WHIPPLE-CALLENDER ARCHITECTS

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/31/16

July 22, 2016

City of Portland Inspections Office
389 Congress Street
Portland, Maine 04101

RE: 12 Westfield St., Portland Me.

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

IBC- 2009- Relevant sections; Interior renovation with window replacement.

The existing building use is defined in S-2 Low Hazard Storage handling ceramic tile products. The building is currently fully sprinkled. We are renovating the service/ showroom area and the storage warehouse is not in the scope of work.

The existing structure is sprinkled, Type III B per table 601.

Table 508.4 indicates no separation between S-2/M uses.

Table 601- Type III B has no requirements for rated construction except for 2 hr. ext. walls. WaLls are currently 12" solid masonry.

Fire Department checklist- please refer to plan for travel distance, F.E. locations, emergency lighting, exit signs.

1. Owner- **Fitzgerald Tile, 120 Commerce Way, Woburn, MA. 01801 (781-935-7821)**
2. Architect- **Whipple Callender Architects, PO Box 1276 Portland, Maine 04101 (775-2696)**
3. Proposed use- **No change of use, to remain tile supply storage warehouse S-2**
4. Square footage of structure- **Existing to remain**
5. Elevation of all structures**- Existing to remain**
6. Proposed fire protection of all structures- **fully sprinkled**
7. Hydrant Locations- **At front of building**
8. Water main sizes and locations- **Existing**
9. Access to any Fire Department Connections-**Existing exterior Sprinkler Connection to remain**
10. Access to all structures (2 sides Min.)- **Clear access to all sides**
11. A code summary shall be included referencing NFPA and all fire department technical standards-

NFPA 101-2009 – Chapter 39: Existing Business

39.1.1.1 The requirements of this chapter shall apply to existing buildings or portions thereof currently occupied as business occupancies. The sales showroom is a business type space.

39.1.2.1.2 Where there are differences in the specific requirements in this chapter and provisions for mixed occupancy or separated occupancies as specified in 6.1.14.3 and 6.1.14.4 the requirements of this chapter shall apply . Refer to 6.1.14.1.3.

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6.1.14.1.3 Where incidental to another occupancy, areas used as follows shall be permitted to be considered part of the predominant occupancy and shall be subject to the provisions of the CODE that apply to the predominant occupancy

(1) Mercantile, business, industrial or storage use.
(2) **Non residential use with an occupant load fewer than established by Section 6.1 for occupancy threshold.**
Per point #1, The business area shall be considered part of the predominant storage occupancy.

NFPA 101-2009 – Chapter 42: Storage Occupancies

42.1 General Requirements-

42.1.4.3 Storage occupancies or areas of storage occupancies that are used for the purpose of packaging, labeling, sorting, special handling or other operations requiring an occupant load greater than that which is normally contemplated for storage shall be classified as industrial occupancies. (See Chapter 40) The proposed structure is full with existing rack storage platforms arranged in aisles for forklift access. The space is for finished, packaged goods prior to shipment.

42.1.5 Classification of Hazard of Contents- Refer to table 6.2. Per 6.2. the proposed structure will store low hazard materials that are ceramic, dry mixes or non flammable.

42.2 Means of Egress

42.2.1.1 Each required means of egress shall be in accordance with the applicable provisions of Chapter 7. Two means of existing egress are being maintained from the showroom.

42.2.5 Arrangement of Means of Egress. Means of egress, arranged in accordance with 7.5, shall not exceed that provided by Table 42.2.5. Table 42.2.5 indicates No Limit for Dead End or Common Path of Travel for Low Hazard Storage.

42.2.6 Travel Distance to Exits. Travel Distance, measured in accordance with Section 7.6, shall not exceed that provided by Table 42.2.6. Table 42.2.6 indicates No Limit for Travel Distances for Low Hazard Storage.

42.2.2.9 Emergency Lighting shall be provided in normally occupied storage occupancies in accordance with Section 7.9, except for spaces occupies only during daylight hours with natural illumination according to 42.2.8.2. Emergency lighting will be provided in the renovated space,

42.3.4 Detection, Alarm and Communication Systems

42.3.4.1.1 Storage Occupancies limited to Low Hazard contents shall not be required to have a fire alarm system. Smoke detectors, exit signage and emergency lighting will be provided in the renovated showroom.