

Hickey, Christopher

From: Keith Gautreau <KNG@portlandmaine.gov>
Sent: Wednesday, December 23, 2015 1:04 PM
To: Hickey, Christopher
Cc: Craig Messinger; David Petruccelli; Jeanie Bourke
Subject: Re: 12-14 Alba Additional Units - Life Safety Requirements

Hi Chris,

You are right on with everything below. I made one change below in red...the secondary means of escape can be a window and there shall be one in every sleeping room of the unit. Everything else looks good and accurate. I have cc'd Jeanie Bourke (Building Plan Reviewer and Code Enforcement Officer) so she is aware of the existing stair issue. Merry Christmas!

Keith

Keith Gautreau, Assistant Chief
Fire Prevention/Community Outreach
Portland Fire Department
380 Congress Street
Portland, ME 04101
(207)874-8400
kng@portlandmaine.gov
>>> "Hickey, Christopher" <chickey@trcsolutions.com> 12/23/2015 9:01 AM >>>
Keith,

To follow up on our conversation yesterday, here are the takeaways as I understand them. Please correct or clarify if I missed something.

- A sprinkler system will be required in the newly renovated rear two-family building only. This system will need to comply with standards of NFPA 13D and may be served by the same municipal water source as currently serves domestic needs, provided it is found to be adequately sized by a licensed sprinkler contractor.
- No changes are required to be made to the existing two-family use in the front, assuming the appropriate fire separation is provided on any common walls.
- Egress windows should comply with NFPA 101 but may be considered under the pre-1976 condition that requires a net clear opening of 3.3 s.f. with a minimum of 20" width and 24" height.
- No provisions for fire lanes or additional access are required on the site
- Only one staircase is required for access to the second floor, provided that there is a secondary means of **escape** from the living space. The rise and run of the existing staircases is acceptable from a life safety perspective, but is pending review by City of Portland code enforcement. **This is acceptable as long as the structure remains a 2 unit...creating an additional unit (3 units) will require something more.**
- Smoke detectors should be hard-wired and interconnected. They should be photoelectric-type and at least one per floor shall be a combination smoke/CO, including the basement.

I sincerely appreciate your time reviewing the project. As I mentioned, the nature of the requirements is not so important to me as having an iron-clad understanding of what is required so I can plan my project and budget accordingly.

Merry Christmas,