



July 16, 2018

Capt. Chris Pirone
City of Portland Fire Department
380 Congress Street
Portland, Maine 04101

**Subject: 90 Johnson Road
Fire Safety Checklist**

Dear Capt. Pirone:

In accordance with instructions in the City's Level III Site Plan and Subdivision Review packet, please find enclosed the drawings necessary for your review of the proposed building expansion on 90 Johnson Road this includes building renovations to the existing building to increase building capacity for Class A office space. As part of the building design, the architect will retain a third-party Fire Protection Engineer to review NFPA 101. We have listed each item in your checklist below, followed by our response.

1. *Name, address, telephone number of applicant.*

Transport Leasing Corp.
Attn: Mark Sanborn
PO Box 11054
Portland, ME 04104

2. *Name, address, telephone number of architect/contractor.*

Alpha Architects
17 Chestnut Street
Portland, ME 04101
207.761.9500
Attn: Mark Sengelmann

3. *Proposed uses of any structures (NFPA and IBC classification).*

Building	NFPA/IBC Classification	Sprinkler
Office Building - Existing	A2- Business	No Existing To be installed as part of renovations
Warehouse	S2- Storage	No Existing To be installed as part of renovations

*Systems designed to meet NFPA

4. *Square footage of all structures (total and per story).*

Building	Footprint Area (SF)
Existing 1 st Floor & Mezzanine	24,249
Proposed 1 st Floor & Mezzanine	22,019
Proposed 2 nd and 3 rd Floor (each)	10,246
Total GLA Proposed	42,511



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5. *Elevation of all structures.*

Architectural building elevations accompany this letter and they show the various locations of door openings, etc. around the building perimeter.

6. *Proposed fire protection of all structures.*

The existing building does not have a sprinkler system. A 6" fire service line and new sprinkler system are proposed as part of the renovations and building addition mechanical system improvements.

7. *Hydrant locations.*

A hydrant is currently accessible currently in front of the site entrance at the entrance of City Line Drive.

8. *Water main(s) size and location.*

There is currently a single domestic water service to the existing building from the twelve-inch main in Johnson Road. There is also a 12" main in City Line Drive and the new Fire sprinkler service will tap off that main.

9. *Access to all structures (min. 2 sides).*

The accompanying site plan depicts the site's access conditions that include access to two or more sides of the buildings.

10. *A code summary shall be included referencing NFPA 1 and all fire department technical standards.*

NFPA 1 – Chapter 18 Fire Department Access and Water Supply

18.2 *Fire Department Access:*

The project access conditions include multiple driveways off City Line Drive and Johnson Road. The driveways will be greater than 24 feet in width which satisfies NFPA 1 18.2.3.4.1.1 that requires a minimum width of 20 ft.

Per NFPA 1 – Chapter 18.2.3.2.2.1, all first story floors shall be located not more than 450 ft. from a Fire Department access road.

City of Portland Technical Manual – Section 3 Public Safety

3.4.1 *Every dead-end roadway more than one hundred fifty (150') feet in length shall provide a turnaround at the closed end. Turnarounds shall be designed to facilitate future street connectivity and shall always be designed to the right (refer to Figure I-5).*

Supporting Evidence: Not applicable.



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3.4.2 Where possible, developments shall provide access for Fire Department vehicles to at least two sides of all structures. Access may be from streets, access roads, emergency access lanes, or parking areas.

Supporting Evidence: As depicted on the Site Plan, the proposed building layout provides for a minimum two-sided access to the structure.

3.4.3 Building setbacks, where required by zoning, shall be adequate to allow for emergency vehicle access and related emergency response activities and shall be evaluated based on the following factors:

- *Building Height.*
- *Building Occupancy.*
- *Construction Type.*
- *Impediments to the Structures.*
- *Safety Features Provided.*

Supporting Evidence: The proposed development layout has contemplated emergency access conditions and provides for safe and efficient access along the public and private streets for emergency vehicles.

3.4.4. Fire Dept. access roads shall extend to within 50' of an exterior door providing access to the interior of the structure.

Supporting Evidence: All buildings in the Jetport Business Park will be provided with an exterior entrance door that will be within 50' of a Fire Department access route.

3.4.5. Site access shall provide a minimum of nine (9) feet clearance height to accommodate ambulance access.

Supporting Evidence: A minimum of 9 feet vertical clearance will be provided below any overhead signage or utilities entering the site. Generally speaking, all utilities will be underground.

3.4.6. Elevators shall be sized to accommodate an 80 x 24-inch stretcher.

Supporting Evidence: The proposed elevator will be designed to satisfy this requirement.

3.4.7. All structures are required to display the assigned street number. Numbers shall be clearly visible from the public right of way.

Supporting Evidence: Currently, the project location is 90 Johnson Road. The applicant will work with the City's Public Services Division to confirm that this will remain the street address to meet City standards.



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If you need any further information regarding this review, please contact our office.

Regards,

STANTEC CONSULTING SERVICES INC.

Stephen R. Bushey, P.E.
Associate
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Stephen.bushey@stantec.com

Attachments

c: Planning Authority

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