
Ocean Gateway Addition

15 messages

Michael Coyne <coyne@archetypepa.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>

Wed, Apr 25, 2018 at 10:48 AM


Hi Jeanie,

I have a quick question for you. At the Ocean Gateway Addition, we have our egress corridor that allows for egress from the addition to the existing egress tower. On the original documents we had shown the door from the corridor directly into the stair tower. It has been brought up to us that there would be an extensive amount of electrical work to be redone because of the location of the existing life safety equipment for the stairs. Would you find it acceptable to us to enter through the rated core lobby, where we have an existing window opening. This would allow access to the existing stair as well as the elevator bank.

Let me know what your thoughts are. Thanks,

Michael Coyne

Archetype PA |48 Union Wharf |Portland, Maine 04101|tel. 207.772.6022 |www.archetype-architects.com

 **Ocean Gateway - Egress Corridor.pdf**
45K

Jeanie Bourke <jmb@portlandmaine.gov>
To: Michael Coyne <coyne@archetypepa.com>

Thu, Apr 26, 2018 at 1:59 PM

Hi Michael,

Thanks for contacting me with this proposed change, before I can weigh in on this I have some questions:

1. Is this on every floor? If not which floor is this?
2. What is the address or CBL? I would like to reference the city approved plans or if you have a copy, please send it to me.
3. Have you perused the code to determine if this is allowed, is this into an elevator lobby? What code sections are you referencing?

Thanks,
Jeanie

Jeanie Bourke
Code Enforcement Officer/LPI/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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Michael Coyne <coyne@archetypepa.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>

Wed, May 2, 2018 at 3:47 PM

Hi Jeanie,

See below for my comments in red. Let me know if you need anything else or any further clarification.

Thanks,

Michael Coyne

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From: Jeanie Bourke <jmb@portlandmaine.gov>
Sent: Thursday, April 26, 2018 2:00 PM
To: Michael Coyne <coyne@archetypepa.com>
Subject: Re: Ocean Gateway Addition

Hi Michael,

Thanks for contacting me with this proposed change, before I can weigh in on this I have some questions:

1. Is this on every floor? If not which floor is this?

Yes, it will be the condition for every level.

2. What is the address or CBL? I would like to reference the city approved plans or if you have a copy, please send it to me.

The address is 167 Fore Street. CBL is 20 F 1

3. Have you perused the code to determine if this is allowed, is this into an elevator lobby? What code sections are you referencing?

We have looked at this through IBC. Our intent is to treat this existing lobby space as a continuation of the actual rated corridor. This existing lobby space is within the whole 2-hr

rated system for the elevators and stairs, so it does maintain our required rating. Also, per IBC, rated corridors are allowed to pass through lobby spaces, see excerpt below.

1018.6 Corridor Continuity – fire resistance rated corridors shall be continuous from point of entry to an exits, and shall not be interrupted by intervening rooms. Foyers, lobbies or receptions rooms shall not be construed as intervening rooms.

Let me know if you have any other questions or need any further clarification. Thanks

Thanks,

Jeanie

Jeanie Bourke
Code Enforcement Officer/LPI/Plan Reviewer

Team Leader

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jmb@portlandmaine.gov
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On Wed, Apr 25, 2018 at 10:48 AM, Michael Coyne <coyne@archetypepa.com> wrote:

Hi Jeanie,

I have a quick question for you. At the Ocean Gateway Addition, we have our egress corridor that allows for egress from the addition to the existing egress tower. On the original documents we had shown the door from the corridor directly into the stair tower. It has been brought up to us that there would be an extensive amount of electrical work to be redone because of the location of the existing life safety equipment for the stairs. Would you find it acceptable to us to enter through the rated core lobby, where we have an existing window opening. This would allow access to the existing stair as well as the elevator bank.

Let me know what your thoughts are. Thanks,

Michael Coyne

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Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

 **Ocean Gateway Addition.pdf**
721K

Michael Coyne <coyne@archetypepa.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>

Thu, May 10, 2018 at 9:13 AM

Hi Jeanie,

Just following up with this item to see if you had a chance to review, or if you need further information.

