Inspections Division
Date: 07/12/16

GARRISON CONSULTING

June 17, 2016

Jeanie Bourke, CEO/LPI/Plan Reviewer

City of Portland
Planning & Urban Development / Inspections Division
389 Congress St. Rm 315
Portland, ME 04101

Re: Building Permit Application
Spurwink
901 Washington Ave

Dear Jeanie,

In support of Spurwink's application for Building Permit approval please accept this supplemental letter that addresses the "Fire Department's Requirements" for the submission. We have noted EXIT, Travel Distance and Dead End criteria / location on the submitted plans. The remaining requirements are noted below.

Contact info for Applicant and Architect

Applicant:
Spurwink
c/o Dan Bonner VP&COO
899 Riverside Street
Portland, ME 04103
(207) 871-1200
dbonner@spurwink.org

Architect & Authorized agent for the Applicant:
Garrison Consulting
Matthew Winch, Architect
41 Edgewood Ave
Portland, ME 04103
(207) 450-0750
matthewwinch@earthlink.net

Summary of work:
Renovation of existing open office space to convert the space from open office scheme to multiple private offices and a new larger conference room. Plans show a number of new walls and doors and supporting fixtures and finishes. The existing ceilings and flooring materials will be reused to the extent practical.

Square Footage info:
Renovation within existing – 42,000SF footprint.
Existing Spurwink space – 15,000 SF +/-
Total completed Spurwink space – 15,000 SF +/-

Fire Protection:
The existing building has a supervised NFPA 13 sprinkler system, rated EXIT access corridors and a monitored fire alarm system. Sprinkler drops will be relocated per NFPA 13 where new wall framing impacts location and coverage requirements.

Life Safety Plan:
Given the rather straightforward nature of the plan submittal, life safety information has been shown on the plan. Travel distances (dead end, common path and Max Travel) are noted well under requirements and on the floor plan itself. Existing EXIT sign emergency lighting and fire alarm device locations are noted. New EXIT sign emergency lighting and fire alarm devices are also indicated. Smoke detectors and fire extinguishers are not required.

NFPA 101 and IBC 2009 Code Summary (IBC Items in **BOLD)**:

Use Type – Business / **Business**

Occupant Load (Based on 150SF gross per person) – 35 calculated, 25 to 30 actual / **Same as NFPA.** Reduction in occupant load for actual based on various practical presumptions of the use of the space.

Means of Egress – 2 required, 4 provided / **2 Required, 4 provided**

Means of Egress Components:
- Doors – not less than 32", all doors provided 36" openings / **Same as NFPA**.
- Stairs – NA
- Hallways – 8'-0" (existing width), 42" allowed for spaces under 50 person capacity / **36" allowed for spaces under 50 persons, 44" for all corridors over 50 persons.**.

Means of egress remoteness: 1/3 diagonal / **Not Applicable**.

Travel Distance:
- MAX Travel – 300'-0" allowable, 77'-6" provided / **300'-0" allowable, 77'-6" provided**
- Common Path – 100'-0" allowable, 10'-0" provided / **100'-0" allowable, 10'-0" provided**
- Dead end Corridor – 50'-0" allowable, 0'-0" provided / **50'-0" allowable, 0'-0" provided**

Illumination of Means of Egress – Existing artificial lighting provides the minimum requirements / **Same as NFPA.**

Sprinkler Systems: 40.3.2 of NFPA does not require a sprinkler system / **IBC requires a sprinkler system for all F-1 Occupancies over 12,000 sf of fire area.** As noted in the summary above, a full NFPA 13 system is currently present in the building.

Emergency Lighting – Required, provided

Protection of vertical openings – Required, but Not Applicable / **Same as NFPA**

Detection, Alarm and Communication – Required. An addressable system is currently present in building.

Portable fire extinguishers - 3 are presently provided (one at each EXIT) / **Same as NFPA**

Corridors / **EXIT Passageways** – Exits that lead to a corridor serving as an exit access corridor or exit passage way shall be constructed with a 1HR fire resistance rating. **Same as NFPA.** There are no corridors provided within the space.

Should there be any questions regarding this submission please do not hesitate to contact us.

Thank you for your prompt review of this submission.

Sincerely,

Matthew G Winch
Principal