



January 16, 2007

Planning & Development Department  
Inspection Services Division  
389 Congress Street  
Portland, Maine  
04101-3509

RE: Residence Inn by Marriott  
Hancock Street and Fore Street  
City of Portland, ME

Dear Mike Nugent,

This letter is in response to your email dated December 23, 2007. Please see below your questions with the responses. I have also addressed the items that Captain Cass had and they are address below under your comments.

*I'm continuing the review. I still await The Piling info & elevator lobby design. It appears that the structurals were designed as Seismic Design Category "C". Please confirm.*

- **We reviewed your request for more information on the piling with our geotechnical engineer Timothy Boyce from S. W. Cole Engineering. You and Tim have had phone conversations and email correspondence and this issue appears to be resolved.**
- **The elevator lobby doors have been added to the building. Please see attached sheets A1.0, A1.1, and A1.2.**
- **Yes the structural drawing were designed as Seismic Design Category "C" and this can be found on sheet S1.0 design loads note #6.**

*1) On the Code summary R-1 height and area section, assuming that there will be a FULL NFPA 13 fire suppression system, the building height can actually be 5 stories and 75 feet.*  
**This has been modified on our cover sheet please see attached drawing.**

*2) On the City's certification form, the applicant requested that this structure be reviewed with separated mixed uses. In looking at the use group separations, it appears that there is no separation between the A-3 courtyard and the R-1. Please provide a code justification.*  
**The courtyard area is an exterior space. The area is mainly a garden roof and the A-3 assembly was used for egress occupancy loads only.**

3) Please contact Lannie Dobson at City Hall and have her provide a copy of the City's Kitchen Exhaust system checklist. Once you have it please complete it and provide it for review.

**Please find attached the completed checklist.**

4) Was a COMCheck report provided to establish compliance with the 2003 IECC?

**Please find attached the completed COMCheck reports.**

5) There was a note on the plans from Captain Cass that the 44 inch stairway on the East end of the building, needs to be 53.4 inches using a .3 multiplier, has this been resolved?

**We have added an additional egress door out of the hearth room and have revised the assembly areas using net square footage. This has reduced the required width of the stair to 37.8", so the 44" stairway meets the egress requirement. When reviewing the stair widths we noticed that the exit door from this stair needed to be wider and this has been incorporated into the modification. We have also modified the "Code Review Occupancy and Egress" sheet to incorporate the egress multipliers from NFPA 101. Please find attached the modified sheet A0.2**

6) Because the proposed structure will be 10 feet from the "rear" and "side" lot lines, Please provide a detailed elevation for the North (Rear) and East (side) elevations that establishes compliance with Table 602 and Table 704.8

**These walls are greater than 10 feet and less than 30 feet from the lot lines and are required to be 1 hour walls. These walls are 1 hour construction and shall be constructed per wall types 7 and 7A see sheet A0.6. The allowable area of openings in table 704.5 and section 704.8.1 with the building equipped with automatic sprinkler system is 45%. The rear elevation is 34.26% and the side elevation is 14.33%. Both of these elevations meet the allowable area. Please see attached sketch showing the areas.**

Captain Cass's additional comments:

*He had asked for more information on the BBQ pit and gas shut off.*

**This information has been added to the drawings. Please see attached sheets P0.6 and P1.1 and burner cut sheet.**

*He asked to relocate the fire department connections from the side of the building to the front along the sidewalk.*

**This modification has been incorporated. Please see attached sheets A1.0 and A1.6.**

*Another item was that the laundry storage and two other storage rooms on the lower level are not shown to be rated rooms.*

**These rooms are rated rooms; the walls are rated 1 hour and the doors are rated to be 45 minutes. Sheet A0.3 has been modified to showing these areas being rated. Please see attached sheet A0.3.**

*The last item Captain Cass mentioned was about the stair egress width and this is addressed above in item number 5.*

Please review the above comments and the attached information and call if you have any addition questions.

Sincerely yours

A handwritten signature in black ink, appearing to read "James M. Ryan". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

James M. Ryan  
Associate – Architecture

Attachments: Drawings: Cover sheet, A0.2, A0.3 A1.0, A1.1, A1.2, A1.6, P0.6, and P1.1  
Kitchen exhaust system checklist  
Kitchen Exhaust hood Cut Sheets  
COMCheck reports  
Elevation sketch with opening areas  
BBQ Burner cut sheet