

August 12, 2016



ALPHAarchitects

Michael White
Portland Fire Department
City of Portland
380 Congress Street
Portland ME 04101

RE: Pam MMJ
802 Forest Avenue, Unit B
Portland, ME 04103

Mr. White,

The applicant is Pete Galloway, Forest Development LLC, 803 Forest Avenue Unit B, Portland ME 04103, telephone 274-8052. The Project Architect is Mark Sengelmann of ALPHAarchitects, 17 Chestnut Street, Portland ME 04101, telephone 207-761-9500.

This existing one story brick and wood framed structure is a 3 tenant 10,850 sf building. This Tenant Fit Up is 3185 sf. The building has an alarm system, sprinklers and smoke detectors.

2009 IBC/ NFPA 101 CODE REVIEW

<u>Occupancy:</u>	F-2, Factory Moderate
<u>Height:</u>	1 Stories
<u>Construction Type:</u>	III(B)
<u>Exit Width</u>	32" min. clear
<u>Common Path of Travel</u>	100' Sprinkled
<u>Dead End Limit</u>	50' sprinkled
<u>Exit Travel</u>	250' sprinkled

This letter certifies that the Unit B Tenant Fit Up at 803 Forest Avenue in Portland, Maine has been designed to be compliant with the 2009 IBC and NFPA 101 codes.

Sincerely,
ALPHAarchitects

Mark Sengelmann, NCARB
Maine Licensed Architect

Encl: 2009 IBC and 2009 NFPA 101 Code Review

ALPHAarchitects

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2009 IBC and 2009 NFPA 101 Code Review
Pam MMJ, 803 Forest Avenue Unit B, Portland ME 04103

Use Groups F-2 Factory & M-Mercantile, separated occupancies
This project is to permit Tenant Fit Up an Agricultural Grow facilities within an existing one story 3 Tenant 10,850 sf Building. The other tenants are an Agricultural Grow facilities and a grocery.

Construction Type: Type III(B) 3150 sf Tenant Fit Up

Automatic Sprinkler System: Existing
Fire Alarm System: Existing to be updated to code.

Allowable Height & Area: IBC 2009 Table 503

Type III(B)	
Allowable Area:	18,000 s.f. / floor
Existing:	10,850 s.f. / floor
Allowable Height	55 feet / 3 stories
Existing:	20' / 1 story
Crawl space under Tenant's A & B.	

Occupancy:

NFPA 6.1.11 Industrial
IBC Agricultural F-2 Factory

Occupant Load: IBC Table 1004.1.1

Agricultural F-2 Factory
Total Occupant Load: 10

Egress:

Minimum Number of Exits: IBC 2009 Table 1021.1
1-500 occupants: 2 exits minimum

Egress Width:

10 occupants / 3 exits = 24 occupants / exit

Doors: $(occ * 0.2) = 10 * 0.2 = 5.0$ inches minimum, 148" provided

Travel Distance: IBC 2009:
Factory: 250' w/ sprinklers