

Q SUMMARY REFERENCING NFPA 1 AND ALL FIRE DEPARTMENT TECHNICAL STANDARDS

This is a Summary for Site Plan Review

A separate drawing[s] shall be provided as part of the site plan application for the Portland Fire Department's review.

Please refer to documents submitted electronically:

- C 0.0 Existing Conditions Survey
- C 1.0 Demolition and Site Prep Plan
- C 2.0 Site Plan
- C 5.0 Utilities Plan

1. Name, Address, Telephone Number Of Applicant

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3. Proposed Uses Of Any Structures [NFPA and IBC classification]

Structure

- Multiple Occupancy (NFPA 6.1.14) (IBC 1604.5.1)
- Separated Occupancy (NFPA 6.1.14.2.3, multiple occupancy where the occupancies are separated by fire resistive-rated assemblies)

Basement - Commercial Use

- Artist Studio (Zoning category)
- Business (Group B) (NFPA 6.1.10) (IBC 309)

Floor 1 - Commercial Use

Retail & Office (Zoning category)

Mercantile (Group M) & Business (Group B) (NFPA 6.1.10) (IBC 309)

Floor 2 & 3 - Residential Use

4 dwelling units, 2 per floor

Apartment Building, 3 or more dwelling units (NFPA 6.1.8.1.5)

Residential (Group R-2) (IBC 310)

4. Square Footage Of All Structures [total and per story]

Total Structure - Total – 10,288 sf gross

Basement - Commercial Use – 2505 sf gross

Floor 1 - Commercial Use - 2,505 sf gross

Floor 2 - Residential Use - 2nd Floor 2,639 sf gross

Floor 3 - Residential Use - 2nd Floor 2,639 sf gross

5. Elevation Of All Structures

Elevations are shown on documents submitted electronically:

A1.0 Lower Level Floor Plan with Site

A1.1 1st Floor Plan with Site

A1.2 2nd & 3rd Floor Plan

A2.1 Front (East) Elevation

A2.2 Side (South) Elevation

A2.3 Side (North) Elevation

A2.4 Rear (West) Elevations

6. Proposed Fire Protection Of All Structures

The structure is fully sprinkled to NFPA 13. (NFPA 9.7.1.1)

9. Hydrant Locations

Hydrant is directly across Stevens Ave on the north side of Hartley St. It is shown on documents submitted electronically: Existing Conditions Survey C 0.0, Site Plan C 2.0 and Utilities Plan C 5.0.

10. Water Main[S] Size And Location

Water mains are shown on shown on documents submitted electronically: Existing Conditions Survey C 0.0 and on Utilities Plan C 5.0

11. Access to All Structures [min. 2 sides]

Access is available on two sides, but depending on which truck, a third side may be possible.

Access to structure is shown on shown on documents submitted electronically: Site Plan C 2.0.

12. A Code Summary Referencing NFPA 1 and All Fire Department Technical Standards.

Applicable Codes:

IBC, 2009 Edition; NFPA 101, 2009 Edition

Classification of Occupancy:

Basement - Commercial Use

Artist Studio (Zoning category)

Business (Group B) (NFPA 6.1.10) (IBC 309)

Floor 1 - Commercial Use

Retail & Office (Zoning category)

Mercantile (Group M) & Business (Group B) (NFPA 6.1.10) (IBC 309)

Floor 2 & 3 - Residential Use

4 dwelling units, 2 per floor

Apartment Building, 3 or more dwelling units (NFPA 6.1.8.1.5)

Residential (Group R-2) (IBC 310)

Construction Type:

Type V(A) Construction (IBC 602.5)

Floor, walls, and roof framing are of wood materials and structure is sprinkler to NFPA 13.

Fire Rating Required of Building Elements: (IBC Table 601)

Structural Frame:	0 hours
Bearing Walls [Interior]:	0 hours
Bearing Walls [Exterior]:	0 hours
Non Bearing Walls [Interior]:	0 hours
Floor Construction:	0 hours
Roof:	0 hours

Fire Rating Required of Exterior Walls and Roof Between 5' to 10' of Property Boundary (IBC Table 602)

Walls [Exterior]:	1 hour
Openings	t.b.d

Sprinkled:

To NFPA 13. (NFPA 9.7.1)

Allowable Area: (IBC; Table 503)

Business (B) use of Type V(A) construction has an allowable area of 18,000 sf and a maximum allowable height of 3 stories.

Mercantile (M) use of Type V(A) construction has an allowable area of 14,000 sf and a maximum allowable height of 3 stories.

Residential (R-2) use of Type V(A) construction has an allowable area of 12,000 sf and a maximum allowable height of 3 stories.

Total building area = 10,288 sf gross

Building height is 3 stories.

Means of Egress Components, Occupant Load (IBC Table 1004.1.2)

Basement – Function of Space: Business

Gross sqft = 1,132/ Occupant Load = 100 Occupancy = 12

Floor 1 – Function of Space: Business

Gross sqft = 890/ Occupant Load = 60 Occupancy = 9

Floor 1 – Function of Space: Mercantile

Gross sqft = 868/ Occupant Load = 60 Occupancy = 15

Floor 2 - Function of Space: Residential

Gross sqft = 2,349 / Occupant Load = 200 Occupancy = 12

Floor 2 - Function of Space: Residential

Gross sqft = 2,349 / Occupant Load = 200 Occupancy = 12

Accessory (mechanical and storage space)/300 = 5

Means of Egress Components (IBC Table 1021.2)

One enclosed fire stair from the 3rd floor to exit discharge at the 1st floor. Total travel distance within the units to entering the exit stairway enclosure does not exceed 50 ft. Building up to (3) stories in height+ Occupancy R=-2 & max 4 dwelling units + <50' travel = single exit allowed.

Fire Rating – Stairway enclosure 1 hr for < 4 stories (102.2.1)

Fire Doors – 1 hr rating, Table 715.4

Fire Separation Between Units – 0 hr (to be confirmed)

Arrangement of Means of Egress:

One enclosed fire stair from the 3rd floor to exit discharge at the 1st floor allowed. (IBC Table 1021.2)

Dimensional Criteria of Stairs:

- Width of Egress Path = exceeds 44" (IBC 1009.1)
- Headroom along Egress Path = min 80" (IBC 1009.2)
- Stair Rise/Run = max 7" rise, 11" run. (IBC 1009.4)
- Landings min 36" x 36" (IBC 1009.5)
- Handrails – (IBC 1009.11)

Accessibility

Site

Accessible route - An accessible route connects the parking area to the sidewalk and all entries (IBC 1104)

Parking – There are 10 spaces onsite, including 1 accessible space (IBC 1106).

Basement – Function of Space: Business

No elevator is provided.

Floor 1 – Function of Space: Business

Entries - All entries to the 1st Floor are accessible (IBC 1105)

Floor 2 & 3 - Function of Space: Residential Use

No elevator is provided.