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GENERAL CONTRACTORS

Good Morning, Senator Curry, Representative Gere and members of the Housing and Economic Development Committee. My name is Kyle Lucas and I work for Penobscot General Contractors.

I'd like to thank Rep. Crafts for considering this amendment to her bill. By clarifying this requirement in the law, I know it will not only maintain safety, but will also save money and drive the cost of affordable multi-units down.

We recently completed the 1<sup>st</sup> of 2 apartment buildings in Biddeford, which has 250 apartments total, the first building having 148. The building was permitted under 2015 IBC with Maine amendments, NFPA 101 of 2018, and NFPA 1 of 2018. It is fully sprinklered Type II B (steel and concrete/no combustible material) construction type, with a fully supervised fire alarm system. It is 4 stories tall and the 1<sup>st</sup> building has a floorplate of roughly 30,000 Sq Ft. The apartments have local smoke detectors in each bedroom and in each living room, which means they do not communicate to the fire alarm panel. There are smoke detectors in each elevator lobby on each floor (as this is required for current elevator code) and pull stations at each stairwell on each floor, these do communicate to the fire alarm panel. The building has been inspected by the local jurisdiction for fire stopping at all fire rated wall and floor assemblies throughout the construction. All framing in the structure consists of metal studs, and all blocking has been installed with fire rated lumber. All stairwells and elevator shafts are constructed of 2 hour rated shaft assemblies, and all other walls are rated for 1 hour. We are also currently installing a BDA system, as the building does not have adequate coverage for the fire department radio system.

The only reason for installing the smoke detectors in the hallways of the building is for the Maine State Statute 2464 which reads as the following: *In multipartment buildings more than 3 stories in height, approved smoke detectors must also be installed in each corridor and hallway on each floor.* It then proceeds to state that these must be installed per NFPA 72, which reads that over 12 smoke detectors installed in a building, they need to be supervised by a fire alarm panel. It also reads that they need to be installed every 30 feet. The first building mentioned earlier will need 54 smoke detectors. For the whole project this will add close to \$100,000 for labor and materials.

The architect, the architect's code consultant, and the fire alarm engineer all agree that this type of building should not necessitate smoke detectors every 30 feet in every hallway.

Thank you and I'd be happy to answer any questions you may have.

