Portland Maine Yes. Google's good here.

Jeanie Bourke <jmb@portlandı

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/04/17

16 middle St.

5 messages

Bill Hopkins <hopkins@archetypepa.com> Fri, Jul 14, 2017 at 1:59 PM
To: jmb@portlandmaine.gov

Jeanie,

About a year ago I met with you and in a pile of projects briefly reviewed 16 Middle St. which is an office building under construction.

We currently have an application on a tenant fit up permit for Maine Media on the 5th floor. Laurie, who I know is moving into another position, says we have to comply with

UPC for fixture count.. When we met I mentioned that we would not be meeting the UPC but rather the IBC for the count. I can't remember what you said but whatever it was it led me to go out and base the design on the IBC.

Any way can I have a waiver. We don't.t need the additional fixtures. My office(which is grandfathered) meets the IBC with 2 fixtures for 15 people. Maine Media is 30 people with 4 fixtures . It works.

The UPC is pure tyranny. The people of Portland do not need go to the bathroom more the rest of the country. Please….

Thanks

Bill

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Jeanie Bourke <jmb@portlandmaine.gov> Tue, Jul 18, 2017 at 9:59 AM
To: Bill Hopkins <hopkins@archetypepa.com>

Hi Bill,

A year is a long time, the only discussion I recall is the tenant space for Tilson Technologies and the residential aspect of the space.

I do not typically defer to the IBC as this is not the adopted code and I do not have that latitude. That being said, there are some design thresholds that we can consider on a case by case basis, however this needs to be presented to us in the code review. As I see it there are 2 possible options:

1. Table 422.1 of the UPC for a calculated gross occupant load of 107 requires 2 WC and 1 Urinal for males and 4 WC for females. As these counts are for the 51-100 range for the occupant range of each gender (200 total), it is reasonable to move down a level to 1-50 (M) and 31-50 (W) to reflect the 107. Your design would then meet the fixture count for males, but not for females (3 WC). The solution is to meet the UPC and add another WC for females.

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2. As an alternative, you can provide an assessment of the actual design occupant load for the tenant space. Th to be substantiated with documentation from the business owner noting projected levels for staff and public bas business model. Further, the design review can support this by indicating the actual vs. the calculated occupant layout and use of space. We will then assess this information in order to provide a ruling.

Let me know if you have any questions and I appreciate your adherence to this process.

Best,
Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer
Team Leader

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Permitting and Inspections Department
389 Congress St. Rm 315
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jmb@portlandmaine.gov
(207)874-8715
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Michael Coyne <coyne@archetypepa.com> Wed, Jul 19, 2017 at 4:06 PM
To: Jeanie Bourke <jmb@portlandmaine.gov>

Hi Jeanie,

I am working on this tenant fit up permit – Maine Media at 16 Middle Street. As you know the issues is we are meeting the IBC for 107 occupants but not the UPC requirement.

Would it be feasible to take our actual occupant load based off of offices in this fit up. That would give us 31 total occupants, which is 15.5 per. This would allow us to be in the first tier: 1-15 which requires 1 fixture for men and 1 fixture for women. This would allow us to 'technically' meet UPC. We would be still providing two fixtures for both and we would still be meeting IBC for a max occupant load of 107 people.

Unfortunately this is the one tenant space we have on a contract deadline so the pressure is on me to have this worked out, and we are stressed for space in this fit up. Could you let me know if this would be an adequate argument for our fixture count, and if so I can get you the documentation needed.

Thanks in advance for your help.

Michael Coyne

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From: Bill Hopkins [mailto:hopkins@archetypepa.com]
Sent: Wednesday, July 19, 2017 7:12 AM
To: coyne@archetypepa.com
Subject: FW: 16 middle St.

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From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]
Sent: Tuesday, July 18, 2017 10:00 AM
To: Bill Hopkins
Subject: Re: 16 middle St.

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Jeanie Bourke <jmb@portlandmaine.gov> Thu, Jul 20, 2017 at 4:34 PM
To: Michael Coyne <coyne@archetypepa.com>

Hi Mike,

Thank you for contacting me with this information. Based on the proposed layout of the space, which presumably corresponds with the intended tenant occupancy load of Maine Media, the proposed bathroom fixture count is deemed acceptable.

Please provide this analysis for the final approval.

Best,
Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer
Team Leader

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Michael Coyne <coyne@archetypepa.com> Mon, Jul 24, 2017 at 5:12 PM
To: Jeanie Bourke <jmb@portlandmaine.gov>

Jeanie,

Attached is a revised code review outlining the plumbing fixture count like we spoke about.

Let me know if there was any further info you need for this permit.

Thank you.

Michael Coyne

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From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]
Sent: Thursday, July 20, 2017 4:34 PM
To: Michael Coyne

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