being able to send a signal. The fire alarm control panel shall monitor the functions of the sprinkler system being installed by the means of monitoring modules as separate addressable points on the system. The code analysis requires the installation of smoke alarms and carbon monoxide alarms on every level of the house in all of those locations as identified by applicable codes. It requires that they be powered by the building power, battery backed up and interconnected. It does not require that those alarms be monitored by the fire alarm system. The city, however, is requiring that paths of egress be covered by monitored smoke detectors. Since there are currently no interconnected, hard wired, battery backed up smoke or CO detectors in the building at all, we have included in our scope ALL smoke and CO detectors required by all authorities having jurisdiction. In addition to the above, the office of fire prevention requires that fire alarm occupant notification throughout the building which shall include a combination audio, visual and audio/visual appliances throughout. This will notify all occupants of a fire alarm event or water flow event. We will also supervise the position of the sprinkler gate valve which controls the flow of water into the sprinkler system. In the event of tampering of this gate valve, a signal will be sent to the monitoring company and appropriate actions will be taken to notify the responsible parties of such tampering. It is our understanding that the requirement for smoke and/or fire separation may include the installation of certain doors and we will be providing an electronic means to hold open those doors during the normal course of business as*

well as electronically release those doors in the event of a fire alarm activation. Lastly, we shall be providing a manual means to activate the fire alarm system in the basement and at each exit of the building."

Sprinkler System

- We have contracted with Life Safety Fire Protection to complete the installation of a 13R sprinkler system. Please see his attached plans.

Additional Notes

- The fire rating between our unit and the adjacent units as described in the attached FPE report has been confirmed by our contractor working on the sprinkler system to be brick.

I'll follow-up with you later this week.

Thank you!

Jake

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3 attachments



FPE Code Analysis.pdf
679K



Sprinkler Plan.pdf
230K



Smoke and Fire Alarm Plans.pdf
596K