



# WHIPPLE-CALLENDER ARCHITECTS

10.15.13

City of Portland Inspections Office  
c/o Building Permit Review Officer  
389 Congress Street  
Portland, Maine 04101

**RE: 13 Lewis St., Portland Me.**

Outlined below is the info for the General Code and Fire Department requirements:

**IRC- 2009- Two (2) unit duplexes separated by a fire barrier**

**Building Planning-Applicable Sections for Renovation of Existing Apartments**

**R301.2 Wind/ Structural -** The existing building will be renovated and existing exterior wall/ interior finishes will remain to retain existing insulation. New sheetrock is applied over existing finishes. New walls will be framed and treated as structural components for shear/ uplift. Please refer to plans for specific details. Exterior window openings will remain unchanged. An additional enclosed egress stair shall be added to the south side of the building.

**R302.3 Two Family Dwelling Separation-** The floor two deck will be rated 1 hr. with the application of new 5/8" GWB at its underside.

**R303.3 Bathrooms-** Bathrooms will have code compliant operable bathroom windows.

**R304 Min. Room Areas-** each unit will have a room of more than 120 s.f. and no room shall be less than 70 s.f.

**R305 Ceiling Height-** No space in the project is less than 8' vs. the 7' min.

**R304 Min. Room Areas-** Each unit will have a room of more than 120 s.f. and no room shall be less than 70 s.f.

**R306 Sanitation-** Each unit has bathrooms exceeding the min. dimensions of figure 307.1

**R310 Emerg. Escape and Rescue Openings-** In the Historic District we are using double hung replacement windows in existing openings to comply with operable escape requirements.

**R311 Means of Egress-** Each unit will have a dedicated means of egress to the outside. The door will open to a 36" min. deck set 7 3/4" below the interior landing.

**R311.7 Stairways-** The new stair shall be 36" finished clear width as detailed.

**R311.7.2 Headroom-** Headroom shall be 8' min. throughout, in excess of the 6'8" min.

**R311.7.4 Stair Treads and Risers-** Stairs shall have min. 10" fin. tread and 7 3/4" riser.

**R311.7.7 Handrails-** A continuous handrail from top riser to bottom riser will be provided on one side of the stair 34" above the stair nosing.

**R311.7.9.2 Bulkhead enclosure stairways-** Existing enclosed bulkhead to remain; non- egress less than 8' of height and enclosed with hinged door.



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**R313.2 One and Two Family Dwellings Automatic Fire Systems-** The house existed prior to Jan. 1, 2011 and the alterations are to an existing building not already provided with a sprinkler system. No sprinkler system is planned.

**R314 Smoke alarms-** Hard wired alarms are provided at all bedrooms, the living rooms and the basement. Alarms shall be interlinked within each unit.

**R315 Carbon Monoxide Alarms-** A CO2 alarm will be provided within each living space in the vicinity of the bedrooms.

## **Fire Department checklist- please refer to plan for more detail**

1. Owner- **Phil St. Germain, 7 Channel View Rd., Cape Elizabeth, Maine 04107 (617-901-8134)**
2. Architect- **Whipple Callender Architects, PO Box 1276 Portland, Maine 04101 (775-2696)**
3. Proposed use- **Residential / Two family**
4. Square footage of structure-

**Floor one plate- 1,540 s.f.**

**Floor two plate- 1,448**

5. Elevation of all structures- **existing two story , two duplex structure**
6. Proposed fire protection of all structures-**2 hr. fire-barrier demising wall separating duplexes**
7. Hydrant Locations- **Lewis St.**
8. Water main sizes and locations- **unknown**
9. Access to any Fire Department Connections-**NA**
10. Access to all structures (2 sides Min.)- **Clear access to three sides**
11. A code summary shall be included referencing NFPA and all fire department technical standards-

**NFPA 101-2009 – Chapter 24: One and Two Family Dwellings-** This is a pair of duplex apartments separated by a two hr. rated fire barrier.

**24.2.2.1.2 Number of means of escape-** A secondary means of escape shall not be required if the means of egress for the unit discharges directly to the outside. All units discharge directly to the outside.

**24.2.2.2 Primary means of escape-** Is provided as a door to the outside or a dedicated egress stair at each unit.

**24.2.4 Doors-** Doors in the path of egress travel shall not be less than 28" wide. Refer to door schedule, all doors exceed 28".

**24.2.5 Stairs, Ramps and Guards-** All stairs shall not be less than 36" fin. .

**24.2.7 Bulkheads-** Refer to IRC R311.7 listed above.

**24.3.4 Detection systems-** Refer to IRC R314 and R315 listed above.

**Portland's sprinkler requirement exempts existing one and two family units from the requirement. The duplex units at 13 Lewis are legal existing units being altered.**