

Laurie Leader - Fwd: RE: Seaport Lofts 113 Newbury

From: Jeanie Bourke
To: Laurie Leader
Date: 10/16/2014 8:55 AM
Subject: Fwd: RE: Seaport Lofts 113 Newbury

This information will be needed for the full building permit.

>>> Jeanie Bourke 4/28/2014 9:00 AM >>>

Thanks Jeff, I agree with this information, please include in the code analysis, the ventilation compliance, either mechanical or natural, or a combination of both in an enclosed garage.

Jeanie

>>> "Jeffrey Nawrocki" <jeff@jsneng.com> 4/25/2014 3:02 PM >>>

Mark,

The ventilation question is one for your mechanical engineer to determine. If the garage has enough openness, it doesn't need mechanical ventilation. The openness is a black and white issue for the ventilation. Being open enough to not ventilate, we can still call this an enclosed garage for construction type/height and area, etc.

Jeff

Sincerely,

Jeffrey S. Nawrocki, P.E.
President

JSN Associates Inc.
1 Autumn Street
Portsmouth, NH 03801

603-433-8639 Ext. 206
www.jsneng.com

From: Mark Mueller [mailto:mark@muellerarchitects.com]
Sent: Friday, April 25, 2014 2:39 PM
To: Jeffrey Nawrocki; 'Jeanie Bourke'
Subject: RE: Seaport Lofts

Jeff & Jeanie,

I see the 5A is OK with the garage. Good news.

But I need a bit of clarification, are we mechanically venting the garage?

I need to know how to proceed.

mark



Mark Mueller Architects
100 Commercial Street
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Portland, Maine 04101
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Tele: 207.774.9057

From: Jeffrey Nawrocki [<mailto:jeff@jsneng.com>]
Sent: Thursday, April 24, 2014 1:49 PM
To: 'Jeanie Bourke'
Cc: Mark Mueller
Subject: RE: Seaport Lofts

Thank you Jeanie!

Sincerely,

Jeffrey S. Nawrocki, P.E.
President

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From: Jeanie Bourke [<mailto:JMB@portlandmaine.gov>]
Sent: Thursday, April 24, 2014 1:12 PM
To: Jeffrey Nawrocki
Cc: 'Mark Mueller'
Subject: RE: Seaport Lofts

Jeff and Mark,

You can proceed with the Type 5A design and include in the review the analysis for minimum ventilation rates

based on compliance with ASHRAE for natural openings or a mechanical system for the parking garage.

Thanks,
Jeanie

>>> "Jeffrey Nawrocki" <jeff@jsneng.com> 4/24/2014 12:09 PM >>>

Hi Jeanie,

Thank you for reviewing my comments. Please see my additional comments below in Red.

Thank you for sending this information, I do admit this is a very confusing subject if just looking at the definitions. As I understand it, an enclosed garage is required to meet the height and area of Ch. 5, and have a mechanical ventilation system. **Yes, but I believe the ventilation part only needs to conform to its respective code (ASHRAE), so if the level happens to be very open the code would not require ventilation.** These H & A allowances shall be met for each use per the proposed construction. In this case, not having all the numbers, I understand it is designed to comply with Type 5A construction. **Yes, S-2 allows 5 stories in a sprinkled building and R-2 allows 4, so they both can reside in the building as an un-separated mixed use. However, other sections of the code may require additional separation between parking and residential.** For the exhaust and ventilation, the state MUBEC adoption of the I-codes deleted the IMC in lieu of ASHRAE 62.1. **OK, I'm not up much on the mechanical stuff, but the mechanical will be based on whether it is needed by code or not. For example, the building could be labeled an enclosed parking garage for code use related to size, construction type, etc, however, if it was fully open then it would not make any sense to mechanically ventilate it.**

Please note, the increase allowances for height and area for an open garage are only for a single use garage, not a mixed use building, see Sec. 406.3.5, therefore it does not apply in this project. **Yes I understand.**

So, are we OK with proceeding with type 5A and following relevant mechanical code for ventilation if required?

Thank you,
Jeff

Sincerely,

Jeffrey S. Nawrocki, P.E.
President

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From: Jeanie Bourke [<mailto:JMB@portlandmaine.gov>]
Sent: Thursday, April 24, 2014 11:51 AM
To: Jeffrey Nawrocki
Cc: 'Mark Mueller'
Subject: Re: Seaport Lofts

Good Morning Mr. Nawrocki,

Thank you for sending this information, I do admit this is a very confusing subject if just looking at the definitions. As I understand it, an enclosed garage is required to meet the height and area of Ch. 5, and have a mechanical ventilation system. These H & A allowances shall be met for each use per the proposed construction. In this case, not having all the numbers, I understand it is designed to comply with Type 5A construction. For the exhaust and ventilation, the state MUBEC adoption of the I-codes deleted the IMC in lieu of ASHRAE 62.1.

Please note, the increase allowances for height and area for an open garage are only for a single use garage, not a mixed use building, see Sec. 406.3.5, therefore it does not apply in this project.

Thank you,
Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

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>>> "Jeffrey Nawrocki" <jeff@jsneng.com> 4/24/2014 9:58 AM >>>

Hi Ms. Bourke,

I'm writing to you to try and clarify a code issue regarding the proposed Seaport Lofts. It is an issue that is often mis-understood and needs clarification.

A building that has cars parked in it can be classified as either 1) a private garage, 2) an open parking garage, or 3) an enclosed parking garage.

Meeting the minimum standards for an "open" garage allows many "benefits" such as much greater allowable heights and areas per IBC table 406.3.5. For example, the base values for a 2B building in an S-2 use would only be 26,000 SF and 3 stories, where an "open" garage would allow 50,000 SF and 12 stories for the same construction type.

There are a minimum required % of openings to qualify, and take the benefits of, an "open" garage, however, there are no "maximum" amount of openings to an enclosed garage if that is the preference. Calling our project an enclosed garage, by choice, we then follow section 406.2 which allows the building to be treated as a mixed use building with S-2 and R-2 uses. Ventilation is a separate issue and must be handled in accordance with the mechanical code depending on the amount of openness. Calling this an enclosed garage, by choice (because we are not taking the huge benefits of an open garage), allows this building to be built in type 5A protected wood construction.

I also contacted ICC to verify this interpretation, which they did. I spoke with Jason Poves at ext. 5681 who confirmed the position that an enclosed garage has no limits on the maximum % of openings, which makes sense. The opening % is only meant to be a minimum % to be required to qualify for the benefits of an open garage.

The previous architect who had started this project had provided me with the same findings, as copied below:

Generally you are correct. I went through this with the Seaport Lofts project. Read through Section 406 of the IBC. The issue is whether the garage is an Open Garage or an Enclosed Garage. An Open Garage provides additional height and Area, so there is a benefit to meeting the

definition of an Open Garage. It also must be of Type I, II or IV Construction. If you don't need those benefits then label it as an Enclosed Garage and follow the code requirements for such. It still may meet the openness of an Open Garage. Then follow the code requirements for an Enclosed Garage which means it is a S2 use.

Regarding the height limitation. If the 4 stories includes the garage level and it has a sprinkler then you can go with 5A for all floors. We have done this on a number of projects. If the 4 stories are above the garage then you will need the podium construction or use Type III Construction. A garage is a use group just like all the others.

This is a commonly mis-interpreted issue due to the perceived definitions given in the code. Please review this information and let me know your thoughts.

Thank you for your time,
Jeff Nawrocki

Sincerely,

Jeffrey S. Nawrocki, P.E.
President

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