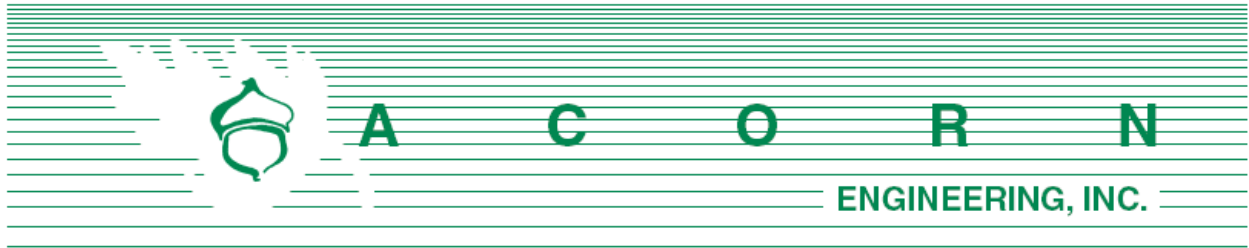


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# Section K

## Fire Department Letter



Assistant Chief Keith Gautreau  
City of Portland Fire Department  
380 Congress St.  
Portland, ME 04101

June 28<sup>th</sup>, 2018

Subject: 197 Presumpscot – Fire Department Checklist  
Section K of Application

On behalf of Maine Yacht Center, the design team is pleased to respond to the Portland Fire Department Site Review Checklist.

1. Name, address, telephone number of applicant

Maine Yacht Center, LLC  
100 Kensington Street, Portland, ME 04103  
(207) 842-9000

2. Name, address, telephone number of architect

Evan A. Carroll – Bild Architecture  
PO Box 8235 Portland, ME 04101  
(207) 408-0168

3. Proposed uses of any structures [NFPA and IBC classification]

NFPA: Storage / IBC: S

4. Square footage of all structures, including decks [total and per story]

Existing Building #1 (Tenant A)		
1 <sup>st</sup> Floor	40,850	sf
<b>Total</b>	<b>40,850</b>	<b>sf</b>

Existing Building #2 (Maine Yacht)		
1 <sup>st</sup> Floor	20,300	sf
2 <sup>nd</sup> Floor	2,300	sf
<b>Total</b>	<b>22,600</b>	<b>sf</b>

5. Elevation of all structures

The existing buildings are at most 27' tall and the proposed renovations will maintain that maximum height.

6. Proposed fire protection of all structures

The building will have a sprinkler system with additional protection per code. Fire flows and requirements for system storage or booster pumping are subject to the fire professional design which will be performed prior the request for a building permit.

7. Hydrant locations

There is an existing fire hydrant located along the property frontage, approximately 85' from edge of building. Hydrant flow data from the Portland Water District may be made available to the Fire Department upon request.

8. Water main size and location

There is an existing watermain within Presumpscot Street that is 12".

9. Access to all structures [min. 2 sides]

Access to the structure is provided directly from Presumpscot Street and along the 25' paved accessway to the north of the site.

10. A code summary is included at the end of this section.

### **NFPA 1 – Chapter 18 Fire Department Access and Water Supply**

#### 18.2 Fire Department Access:

The project site is located in a commercial/industrial area and is fronted by one public street. The following pavement street width is currently available:

- Presumpscot Street: 66 feet

Per NFPA 1 – Chapter 18.2.3.3.1, there will be public street access within 50 feet of at least one exterior door. Per NFPA 1 – Chapter 18.2.3.2.2.1, all first story floors shall be located not more than 450 feet 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).*



Response: 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.*

Response: As depicted on the site plan, the proposed building layout provides a minimum of two paved access points to the structure via the 25' paved access to the side of the building and paved parking to the front.

*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.*

Response: The proposed development layout has contemplated emergency access conditions and provides for safe and efficient access along the public street 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.*

Response: The building will be provided with exterior doors 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.*

Response: The proposed site maintains the required clearance height of nine feet in all cases.

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

Response: No elevators are proposed within the building.

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

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

Thank you for your review. Please let me know if you have any additional questions or comments.

Sincerely,

A handwritten signature in cursive script, appearing to read "Will Savage".

William H. Savage, P.E.  
Principal  
Acorn Engineering, Inc.