



WHIPPLE-CALLENDER ARCHITECTS

January 2013

City of Portland Inspections Office
c/o Jonathan Rioux
389 Congress Street
Portland, Maine 04101

RE: 145 Glenwood Avenue, Portland Me.

Dear Jonathan-

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

IBC- 2009- Relevant sections:

The building use is defined in R-4. In this case, we have a limit of 16 unrelated individuals who receive care not including staff. We intend to meet requirements of R-3 as well. No multiple occupancies.

The structure is a sprinkled type 5B per table 601. Per IBC table 503, as type 5B we are under the threshold (2 stories/ 7,000s.f.) with an additional floor permitted for fire suppression system. The basement level will be separated from the upper stories with a fire barrier. Basement, ground and floor 2 have stairs as 2 means of egress, floor 3 has a primary stair and egress windows.

414.2.4 Fire Resistance Rating Requirements-Per table 141.2.2 , floor assembly and constr. Supporting shall have a 2hr. rating. Exception-Can be one hour if the building is type V provided both conditions are met: the building is sprinkled and three or less stories in height above grade plane. We will provide a U.L. rated 1 hr. fire separation assembly.

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

1. Owner- **The Plymouth House, SSB Holdings, 446 Main St., Plymouth, N.H. 03264 (603-536-5500)**
2. Architect- **Whipple Callender Architects, PO Box 1276 Portland, Maine 04101 (775-2696)**
3. Proposed use- **Residential R-4/ Small Residential Board and Care**
4. Square footage of structure- **2,236 s.f. gross per floor existing two story building**
5. Elevation of all structures- **existing 3 story- see drawings**
6. Proposed fire protection of all structures- **13R per NFPA requirements**
7. Hydrant Locations- **Glenwood Avenue**
8. Water main sizes and locations- **6" main at Glenwood**
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 32: New Residential Board and Care Occupancy, Section 32.2 Small Facilities (that is, sleeping accommodations for not more than 16 residents)

32.1.1.4 Conversion. For the purposes of this chapter, exceptions for conversions shall apply only for a change of occupancy from an existing residential or health care occupancy to a residential board and care facility (RBC). We are changing from a residential use to RBC.



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32.2 Small Facilities. For the purposes of this chapter, exceptions for conversions shall apply only for a change of occupancy from an existing residential or health care occupancy to a residential board and care facility (RBC). We are changing from a residential use to RBC.

32.2.2.2 Primary Means of Escape.

32.2.2.2.1 & 32.2.2.2.2-Provide interior egress stair as means of escape from every floor . An existing code compliant egress stair is provided from each floor to the exterior.

32.2.2.3 Secondary means of escape. Sleeping areas in un-sprinkled buildings shall have a secondary means of egress. We are sprinkled, bedrooms have egress windows.

32.2.2.4 Interior Stairs used for Primary Means of Escape. Meet requirements 32.2.2.4.1-4 unless they meet 32.1.1.5-7. We do not meet 5-7

32.2.2.4.1 Interior stairs shall be enclosed with fire barriers in accordance with 8.3 having a min. ½ hr. rating Can do

32.2.2.4.2 Stairs shall comply with 7.2.2.5.3 Refer to 32.1.1.4 Conversion listed previously- We intend to use the existing egress stairs.

32.2.2.4.3 Arrange stairs to be continuous and separated by ½ hr. rated wall Can do

32.2.2.4.4 Match supporting structure with stair rating Can do

32.2.2.4.5 Stairs that connect one story to only one other story shall be permitted to be open to the story not at street level. This applies to our existing front stair to remain as-is.

32.2.2.4.6 We will provide a primary means of egress

32.2.2.5 Doors

32.2.2.5.1 Doors , other than bathrooms (24") and existing (28") shall be 32" min. Can do

Please refer to the door schedule to review operation and hardware.

32.2.2.6 Stairs

32.2.2.4.2 Stairs shall comply with 7.2.2. Refer to Conversion

32.2.3 Protection

32.2.2.3.2 Hazardous Area- Areas of occupant storage shall be sprinkled.

32.2.3.4 Detection

32.2.3.4.1 Approved smoke alarms shall be provided in accordance with Section 9.6.- Initiation, alarm and notification will comply with 9.6. Permit drawings will be provided by Fire Alarm System Designer.

32.2.3.5.3.1 4 or fewer stories shall be 13R- sprinkle closets and all habitable areas- Shall comply- Permit Design will be prepared by Sprinkler Design Professional and will be submitted to Fire Authority for approval.

32.2.3.6 Construction of Corridor Walls

32.2.3.6.1 Corridor walls- Corridor walls other than those meeting the requirements of 32.2.3.6.2 shall meet the following requirements- Refer to 32.2.3.6.2



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32.2.3.6.2 Corridor walls- 32.2.3.6.1 shall not apply to corridor walls that are smoke partitions meeting Section 8.4, where the facility is protected in accordance with 32.2.3.5 and the following applies:

- 1. In these instances, glass panels are unlimited**
- 2. Door closing shall comply with 32.3.6.4**

We meet 8.4 as it requires continuity of wall finish forming a complete membrane with the ceiling not used as a plenum.

32.2.3.6.4 Doors shall meet the following requirements:

- 1. Provide hardware to keep doors closed**
- 2. Arrange door to allow occupant to freely use door**
- 3. Doors shall be self-closing except in sprinkled buildings.**

Not required to install closers