



# WHIPPLE-CALLENDER ARCHITECTS

6.1.13

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

**RE: 116 Walton St., Portland Me.**

Dear Jonathan-

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

**IBC- 2009- Relevant sections; Residential Use and Occupancy**

**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. As allowed by IBC, this Group R-4 facility will meet the construction requirements of Group R-3 and the IRC. No multiple occupancies.**

**The structure is a type 5A per table 601. Per IBC table 503, as Type 5B, Group R-4 we may be 3 stories un-sprinklered. The basement level will be storage and laundry only. Ground and floor 2 have stairs as 2 means of egress, floor 3 has a primary stair and egress windows.**

**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 (R-3 thru IRC)/ Small Residential Board and Care w/ <16 occupants**
4. Square footage of structure-

**Main House- 1,434 per flr.  
Carriage House- 768 per flr.  
New Kitchen Connector- 295 s.f.  
Gross s.f. existing = 5,838 s.f.  
Renovated area =896 s.f. or 15.3%**

5. Elevation of all structures- **existing 3 story main house with 2 story carriage house- see drawings**
6. Proposed fire protection of all structures-**NA**
7. Hydrant Locations- **Walton St.**
8. Water main sizes and locations- **6" main at Walton**
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 33: Existing Residential Board and Care Occupancy, Section 33.2 Small Facilities (that is, sleeping accommodations for not more than 16 residents)**

**33.1.1.4 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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**33.2 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.

**33.2.1.3.1 Prompt Evacuation Capability-** Structure complies- Occupants are ambulatory individuals not undergoing treatments involving medication.

## **33.2.2.1 Number of Means of Escape**

**33.2.2.1.1 –Each normally occupied story of the facility shall have two remotely located means of escape not involving windows unless the facility meets the requirement of 33.2.2.1.4** (We meet prompt evacuation) **or 33.2.2.1.5** (We do have a sprinkler system). The project meets both requirements.

## **33.2.2.2 Primary Means of Escape.**

**33.2.2.2.1 & 33.2.2.2.2-Provide an interior egress stair as means of escape from every floor .** An existing code compliant egress stair is provided from each floor to the exterior.

## **33.2.2.3 Secondary Means of Escape.**

**33.2.2.3.1 Secondary means of escape.** In addition to a primary means of escape, each sleeping room shall have a second means of escape consisting of one of the following- Per Point #2- An egress window directly accessible to fire apparatus. Per point #2- Passage thru an adjacent non-lockable space independent of and remotely located from the primary means of escape to any approved means of escape-Third floor bedrooms are non lockable and have access to egress windows.

**33.2.2.3.3 A secondary means of egress shall not be required where the facility is protected throughout with an approved automatic sprinkler system.**

**33.2.2.4 Interior stairs used as a primary means of escape shall comply with 33.2.2.4.1 an 33.2.2.4.9.** We comply with the regulations as our stair connects directly to street level, is entirely plastered, is sprinkled and is open to the top most level (33.2.2.4.9)

## **33.2.2.6 Stairs**

**33.2.2.6.1 Stairs shall comply with 7.2.2-** The existing stairs meet or are less than the max. riser dim. of 8" and the min. tread depth of 9"

## **33.2.3 Protection**

**33.2.3.4.1.1 Fire alarm not required where there are interconnected smoke detectors and pullboxes at each level.** We will install the interconnected alarm/pullstation/smoke detector option

## **33.2.3.5 Extinguishment Requirements**

**33.2.3.5.2.1 In prompt evacuation facilities NFPA 13 D systems shall be permitted.** We are proposing a 13 D system.



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## 33.2.3.6 Construction of Corridor Walls

**33.2.3.6.1 Unless other wise required by 33.2.3.6.1.1 thru 33.2.3.6.1.4, corridor walls shall meet the following-**

- 1. Walls shall have a ½ hr. fire rating, as plaster and lath on both sides.** We comply
- 2. Sleeping rooms shall have substantial doors such as 1¾ " thick solid bonded doors.** The existing doors are solid frame and panel hardwood doors.
- 3. Any vision panels...** There are no vision panels proposed

**33.2.3.6.4 Doors shall be self closing if unsprinkled.** As we are sprinkled, doors will not be self closing

## 33.3.2.2 Means of Egress

**33.3.2.2.2 Doors- Doors will be swinging and unlocked** Re-use existing

**33.3.2.9 Emergency Lighting- Emergency lighting in accordance with 7.9 shall be provided in buildings with more than 25 rooms... I count 25 rooms.** Please verify requirement

**As determined in our pre-permit meeting we will provide a 13 D type sprinkler system for the entire structure.**

**END**