Let me know. Thanks

Mike

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Jeanie Bourke <jmb@portlandmaine.gov>
To: Michael Coyne <coyne@archetypepa.com>

Mon, May 14, 2018 at 3:37 PM

Hi Mike,

My apologies for the delay, Jason and I took a look at this today, he was at the fire academy last week, and we agree that this change is permissible.

We referenced the approved plans and noted that the enclosed egress path was to the exit stair tower on the left not the right, therefore, this is a substantial change from the approved plans.

An amendment is required to make these changes, let me know if you have any questions.

Thanks,
Jeanie

Jeanie Bourke
Code Enforcement Officer/LPI/Plan Reviewer
Team Leader

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Michael Coyne <coyne@archetypepa.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>

Wed, May 16, 2018 at 9:35 AM

Hi Jeanie,

No worries, I understand you guys have plenty going on up there, I appreciate you looking at this and getting back to me.

In terms of amending the permit, I do have a question. On the floor plans we submitted for permit (see attached) we had called out this location as an alternate for the corridor as it was going to depend on the clearances we could achieve in connecting to the existing garage. I did know if this was enough to own this scope of work as part of the original permit so we didn't have to amend it.

Let me know. Thanks,

Michael Coyne

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From: Jeanie Bourke <jmb@portlandmaine.gov>

Sent: Monday, May 14, 2018 3:38 PM

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 **A1.01 - First Floor.pdf**
173K

Jeanie Bourke <jmb@portlandmaine.gov>
To: Michael Coyne <coyne@archetypepa.com>

Wed, May 16, 2018 at 1:53 PM

Hi Mike,

Thanks for pointing this out, I did not open the first floor plan when I looked at the permit set.

In lieu of an amendment, we will view this as an "As Built" change. Please send me a complete floor plan set with the change showing the enclosure on the right side and removed from the left. I will file these with the approved documents.

Best,
Jeanie

Jeanie Bourke
Code Enforcement Officer/LPI/Plan Reviewer
Team Leader

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Michael Coyne <coyne@archetypepa.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>

Tue, May 22, 2018 at 4:18 PM

Hi Jeanie,

Attached are the updated "As Built" plans reflecting this update. Let me know if you need anything else.

Thanks,

Michael Coyne

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From: Jeanie Bourke <jmb@portlandmaine.gov>

Sent: Wednesday, May 16, 2018 1:53 PM

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 **Ocean Gateway Addition - As Built Plans.pdf**
571K

Jeanie Bourke <jmb@portlandmaine.gov>
To: Michael Coyne <coyne@archetypepa.com>

Tue, May 29, 2018 at 1:30 PM

Hi Mike,

I just had the opportunity to look at the proposed as built plans and notice that the access to this corridor is via steps and a landing. This does not comply with Sec. 1007.1 Accessible means of egress for this business use addition. The original plans utilizing the left hand stair did not show a change in elevation from the office to enclosed egress.

Please take a look at this and provide a means to correct this issue.

On a separate note, can you please look back in your emails regarding the permit #2017-01186 for the glass canopy? This permit has not been issued and I included you on a email requesting additional information on the fastening and anchoring details on Feb. 5, 2018.

Thanks,
Jeanie

Jeanie Bourke
Code Enforcement Officer/LPI/Plan Reviewer
Team Leader

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Michael Coyne <coyne@archetypepa.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>

Thu, May 31, 2018 at 3:01 PM

Hi Jeanie,

I attached the plans and details that were part of the original submission. These plans, which were approved, did show the elevation change in the enclosed egress corridor.

Per section 1007.1 we are required to have 1 accessible means of egress. Our plans call out for an accessible means of egress located adjacent to the elevator at each floor. The egress corridor to the stair tower is our second means of egress for the addition space.

