Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/28/18

Best,
Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer
Team Leader

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

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Shipping Container and Change of Use Policy 10.11.17.docx.pdf
68K

Jed Harris <jed@n-aprop.com> Wed, Oct 18, 2017 at 1:33 PM
To: Jeanie Bourke <jmb@portlandmaine.gov>
Cc: Michael Russell <mar@portlandmaine.gov>, Keri Ouellette <kouellette@portlandmaine.gov>

Jeanie,
Thanks for the policy. It looks reasonable and should allow us to move forward with our project. Please let me know if there are any other outstanding permitting items on your end relating to the project.
Thanks,
Jed
[Quoted text hidden]

Jed Harris <jed@n-aprop.com> Fri, Oct 27, 2017 at 4:38 PM
To: Jeanie Bourke <jmb@portlandmaine.gov>
Cc: Michael Russell <mar@portlandmaine.gov>, Keri Ouellette <kouellette@portlandmaine.gov>

Jeanie,
We'd love to start the sitework at 93 Washington before it gets too cold. Any updates on the permit for the container project?
Thanks,
Jed
[Quoted text hidden]

Jeanie Bourke <jmb@portlandmaine.gov> Mon, Oct 30, 2017 at 2:19 PM
To: Jed Harris <jed@n-aprop.com>

Hi Jed,

I'm not aware of what might still be needed for your site plan conditions of approval, but I think I have gone through all our email transactions with revisions and information and have a final list of items, if you could please address the following:

1. A letter with your intentions to follow Option 2 of the Shipping Container and Change of Use Policy, see attached. Itemize your acceptance and adherence with all 6 criteria. Include specific details and documents as per the requirements of #1 for the TPI inspections process, if applicable, and #4 for the submittal of a Statement of Special Inspections per IBC Chapter 17, and as noted on Plan S1.1

2. A detail for the bolted connections at the top of the container as noted on Plan S1.1 detail B to be per the manufacturer, see attached.

3. Details on plans for the construction of the parapet container, has the structural engineer reviewed this addition?

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4. Ryan responded to my previous question on the spray foam insulation in the exterior wall with the spec sheet insulation and that there will be a thermal barrier in the form of drywall on the inside. My question actually perta the "Exterior" skin of the building as required in Sec. 2603.5 and 26030.4.1.4. Are the container walls providing equivalency of a thermal barrier on the exterior of the building? Have him contact me if he has any questions.

Thank you and my apologies for the delay.

Jeanie

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2 attachments

Shipping Container and Change of Use Policy 10.18.17.pdf
217K

S1.1 Structural Foundation Plan - Sections.pdf
353K

Jeanie Bourke <jmb@portlandmaine.gov> Mon, Oct 30, 2017 at 2:23 PM
To: Keri Ouellette <kouellette@portlandmaine.gov>, Michael Russell <mar@portlandmaine.gov>

FYI.... I replied to Jed with final review comments.

One item was that he provide a letter with his intentions to follow Option 2 of the Shipping Container and Change of Use Policy, by itemizing his acceptance and adherence with all 6 criteria, including details as required.

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Team Leader

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---------- Forwarded message ----------
From: **Jeanie Bourke** <jmb@portlandmaine.gov>
Date: Mon, Oct 30, 2017 at 2:19 PM
Subject: Re: 93 Washington-Container Project
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2 attachments

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S1.1 Structural Foundation Plan - Sections.pdf
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Jed Harris <jed@n-aprop.com> Tue, Oct 31, 2017
To: Jeanie Bourke <jmb@portlandmaine.gov>

Jeanie,
The site plan conditions of approval have been met so we're down to the few items outlined in your email. Items 2, 3, and 4 are in the works and I will have that information to you shortly.

Regarding item 1, I will provide the letter saying that we are going with option 2, except as you and I have discussed in past emails we will have to TPI the exterior bottom insulation since that will be covered when the containers are placed on the ground. I will provide the option 1 TPI information for your review and approval for that portion of construction. I'm not following your requirement for the Statement of Special Inspections per IBC Chapter 17 outlined in the second part of item 1. Would you like us to say that Structural Integrity will be hired to verify that the containers are installed properly and according to plan once on site? I believe we had discussed that as an option at one point. Please let me know.

Thanks,
Jed
[Quoted text hidden]

Jed Harris <jed@n-aprop.com> Tue, Oct 31, 2017 at 3:16 PM
To: Jeanie Bourke <jmb@portlandmaine.gov>

Jeanie,
Here is Ryan's answer to your question 4:

The container exterior wall is providing the equivalency of a thermal barrier in our opinion as the container exterior wall is 1.6 mm thick steel which covers the foam insulation. As a comparison Thermax foam board insulation with a foil face meets the requirement of a thermal barrier with a 0.9 mil foil surface, so the 1.6 mm steel container surface is the equivalent of 62.9 mils which is far thicker than the 0.9 mil foil of Thermax.

Thanks,
Jed
[Quoted text hidden]

Jeanie Bourke <jmb@portlandmaine.gov> Wed, Nov 1, 2017 at 10:46 AM
To: Jed Harris <jed@n-aprop.com>

Hi Jed,

Thanks for getting back, you may want to contact Phil DiPierro pd@portlandmaine.gov in Planning for any remaining items prior to his approval of the permit.

For most conventionally built commercial structures the code requires a Statement of Special Inspections, typically a document prepared by the engineer of record that itemizes the specific types and extent of inspections. This should be completed by Structural Integrity and you can note that this has been submitted.

Let me know if you have any questions.

Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer
Team Leader

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