



Jeanie Bourke <jmb@portlandmaine.gov>

107 Anderson St., BP# 2016-02705 building code plan review comments

2 messages

Jeanie Bourke <jmb@portlandmaine.gov>
To: craig@stonesurface.net

Wed, Jan 4, 2017 at 3:42 PM

Good Afternoon Craig,

My apologies for the delayed process, I have some information for you to provide that will assist in the review and will allow me to approve this permit.

1. The plans do not show any construction details for the project scope of work. Please provide a narrative or plans that detail this information, e.g. new wall locations, materials, doors, ceilings, windows, etc.
2. When I compare the floor plan you provided to the sketch on the Assessors website there are some discrepancies in the layout. If this space is only a portion of the total building, please provide an overall key plan of the building and note or highlight the area of this new space. If there is another tenant do you know what the use is?
3. The copy of this plan is of poor quality and does not clearly show exit doors or any overhead door locations. Is there more than one exit? Is there an exit at the bottom of the stairs? I have read the email reply you sent to Capt. Petrucci and the new plans, but it looks like there is only one exit door quite far from the mezzanine.
4. You note that there will only be 2 employees, however the retail component also has an occupant load based on the square foot area of this area. Please identify the area for retail and divide this by 60 to determine the occupant load. This is required for the Certificate of Occupancy.
5. Does the building currently have a sprinkler system?

Please send all of this information to me for review and let me know if you have any questions.

Thank You,

Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

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Permitting and Inspections Department
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(207)874-8715

Craig Hill <craig@stonesurface.net>
To: Jeanie Bourke <jmb@portlandmaine.gov>
Cc: Greg Smith <greg@stonesurface.net>

Wed, Jan 4, 2017 at 4:29 PM

Hi Jeanie,

Refer to my notes below. Please do not hesitate to give me a call with questions that I could help on. My Cell # is [207-256-7583](tel:207-256-7583).

Question #1:

- Basics are that there is an existing shell that we are adapting with new interior walls to create some spaces for the storage of our granite slabs and kitchens displays for retail.
- I noted on the attached updated plans that the perimeter walls, ceilings, floors are all existing, as well as the floor framing for the mezzanine
- Our new construction is limited to the walls needed for the main floor storage, display, and bathroom areas, and for the half walls of the mezzanine.
- Materials: New wall construction is 2x4 walls with ½" drywall in all locations.
- Doors: We are only adding (2) interior doors. One door to the bathroom and one to the room opposite the bathroom.
- Ceilings: Existing
- Windows: Existing

Question #2:

- See attached noted as 01.04.2016 – Key Plan
- Yes, we are only occupying a portion of the building. I understand that the other tenants are Marine Electric and Portland Renovations

Question #3:

- There are (2) exit doors, but they are right next to each other. One exits into a vestibule of the adjoining space and the other exits directly onto the sidewalk
- No, there is not an exit at the bottom of the stairs
- Yes, there is (1) overhead door approx. 17' Wide x 13' Tall adjacent to the passage door to the sidewalk.

Question #4:

- Retail area is designated on the attachment and is approx. 38'x12' which is 456SF
- Total Retail Load = 8 Occupants
- Total Employee Load = 2 Occupants

Question #5:

- No, the building does not currently have a sprinkler system

Thanks,

Craig Hill

Commercial Project Manager

Stone Surface

247 Main Street

Bridgton, Me 04009

Cell: [207-256-7583](tel:207-256-7583)

Email: craig@stonesurface.net

From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]

Sent: Wednesday, January 4, 2017 3:43 PM

To: craig@stonesurface.net

Subject: 107 Anderson St., BP# 2016-02705 building code plan review comments

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2 attachments



01.04.2016 - Key Plan.pdf

38K



01.04.2016 - Layouts With Updated Notes.pdf

186K