



Gregory Gilbert <ggilbert@portlandmaine.gov>

RE: BP# 2017-00454_219 Anderson Street

1 message

Mike Hays <mike@granthays.com>

Fri, May 19, 2017 at 9:52 AM

To: Gregory Gilbert <ggilbert@portlandmaine.gov>

Cc: Jason Grant <jgrant@portlandmaine.gov>, Michael Russell <mar@portlandmaine.gov>

Hi Greg,

Thanks for getting back to me.

We will remove the door between the Kitchen and Women's Room.

We did not include a ramp into the building for the following reasons:

1. There is a 48" difference in height from the paved parking/drive to the finish floor of the building. This would require a 48' long ramp.
2. The depth of the paved parking area is 30' out from the face of the existing structure. Subtracting the depth of the single aisle of parking spaces and the required width for emergency apparatus does not leave enough room for the construction of a ramp between the available area between the required 2 means of egress and the existing loading dock overhead door.
3. The property slopes up very steeply from the edge of the paved area to Washington Street above. Site modifications in this area would be substantial, and would kill the project.
4. The Fire Marshal's office issued our ADA permit based on discussion of these conditions.

I can send pictures of these conditions if that would help. It might be best if we met at the property also if that would be more productive.

Thanks,

Mike

From: Gregory Gilbert [mailto:ggilbert@portlandmaine.gov]

Sent: Monday, May 15, 2017 1:46 PM

To: Mike Hays <mike@GRANTHAYS.COM>

Cc: Jason Grant <jgrant@portlandmaine.gov>; Michael Russell <mar@portlandmaine.gov>

Subject: Re: BP# 2017-00454_219 Anderson Street

Good Afternoon Mike,

I hope all is well.

Your watercloset count will be accepted however the door between the womens room and the kitchen must be removed (and filled) and the brewery must be posted to having no more than 80 occupants. Please also provide the ADA code analysis as to why there is no ADA access (shown) to the brewery.

if you have any further questions or concerns, please let me know.

Best Regard,

Greg Gilbert

Code Enforcement Officer /

Plan reviewer

Permitting and Inspections Department

City of Portland

389 Congress St. Rm 315

Portland, ME 04101

[\(207\) 874-8700](tel:(207)874-8700)

On Thu, May 11, 2017 at 10:08 AM, Mike Hays <mike@granthays.com> wrote:

Jason (& Greg),

Attached is the revised Code Compliance Plan.

I recalculated the **gross areas** per occupancy uses, leaving out the Toilet Rooms, as you directed. The revised Occupant Load Table indicates these revisions per Code edition. I am still under 100 occupants, which means we do not need a fire alarm system, but have decided to add the Fire Alarm system in case you do not agree with my calculations. The additional symbols for the fire alarm system are shown in the NFPA Legend. We can not waste any more time going back and forth on this, as the Contractor is mobilizing on Monday, May 15th.

Thanks for your help in finalizing this permit. Please let me know if you have any questions.

Mike

From: Jason Grant [mailto:jgrant@portlandmaine.gov]

Sent: Monday, May 08, 2017 9:57 AM

To: Mike Hays <mike@GRANTHAYS.COM>

Subject: Re: BP# 2017-00454_219 Anderson Street

Mike,

Unfortunately the NFPA 101 life safety code does not allow for you to take out equipment in a industrial occupancy (brewery). That factor is 100 sq ft gross per person. However the assembly area (tasting room) is based on 15 sq ft net per person in areas with tables and chairs. You also do not need to count the bathrooms in your occupancy load. The kitchen and Bar areas would be 100 sq ft gross per person, storage areas is 500 sq ft gross per person. All of these and more are in NFPA 101 Table 7.3.1.2 and are available for free online. As long as your total occupancy load is under 100 people by either using these formulas or reducing the size of the tasting than you will not need Fire Alarm system.

