



August 15, 2016

Jeanie Bourke, CEO/LPI/Plan Reviewer

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

Re: Building Permit Application
Spurwink Services / Smith House
899 Riverside St

Dear Jeanie,

In support of Spurwink Services' 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 Fire Extinguisher criteria / location on the submitted plans. The remaining requirements are noted below.

Contact info for Applicant and Architect

Applicant:
Spurwink Services
Eric Meyer CEO / President
899 Riverside Street
Portland Maine 04103

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

Architect:
Garrison Consulting
Matthew Winch, Architect
41 Edgewood Ave
Portland, ME 04103
(207) 450-0750
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Construction Manager:
PC Special Projects
c/o Jared Ballard and John Burrell

41 Edgewood Avenue Portland, ME 04103
(207) 450-0750
matthewwinch@earthlink.net

131 Presumpscot Street
Portland, ME 04103
(207) 874-2323
jburrell@pcconstruction.com

Square Footage info:

Change of Use & Renovation / expansion within existing – 7,850 SF buildable shell.

Fire Protection:

No fire protection is required for the structure, since the existing building will be upgraded for the new building use with a full 13R system that is monitored and supervised.

The spaces are sprinkled and the system will be upgraded to provide proper sprinkler cover to each sleeping room as well as all appropriate connecting spaces throughout the building..

Life Safety Plan:

Given the rather straightforward nature of the plan submittal, life safety information has been shown on a supplemental code plan. Fire ratings are not required, Travel distances (common path and Max Travel) are both noted well under requirements. Fire extinguishers and EXIT sign locations noted and emergency lighting is not required.

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

Use Type – Residential Board and Care / **RESIDENTIAL 4**

Occupant Load (Based on actual) – 12-beds/clients plus 4-6 staff / **SAME AS NFPA.**

Means of Egress – 2 required, 2 provided / **1 REQUIRED, 2 PROVIDED**

Means of Egress Components:

Doors – not less than 32", all doors provided 32" - 36" openings / **SAME AS NFPA.**

Stairs – NA

Hallways – 42" (existing) allowed for spaces under 50 person capacity / **36" ALLOWABLE**

Stairways – 36" allowed for spaces under 50 persons / **36" ALLOWABLE**

Means of egress remoteness 1/3 diagonal of 90'-0" (30'-0"), 35'-0" provided / **NOT APPLICABLE.**

Travel Distance:

MAX Travel – No Requirement / **NOT RESTRICTED**

Common Path – No Requirement / **NOT RESTRICTED**

Dead end Corridor – No Requirement / **NOT RESTRICTED**

Illumination of Means of Egress – Existing artificial lighting provides the minimum requirements / **NONE REQUIRED**

Emergency Lighting – Required / **NONE REQUIRED**

Protection of vertical openings – smoke separation only, two story opening allowed in sprinkled building / **NONE REQUIRED**

Detection, Alarm and Communication – Required per 9.6 (see Reflected Ceiling Plans) / **Interconnected smokes only, CO detectors in hallways**

Portable fire extinguishers – none / **SAME AS NFPA**

Kitchen Extinguishing – ANSL System at stove / **NONE REQUIRED**

Corridors – NA

If there are any questions regarding this submittal please do not hesitate to contact us.

Sincerely,



Matthew G Winch
Principal