



TFH ARCHITECTS 100 COMMERCIAL STREET PORTLAND MAINE 04101 TELEPHONE 207-775-6141 ARCHITECTURE AND PLANNING

July 23, 2007

Mike Nugent
City of Portland, Building Inspections
389 Congress St.
Portland, ME 04101

RE: Bayside East, Proposed Elderly Housing, 47 Smith Street

Dear Mike,

In response to your email listing questions regarding the Bayside Permit Drawing Set see below.

- 1.) See the attached ASK-1 and ASK-2 making the stair directly exit onto the sidewalk.
- 2.) The basement level of the building is considered a basement per the definition of a basement in IBC 2003 section, 502.1, it is not more than 6 ft above the grade plane, it is not more than 6 ft above the grade plane for more than 50% of the building, is not more than 12 ft above finished ground at any point.
- 3.) Per spec section 15500 Section 1.01 – B it will be a full NFPA 13 sprinkler system.
- 4.) The Use of the Low Hazard Storage S-2 should be separated from R-2 by 2 hours but can be reduced to 1 hour with a sprinkler system, we have provided a 1 hour wall and ceiling separation. The Use of the Assembly A-2 should be separated from R-2 by 2 hours but can be reduced to 1 hour with a sprinkler system, we have provided a 1 hour wall and ceiling separation.
- 5.) See specification section 07841 THROUGH-PENETRATION FIRESTOP SYSTEMS along with the Wall / floor-ceiling fire barrier details on Sheet A5.3
- 6.) We are under IBC 2003 for this project so we have designed to IBC 2003 code and window opening standards.
- 7.) All fire doors will meet the smoke and draft standards in UL1784.
- 8.) No cooking equipment in the community room kitchen, just a microwave.
- 9.) Standpipe will be a wet-pipe system
- 10.) We added a smoke detector to the trash room 016 in the addendum # 1.
- 11.) The supervisory alarm conforms to NFPA – 72 see Spec Section 16000 2.13 - B.
- 12.) Window Types 'O' and 'P' will need to be safety glazed as their individual panes are greater than 9 sq ft.
- 13.) We did not show the mid railing as we decided it might be more of a hindrance to egress from the entry door 100.2, we can add it but the condition might not be as desirable for egress, I would propose we ask for a variance from this code requirement, would you be agreeable?

14.) Horizontal fire separations and drywall will be made after HVAC is installed, where HVAC, plumbing and electrical breaks the fire separations fire dampers and fire stopping will be provided

15.) We can provide a Comcheck report, but where in the city code is this required?

Please call with any questions.

Sincerely,

Ryan Senatore
Architectural Designer
TFH Architects

Encl: ASK-1 and ASK-2 Dated 07/23/07