



## PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST



A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
  - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
7. Hydrant locations
8. Water main[s] size and location
9. Access to all structures [min. 2 sides]
10. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.

Some structures may require Fire flows using annex H of NFPA 1



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- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION

April 1, 2013

Captain Chris Pirone  
City of Portland Fire Department  
380 Congress Street  
Portland, ME 04101

**Subject: Convenience Store with Fuel Station  
2282 Congress Street  
Fire Department Site Review Checklist**

Dear Captain Pirone:

In accordance with instructions in the City's Level III Site Plan Review packet, please find enclosed the drawings necessary for your review of the proposed amended project. We have listed each item in your checklist below, followed by our response.

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

CJ Developers, Inc.  
35 Primrose Lane  
Freeport, ME 04032  
(207) 865-4323

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

Project Architect: Alpha Architects  
17 Chestnut Street, Suite 201  
Portland, ME 04101  
Attn: Mark Sengelman  
207-761-9500

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

Building	IBC Code	NFPA Code
C-Store	Mercantile	Mercantile

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

3,850 SF

5. *Elevation of all structures.*

The building finish floor elevation will be elevation 99.3'. The building height will be 27'-6".

6. *Proposed fire protection of all structures.*

The proposed store will have a domestic water supply only and will not be sprinkled. Multiple fire extinguishers will be provided in the building and a code compliant foam suppression system will be provided within the fuel canopies over the dispensers.

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7. *Hydrant locations.*

A fire hydrant is currently located on the opposite side of Congress Street from the project site's 60' street frontage.

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

The Portland Water District maintains a 12" water supply line in Congress Street.

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

The structure will be accessible from all four sides.

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 site is located on an arterial road and is bordered by public streets on three sides. The following street widths are currently available:

<u>Street</u>	<u>Width</u>
Congress Street	> 40 ft.
Skyway Drive	> 36 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

*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: The Site Plan includes an access drive that circles the building and will provide four sided access to the building.

*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:*

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

Supporting Evidence: The proposed building and fuel station canopy will be fully accessible to emergency equipment.

*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: The access drive will allow an emergency vehicle to pull within 10' of the structure.

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

Supporting Evidence: There are no vertical obstructions into the site and the fuel canopies will be at least fourteen feet above grade.

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

Supporting Evidence: Not Applicable.

*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: The applicant will work with the City's Public Services Division to assign street addresses and numbering to meet City Standards.

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

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Stephen R. Bushey, P.E., C.P.E.S.C.  
Senior Engineer

SRB/smk

Enclosures:

c: Jean Fraser, City of Portland Planning Department  
David Latullipe, CJ Developers, Inc.  
Wes Thames, Priority Group