

October 12, 2011



Lt. Ben Wallace  
**Portland Fire Department**  
City of Portland  
380 Congress Street  
Portland ME 04101

**RE: 15 Walton St 3 Unit**

Lt. Wallace,

The applicant is Duncan MacDougall PO Box 3789, Portland ME 04104 (207) 232-4991. The Project Architect is Mark Sengelmann of ALPHAarchitects, 17 Chestnut St, Portland ME 04101 (207) 761-9500.

R-2 Multifamily (3 unit) with 1448 SF/floor and 4344sf overall.

There is no existing fire protection. The remodeled building will have an NFPA R-13-2010 supervised system. Separate plans will be submitted by Dean and Allyn for the Fire Suppression System and Detection System.

2009 IBC/ NFPA 101 CODE REVIEW

Occupancy: R-2, Existing 3 Unit Apartment Building- Option 2 protected by a new NFPA 13R-2010 automatic fire detection and monitored notification system.

Height: 3 Story

Construction Type: 5B

Fire Rating: Tenant Separations 1 Hour  
Exit Access Corridors 1 Hour  
Chase Spaces 1 Hour blocking/floor

Exit Width 3'-6" total

C:\General Office\Correspondance\Walton St certification.doc

**ALPHAarchitects**

17 Chestnut Street, Suite 201, Portland ME 04101 • 207.761-9500 • Fax 207.761.9595 • mark@ALPHAarchitects.com

New Stairs 6.75" R, 11" T, 6'-8" headroom, 3'-6" width, guard 42",  
Handrails +34"

New Stair to 4th Floor 7.89" R, 10" T, 6'-8" headroom, 3'-6" width, Handrails  
+34"

Travel Distance to Exits Option 2- 125'max

Wall and Ceiling Finish Class B- Option 2

Egress Floor Finish Class II- Option 2

Hazardous Area Protection Boiler- sprinklered with residential head

Single Means of Egress Per IBC 1029.1- 7 exceptions met and NFPA 101  
31.2.4.3- 7 exceptions met.

This letter certifies that the burned out 3 unit located at 15 Walton Street in  
Portland, Maine has been designed to be compliant with the 2009 IBC and NFPA  
101 codes.

Sincerely,

**ALPHAarchitects**



Mark Sengelmann, NCARB  
Principal

