

March 6, 2013

Ms. Jeanie Bourke  
CEO/LPI/Plan Reviewer  
City of Portland  
Planning & Urban Development Dept./Inspections Division  
389 Congress Street  
Portland, ME 04101



RE: Building Permit Application – City of Portland Fire Dept.- Fire Boat Crew Quarters Renovations at 56 Commercial Street- Maine State Pier

Dear Jeanie,

You may recall that we had several conversations about this project during design - about 5 months ago - discussing the occupancy classification and separation requirements, etc. Given that so much time has gone by I figured it would be good to summarize where I think we left it to make sure we are still on the same page.

We had a meeting together with several members of the PFD including Ben Wallace to discuss the project. It was agreed at that meeting that the project could follow the R2 Occupancy Classification using the "Live/ Work Units" description provided in IBC Section 419 because the facility includes a significant portion of area dedicated to non-residential use including the office, workshop and dual use living space that is also used as a meeting space for staff. We also meet all of the 4 limitations described in 419.1.1.

The Live/Work section indicates that we do not have to follow the R2 requirement of providing rated separations between sleeping units and between sleeping units and other spaces within the unit described in Section 420. However, we do need to meet the requirements of Section 907.2.9 which states that R2 occupancies must be equipped with a monitored fire and smoke alarm system, and Section 903.2.8 which states that R2 occupancies must be equipped with an automatic sprinkler system.

With regard to emergency escape and rescue requirements described in Section 1029, because we are classified as an R2 use and we are sprinkled, an emergency egress window from each sleeping unit is not required per exception 2. The facility will have two general means of egress.

As the R2 use is located within a parking garage (S-2 Occupancy) , we are required to provide a 2 hour rated separation per Table 508.4. This can be reduced to 1 hour if the building is sprinkled but in our case only the R2 side will be sprinkled, the parking garage is not.

I think I have covered all of the primary issues we talked about and hopefully this covers everything. Please let me know if you have any other concerns or if I've missed something.