Let me know if this clears up this issue. Thanks,

Also in reference to the glass canopy, I have reached out to the company doing the work. I also never heard back. I will circle back with them and try to get this cleared up.

Michael Coyne

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From: Jeanie Bourke <jmb@portlandmaine.gov>

Sent: Tuesday, May 29, 2018 1:31 PM

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2 attachments

 **Ocean Gateway - Original Submission.pdf**
311K

 **Typical Floor Plan.pdf**
532K

Jeanie Bourke <jmb@portlandmaine.gov>
To: Michael Coyne <coyne@archetypepa.com>

Tue, Jun 5, 2018 at 10:17 AM

Hi Mike,

Thank you for pointing this out in the original design, I do not recall seeing that in my review, an oversight on both our parts that could have accommodated a ramp.

I agree, one means of egress is required from the business space per the occupant load, and two from each story. The one means of egress is through the rated exit access corridor to the exit stair, the access into the parking garage is currently designed as a convenience door.

The issue is that the one means of egress from the business use also needs to be the accessible means of egress. Please note that revised plan sheets A3.02 and A3.03 also need to be submitted.

Let me know if you have any questions.

Best,
Jeanie

Jeanie Bourke
Code Enforcement Officer/LPI/Plan Reviewer

Team Leader

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Michael Coyne <coyne@archetypepa.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>

Fri, Jul 6, 2018 at 4:34 PM

Hi Jeanie,

Sorry for the delayed response on this item, this one slipped through the cracks and I thought I had responded.

As we both confirmed earlier, we are required two means of egress from each story, with one means being accessible.

One means of egress is through the rated exit access corridor, as you stated below.

Our second means of egress (acting as our accessible means of egress) is into the parking garage. This isn't designed as a convenience door, but rather a horizontal exit. Code excerpt below.

1025.1 Horizontal Exits : Horizontal exits serving as an exit in a means of egress system shall comply with the requirements of section 1025. Horizontal exit shall not serve as the only exit from a portion of the building, and where two or more exits are required, not more than one-half of the total number of exits shall be horizontal exits.

1025.2 Separation : The separation between building areas connected by a horizontal exit shall be provided by a fire wall complying with section 706.

706.4 Fire Resistance Rating : Fire walls shall have a fire resistance rating of not less than that required by table 706.4

Table 706.4 : Group B shall have a min. 3-hour fire resistance rating.

Let me know if this helps clear up our original design intent.

Thanks, have a good weekend.

Michael Coyne

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From: Jeanie Bourke <jmb@portlandmaine.gov>
Sent: Tuesday, June 5, 2018 10:17 AM

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Jeanie Bourke <jmb@portlandmaine.gov>
To: Michael Coyne <coyne@archetypepa.com>

Wed, Jul 11, 2018 at 3:42 PM

Hi Michael,

Thank you for this information, can you please confirm the rating of the door into the parking garage through the 3 hour fire wall that is proposed as a horizontal exit? I could not find a door schedule from the original permit.

Thanks,
Jeanie

Jeanie Bourke
Code Enforcement Officer/LPI/Plan Reviewer
Team Leader

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Michael Coyne <coyne@archetypepa.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>

Thu, Jul 12, 2018 at 8:37 AM

Hi Jeanie – That's a 3-hour door

Michael Coyne

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From: Jeanie Bourke <jmb@portlandmaine.gov>
Sent: Wednesday, July 11, 2018 3:42 PM

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Jeanie Bourke <jmb@portlandmaine.gov>
To: Michael Coyne <coyne@archetypepa.com>

Mon, Jul 16, 2018 at 1:43 PM

Thanks Michael, I have filed the as built plans for the relocation of the rated exit access corridor to the opposite side (right side front face) with the permit files.

Please make note that the permit for the glass canopy remains pending approval, BP#2017-001186. When you get a chance can you please send me the requested information for review.

Best,
Jeanie

Jeanie Bourke
Code Enforcement Officer/LPI/Plan Reviewer

7/16/2018

City of Portland Mail - Ocean Gateway Addition

Team Leader

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