

41 Hutchins Drive Plan of Action: Fire Panel

August, 2016

Issue:

41 Hutchins Drive (“Property”) is occupied by the Woodard and Curran Engineering Firm. The Property contains 3 separate buildings, which are connected by ‘bridges’ and separated by fire ratings. “Building 1” -- the early 1980’s constructed building -- is connected to “Building 2” -- the 1990’s constructed building -- via a 2 story ‘bridge’ between them. “Building 3,” the 2007 constructed building, is also connected to Building 2, via a 3 story ‘bridge’. Building 3 does not directly connect to Building 1.

As the buildings were developed, they were engineered, designed, and approved by local and state agencies to be treated as separately constructed buildings, and continue to be assessed as 3 separate buildings. Building 3 received its certificate of occupancy in 2007. Since 2007, there have been no major renovations and/or additions to the Property. In 2012, storage spaces were converted into offices on Building 3’s garden level.

Each individual building has its own panel. Each panel fully operates their respective devices. The panels of Buildings 1 and 2 each notify the other in the event one of the two panels receives an alarm.

As briefly discussed with Mike Major of Cunningham Security, as well as Craig Messinger of the Portland Fire Department, the systems were designed to then-existing codes and are fully operational. However, Portland has since adopted a regulation which requires a single addressable panel per address. This is the only “failure” which prevents Cunningham from applying the compliance “stickers;” the system meets all other applicable codes, laws, and regulations.

Known/planned items:

Irrespective of the City’s new alarm regulations, there exists a significant likelihood of substantial improvements and renovations to the Property occurring in the near future, with a design and permitting phase occurring in the first half of 2017. At this point the Property would be required to meet certain codes pursuant to MUBEC and other applicable laws and regulations.

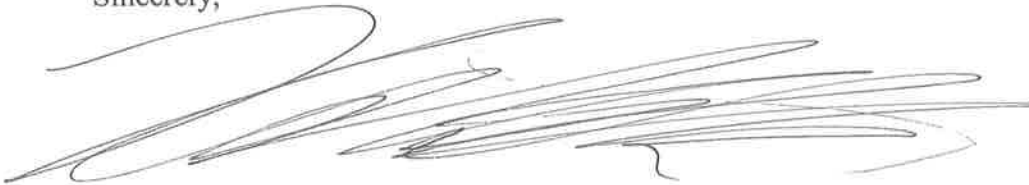
Plan of Action:

Therefore, the property owner hereby requests the following plan of action be approved by the Portland Fire Department:

1. Cunningham Security – as the contracted alarm vendor – be permitted to sticker the panels presently located on the Property notwithstanding the regulation proscribing 1 fire alarm panel per street address;
2. The property owner and/or tenant shall consider improvements to the Property and include appropriate changes to the alarm systems as necessary, subject to all usual and customary review by the Maine State Fire Marshal’s Office, Portland Fire Department, et al.
3. In the event no permit application is filed by July 1, 2017 for said improvements, the Portland Fire Department and the property owner shall meet and discuss proposed courses of action.

We appreciate your consideration of this proposal. Please do not hesitate to contact us with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ken Cianchette', with a large, sweeping flourish extending to the right.

Ken Cianchette

Operations Manager – Portland Properties, managing agent of Cianchette Family, LLC