Jason Grant

Life Safety CEO / Plan Reviewer

Permitting and Inspections Department

City of Portland
389 Congress Street
Portland, Maine 04101

Phone: (207) 756-8187

On Mon, May 8, 2017 at 9:28 AM, Mike Hays <mike@granthays.com> wrote:

Greg and Jason,

Attached are the revised Code Compliance Plan and Floor Plan for Goodfire Brewing Company.

The Code Compliance Plan reflects the updated occupancy calculations based on our discussions, primarily regarding the significant area taken up by the brewing equipment/tanks. Depending on whether or not you both agree on the removal of the areas in violet from the calculated area, our occupant load is either 92 or 95.

The first floor plan reflects the revisions for the Men's/Women's Toilet rooms and some adjustments to notes and signage legend.

I trust these revisions satisfy your review comments. Please let me know if there is anything else you need from me to issue the Construction Permit.

Thanks for your assistance,

Mike

From: Gregory Gilbert [mailto:ggilbert@portlandmaine.gov]
Sent: Friday, April 28, 2017 9:30 AM
To: Mike Hays <mike@GRANTHAYS.COM>
Subject: Re: BP# 2017-00454_219 Anderson Street

Good Morning Mike,

At per our conversation this morning:

UPC 2015 per table 422.1 requires 2 water closets in an A-2 occupancy for 51-150 men and urinal per 1-200 men. It requires 3 water closets for 51-100 women all which would cover. In regard to the rest rooms, i will accept a total occupant use of less than 100 but not less than 50.

Per NFPA 1, the re-calculations you spoke of this morning Don't apply to industrial use, they do apply to assembly use though.

if you have any questions or concerns, please let me know.

Best Regard,

Greg Gilbert

Code Enforcement Officer /

Plan reviewer

Permitting and Inspections Department

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On Thu, Apr 27, 2017 at 2:58 PM, Mike Hays <mike@granthays.com> wrote:

Greg,

Can you clarify the highlighted statements below? Are these the numbers for the different types of fixtures, and if so, which number is for what fixture.

Thanks,

Mike

From: Gregory Gilbert [mailto:ggilbert@portlandmaine.gov]
Sent: Thursday, April 27, 2017 1:08 PM
To: Mike Hays <mike@GRANTHAYS.COM>
Cc: david@goodfirebrewing.com; mgagnon@landmarccorp.com
Subject: Re: BP# 2017-00454_219 Anderson Street

Good Afternoon Mike,

I hope all is well.

Per the UPC, even at 78 occupants, the building is required to have 3 and 2+1.

After much discussion in the office, I have decided that 78 occupants as shown in your drawing is not an accurate account of the possible or probably occupant load. I can agree to a number less than 100 for the occupant load based for your usable calculations.

A way needs to be devised to provide at least 2 and 1+1.

There are also notes in the drawings that state to refer to the structural drawings. Provide required structural drawings and provide calcs for proposed live and Dead loads.

If you have any questions or concerns, please let me know.

Best Regard,

Greg Gilbert

Code Enforcement Officer /

Plan reviewer

Permitting and Inspections Department

City of Portland

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Portland, ME 04101

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On Tue, Apr 25, 2017 at 3:05 PM, Mike Hays <mike@granthays.com> wrote:

Greg,

Attached are the drawings we revised based on your written comments and our telephone conversation earlier today. The revisions are clouded.

Please let me know if you have any questions.

Thanks,

Mike

From: Gregory Gilbert [mailto:ggilbert@portlandmaine.gov]

Sent: Monday, April 24, 2017 3:42 PM

To: Mike Hays <mike@GRANTHAYS.COM>; david@goodfirebrewing.com; mgagnon@landmarccorp.com

Subject: BP# 2017-00454_219 Anderson Street

Good AFternoon Mike,

I hope all is well.

Attached, please find comments on the code review provided.

Also, is there a unit beneath this unit? does this unit exit to grade in the rear of the building with the unit below exiting to grade in the front?

If you have any questions or concerns, please let me know.

Best Regard,

Greg Gilbert

Code Enforcement Officer /

Plan reviewer

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