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# **Section L**

**Fire Department Letter**



**A C O R N**

**ENGINEERING, INC.**

Chief Robert Thompson  
City of Portland Fire Department  
380 Congress St.  
Portland, ME 04101

January 2, 2019

Subject: 121 Cassidy Point Drive – Fire Department Checklist  
Section L of Application

On behalf of Project Management, Inc. the design team is pleased to respond to the Portland Fire Department Site Review Checklist.

1. Name, address, telephone number of Applicant

Project Management, Inc.  
chagge@mac.com  
(207) 274-1547

2. Name address, telephone number of Architect

Dextrous Creative  
Tracie Reed  
traciereed@dextrouscreative.com  
(207) 409-0459

3. Proposed uses of any structures [NFPA and IBC classification]

NFPA: Business & Industrial / IBC: Factory-2, Business

4. Square footage of all structures

The existing 2-story wooden structure is to be demolished to facilitate the redevelopment.

The proposed 4-story structure to be constructed has the following floor areas:

Proposed Building		
1 <sup>st</sup> Floor	2,500	sf
2 <sup>nd</sup> Floor	5,000	sf
3 <sup>rd</sup> Floor	5,000	sf
4 <sup>th</sup> Floor	5,000	sf
<b>Total</b>	<b>17,500</b>	<b>sf</b>

#### 5. Elevation of all structures

Based upon the average grade plane defined by the IBC, the proposed building height is 44.27 feet. This height is below the allowable 60 feet within the WPDZ west of the Casco Bay Bridge. For additional information, please refer to the building elevations provided by the Architect.

#### 6. Proposed fire protection of all structures

The building will have a sprinkler system with additional protection per code. Fire flows and requirements for system storage or booster pumping are subject to the fire professional design which will be performed prior to requesting a building permit.

#### 7. Hydrant locations

An existing hydrant is located across the street, approximately 79.8 feet from the southwestern corner of the proposed building. Once received, hydrant flow data from the Portland Water District may be made available to the Fire Department upon request.

#### 8. Water main size and location

The redevelopment will be serviced by the existing water main within Cassidy Point Drive. A 4" fire service line will extend from the existing water main to the building fire suppression system. The building is expected to have internal sprinkler risers and a Fire Department pump connection on the south-facing street side of the building.

#### 9. Access to all structures [min. 2 sides]

Access to the structure is provided directly on both north and south sides of Cassidy Point Drive.

It should also be noted that in the event of an emergency, the west side of the building would likely be accessible from Cassidy Point Drive as well, for a total of three accessible sides.

#### 10. The Architect has provided code summaries (attached).

### **NFPA 1 – Chapter 18 Fire Department Access and Water Supply**

#### 18.2 Fire Department Access:

The project site faces Cassidy Point Drive, a public street, on both north and south sides of the building. The following pavement street width is currently available:

- Cassidy Point Drive (north facing): 66 feet
- Cassidy Point Drive (south facing): 80 feet



Per NFPA 1 – Chapter 18.2.3.3.1, there will be public street access within 50 feet of at least one exterior door. Per NFPA 1 – Chapter 18.2.3.2.2.1, all first story floors shall be located not more than 450 feet from a Fire Department access road.

### **City of Portland Technical Manual – Section 3 Public Safety**

*3.4.1 Every dead-end roadway more than one hundred fifty (150') feet in length shall provide a turnaround at the closed end. Turnarounds shall be designed to facilitate future street connectivity and shall always be designed to the right (refer to Figure I-5).*

Response: Not applicable

*3.4.2 Where possible, developments shall provide access for Fire Department vehicles to at least two sides of all structures. Access may be from streets, access roads, emergency access lanes, or parking areas.*

Response: As outlined in #9, the parcel's geometry allows for two sides of access, three in case of emergency. The building will also include a sprinkler system.

*3.4.3 Building setbacks, where required by zoning, shall be adequate to allow for emergency vehicle access and related emergency response activities and shall be evaluated based on the following factors:*

- *Building Height.*
- *Building Occupancy.*
- *Construction Type.*
- *Impediments to the Structures.*
- *Safety Features Provided.*

Response: The proposed development provides for safe and efficient access along the public street for emergency vehicles.

*3.4.4. Fire Dept. access roads shall extend to within 50' of an exterior door providing access to the interior of the structure.*

Response: The building will be provided with exterior doors within 50' of a Fire Department access route, namely Cassidy Point Drive.

*3.4.5. Site access shall provide a minimum of nine (9) feet clearance height to accommodate ambulance access.*

Response: There are no proposed overhead obstructions between the street and proposed building, which meets the required 9 foot clearance height minimum.

*3.4.6. Elevators shall be sized to accommodate an 80 x 24-inch stretcher.*

Response: See Section O: Architectural Design Narrative

*3.4.7. All structures are required to display the assigned street number. Numbers shall be clearly visible from the public right of way.*



Response: The applicant will work with the City's Public Works Division to assign street addresses and numbering to meet City Standards.

Thank you for your review. Please let me know if you have any additional questions or comments.

Sincerely,



William H. Savage, P.E.  
Principal  
Acorn Engineering, Inc.

