Jeanie Bourke - Re: 109 Fox St. BP# 2015-02051, CBL: 023 A008001

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 09/30/15

From: Tracie Reed <traciereed@dextrouscreative.com>
To: Jeanie Bourke <JMB@portlandmaine.gov>
Date: 9/25/2015 2:33 PM
Subject: Re: 109 Fox St. BP# 2015-02051, CBL: 023 A008001
CC: Heather Sanborn <heather@risingtidebrewing.com>, Nathan Sanborn <nathan@...
Attachments: A-1.1 - FIRST FLOOR PLAN & SCHEDULES.pdf; A-1.2 - MEZZANINE-FRAMING PLAN.pdf; A-1.3 - ENLARGED PLAN.pdf; A-3.1 - SECTION DETAILS.pdf; A-4.1 - ELEVATIONS.pdf; LS-1.1 - LIFE SAFETY & CODE REVIEW.pdf; T-1.1 - TITLE SHEET.pdf

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Jeanie, Thank you for your thorough and quick review of this project. Attached please find updated sheets addressing your comments. I spoke to a technical adviser at NFPA regarding separation between the brewery production and assembly space and they confirmed that no separation was needed between the two due to each areas independent means of egress. I've made a note on the life safety sheet per my conversation with them.

Per our earlier conversation I also spoke to Jill Johanning concerning the service counter height. She recommended 6'-0" in length as a reasonable amount and was pleased to hear you had referenced their document in your review. I also followed-up with the ICC regarding your comment on the IECC requirement for a vestibule per IECC section 502.4.7 and they confirmed that we do not meet the exceptions to that regulation. However, they did note that the production-side man door and existing main entrance (double door) would not need vestibules since they are grandfathered in. These doors also are expected to see the vast majority of foot traffic in the building since the single-man door is functioning as a second means of egress for the assembly space. Signage will encourage customers to enter through the existing entrance, nearest parking. The brewery also creates heat during production that dramatically reduces the facilities reliance on fossil fuels for heating. Off-site storage of the majority of the finished product also means they seldom air condition during the summer.

Tracie Reed, Maine Licensed Architect

On Wed, Sep 23, 2015 at 4:13 PM, Jeanie Bourke <JMB@portlandmaine.gov> wrote:

> Hi Heather and Tracie,
> I have completed the review of the above project for building code and have the following comments as noted on the attached file(s). I have also attached a diagram for ADA access design.
> Please send all revisions to this (my) email and please note that the pdf file name shall be exactly as the original, refer to the name of the attached file(s). Our Eplan program will automatically assign a version to the revised plans.
> Please let me know if you have any questions,
> Thanks,
> Jeanie
>
> *Jeanie Bourke*
> *CEO/LPI/Plan Reviewer*
>
> **City of Portland**
> **Planning & Urban Development Dept./ Inspections Division**

389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
Direct: (207) 874-8715
Office: (207) 874-8703
Permit status can be viewed at: http://www.portlandmaine.gov/792/Permit-Status

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>>> Heather Sanborn <heather@risingtidebrewing.com> 9/16/2015 8:33 AM >>>
Thank you for the update, Jeanie! Much appreciated.

On Wed, Sep 16, 2015 at 8:31 AM, Jeanie Bourke <JMB@portlandmaine.gov> wrote:

> Hi Heather,
> I apologize for the delay, I will do my best to review this by the end of the week. The fire department remains in review as well. Keep in mind, this is being expedited ahead of other reviews.
> Thanks for your patience,
> Jeanie
>
> *Jeanie Bourke*
> *CEO/LPI/Plan Reviewer*
>
> **City of Portland**
> **Planning & Urban Development Dept./ Inspections Division**
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>
> >>> Heather Sanborn <heather@risingtidebrewing.com> 9/15/2015 10:26 AM >>>
> Hi All,
>
> I'm just checking in again on our building permit. Ann, Nell, and the State FM have signed off. Please let me know if there are any other concerns that I can address so we can get things underway as soon as possible.
>
> Cheers,
> Heather
>
> On Thu, Sep 10, 2015 at 1:52 PM, Heather Sanborn <heather@risingtidebrewing.com> wrote:
>
>> Thanks, Nell.
>>
>> On Thu, Sep 10, 2015 at 1:20 PM, Helen Donaldson <HCD@portlandmaine.gov> wrote:
>>
>>> Heather,
>>> Based on conversations I had with DPS this morning, I have signed off on the administrative authorization from the planning side, noting that the parking area (including the ADA space) will be re-striped in coordination with DPS's work on the Anderson Street Byway project. This re-striping is noted on the city's plans, prepared by Woodard & Curran.
>>> You will still need to work with Jeanie/Ann to get the building permit squared away.
>>> Let me know if you have any further questions from me on this.
>>> Nell
>>>
>>> _____
>>> Nell Donaldson
>>> City of Portland Planning Division
>>> 389 Congress Street
>>> Portland, Maine 04101

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874-8723
hcd@portlandmaine.gov
>>> Heather Sanborn <heather@risingtidebrewing.com> 9/10/2015 12:27 PM >>:
Hi Jeanie, Nell, Ann, et all,

Can you let me know where we stand on this permit? We just received State Fire Ma
the City permit is all we're waiting for to get started at this time.

Thanks!
Heather

On Tue, Aug 25, 2015 at 2:25 PM, Jeanie Bourke <JMB@portlandmaine.gov> wrote:

> Hi Heather,
> It has come to our attention that the attached application for the above permit has erroneous information, in fact it appears to be a copy of a similar application that was submitted for 23 Emerson St., which is a 3 family property.
> Please submit a complete revised application to the buildinginspections@portlandmaine.gov email with the correct information. Note that the pdf file name should be exactly as the original, see attached. For your convenience the following link has a fillable form which will also provide a much clearer copy to submit.
> http://www.portlandmaine.gov/DocumentCenter/Home/View/2301
> Let me know if you have any questions,
> Thanks,
> Jeanie
> *Jeanie Bourke*
> *CEO/LPI/Plan Reviewer*
>
> **City of Portland**
> **Planning & Urban Development Dept./ Inspections Division**
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Follow us on twitter @risingtidebeer

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