



Ann Machado &lt;amachado@portlandmaine.gov&gt;

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## 23 Nevens follow up

1 message

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**Matt Sarapas** <msarapas@portlandmaine.gov>

Thu, Aug 27, 2020 at 11:38 AM

To: Rebecca Kingsley &lt;rkingsley@kw.com&gt;

Cc: Chris Beaumont &lt;cbeaumont@portlandmaine.gov&gt;, Michael Lovejoy &lt;mlovejoy@portlandmaine.gov&gt;, Ann Machado &lt;amachado@portlandmaine.gov&gt;

Hi Rebecca, thanks for taking the time to meet with us yesterday. As discussed, I'm just going to give you a synopsis of what would be required from a building and life safety code perspective, Ann Machado will communicate the zoning requirements

- Electrical: As discussed with Mike Lovejoy, the electrical system is outdated and needs to be brought into compliance with current code. You indicated that a complete rewiring was in your plans
- The front steps and side wooden fire escape stairs are in disrepair and need to be brought into compliance with current code
- The egress situation for the three units at the rear of the property does not meet life safety requirements - we discussed providing 1-hour fire rated separation to provide each of the three units their own dedicated exit direct to the outside including potentially relocating the entry for the efficiency apartment. The window at the bottom of the stairs from the third floor should be replaced with a door in conjunction with fire escape repair/replacement. Additionally, the current laundry setup would need to be in an 1-hour fire rated enclosure - we also discussed having the basement access via the laundry room as well.
- Multiple staircases for egress from units above need to be 1-hour fire rated and have any penetrations removed and fire rated
- Hardwired, with battery backup photoelectric smoke and carbon monoxide alarms are required throughout to meet current code - a temporary 10 year sealed battery smoke/co combo is needed in the vicinity of the boiler
- Sprinkler protection is required for the fuel fired water heater in the basement
- Each sleeping room needs to have a compliant egress/escape window - the front sleeping room of Unit #2 lacks a compliant window, this would need to be addressed or the sleeping area relocated to the area that does have a compliant window.

I think I've covered everything we discussed, let me know if you think I missed anything. Thanks

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**Matt Sarapas**

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