

June 6, 2016

To: City of Portland Planning Authority
Re: 23 Ocean mixed use
Level III Final Application Submission

Fire Department Checklist

Applicant:

Steven & Roberta Cope
23 Ocean Avenue Associates, LLC
PO Box 1398
Portland, ME 04104
207-415-5833

Architect:

Kevin Moquin Architect, LLC
29 Bedell St.
Portland, ME 04103
207-615-6421
kevin@km-a.me

Use:

IBC=Business B & residential R-2
NFPA=Business (ch 38) & Apartment Building (ch 30)

Construction type: V-B, sprinklered

Building Elevations: see sheet A2.1

Occupant load (table 14.8.1.2):
49 total occupants

Basement = 10 occupants
Office 900 sf @ 100 sf/occ. 9 occupants
Storage 220 sf @ 500 sf/occ 1 occupant

First floor = 15 occupants
Office 1,500 sf @ 100 sf/occ. 15 occupants

Second floor = 12 occupants
Apartments 2,300 sf @ 200 sf/occ. 12 occupants

Third floor = 12 occupants
Apartments 2,400 sf @ 200 sf/occ. 12 occupants

Square footage (gross)

Basement	1,700
First floor	1,700
Second floor	2,620
Third floor	2,620
Total	8,640

Fire protection:

Sprinkler system to be type 13 R system.

Smoke alarms shall be interconnected such that the activation of one alarm will activate all alarms in the individual unit. Smoke alarms shall receive their primary power from the building wiring and shall be equipped with a battery backup.

Hydrants: Near corner of Ocean Ave. and Hersey St. and located on site plan.

Water main: size and location is shown on site plan.

Access to structure: the building is accessible by equipment from the front on Ocean Avenue, from Hersey Street on the south side and from the parking area at the rear side.

Door and wall ratings from NFPA 101 table 8.3.4.2 & NFPA 1 section 14.3.1

One exit from each dwelling unit IBC 1021.1(ex.4) & table 1021.2, NFPA 101-30.2.4.4

Emergency lighting not required NFPA 101-30.2.9