

2/20/2018

Hold

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105 Willowbrook Avenue
Stratham, NH 03885

On behalf of:
BUILDING OFFICIAL
City of Portland, Maine

PLAN EXAMINATION RFI HOLD

PROJECT/SITE DESCRIPTION:	DETAILS:
Midtown Building 2 – 8 Story Parking structure with Mixed use space	Review Type: All Trades
PROJECT ADDRESS:	Plans Date: 4/5/2016
59 Somerset St – Portland, Maine	# of Sheets: 80
	Project Area (sq. ft.): 299,737

SAFEbuilt conducts plan examination and approval services as required by the State of Maine on behalf of the City of Portland.

Construction documents submitted for review shall be of sufficient clarity, character, and detail to show how the proposed design will conform to the applicable building codes in accordance with Maine Uniform Building and Energy Code. The submittal described above has been reviewed for conformance with applicable Maine Administrative Codes and Maine Statutes. **Upon examination, additional information is required to process your submittal and is formally requested.** The application has been placed on hold and the review and approval is pending subject to receipt of the information requested.

The requested information is outlined in the following pages. Revised plans may be submitted to the municipality, or via email to the plans examiner listed below. Revisions shall be identified by a readily discernible means such as shading, highlighting, hatching or clouding the changed areas prior to plan re-submittal. Failure to do so may delay review.

Include a copy of this letter with your re-submittal.

SAFEbuilt is committed to helping create better communities and thanks you for your patience and continued cooperation. Feel free to contact the plans examiner should you have any questions or concerns.

Sincerely,



David Adam J. Mattox, P.E.
Plan Review Operations Manager
SAFEbuilt
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Plan Specific Items:

Building Plan Reviewer: Adam Roder, P.E. Status: Hold Pending Additional Information

- Sheet A-2.1a indicates spray foam insulation is to be applied to the underside of precast concrete deck between occupied first floor and second floor areas and parking garage above. Where installed, a thermal barrier complying with IBC 2603.4 shall be applied to separate the spray foam from the occupied first floor areas. Neither the spray foam, or a compliant thermal barrier are shown on any floor-ceiling assembly details.
- Statement of special inspections shall be indicated on construction documents as required by IBC 1704.1.1.
- Clear ceiling height of 7'-6" in bicycle shop 1003 and 7'-0" in bicycle storage shall be provided throughout as required by IBC 1208.2, or meet exception #2 for sloped ceilings. Reviewer is unable to determine clear ceiling height from drawings due to missing insulation and thermal barrier information. Designer shall provide clear heights of rooms, and area calculations if applicable for the exception.
- In accordance with NFPA 110 7.2.1.1, as required by IFC 604.1, the enclosure for the natural gas emergency power system shall be of 2-hour rated construction.
- In accordance with NFPA 110 7.9.7, as required by IFC 604.1, the gas supply for the generator shall be connected on the supply side of the building main gas shutoff valve such that shutoff of the building supply valve will not shutoff the emergency power system and be clearly marked as required therein.
- In accordance with NFPA 110 7.2.1.2, as required by IFC 604.1, the only equipment permitted in the enclosure containing the EPS is that essential to the operation of the EPS. The following equipment is prohibited within the required enclosure.
 - Mechanical condensing unit
 - Telephone and cable service
 - Bike shop transformer
 - EV charger panel
 - All electrical service equipment other than the Emergency Power System (Generator), EPSS distribution center and overcurrent devices, and EPS automatic transfer devices. Main building service panel is prohibited.
- In accordance with NFPA 110 7.2.3, as required by IFC 604.1, EPSS equipment shall be protected from damage from flooding. Designer shall demonstrate elevation of equipment is above required design flood elevations present at site.

Structural Plan Reviewer: Adam Roder, P.E. Status: Conditionally Approved

- Structural approval is contingent upon prior to construction and erection of any element or building component identified in this submission as a delegated design element (i.e. Precast Components, Stairs, Components and Cladding, etc...) that designs and drawings be provided for review and approval.

Mechanical Plan Reviewer: Adam Roder, P.E. Status: Hold Pending Additional Information

- Toilet rooms shall be provided with mechanical exhaust ventilation as required by IMC Table 403.3 for Public Spaces. No such system shown on plans
- Second floor office shall be provided with mechanical ventilation as required by IMC Table 403.3 for offices. No such system shown on plan.
- Heat pump shown outside of second floor office shall be located as to be protected from vehicle impact as required by IMC 304.6

Plumbing Plan Reviewer: David Zofko, P.E.

Status: Hold Pending Additional Information

- On sheet P-1.1, they use the term “FCO” numerous times, but there is no “FCO” in the legend. Currently it is assumed that FCO means Floor Clean-Out, please provide verification.
- On the “RETAIL/RESTAURANT SANITARY AND GREASE PIPING plan “GW” is labeled on the Toilet Room sanitary sewer as it angles towers the 1000 gallon Grease Trap. Please advise if this is a drafting error as currently it is shown that the toilet waste was piped into the Grease Trap. As this would not only be against the Plumbing Code, but constitute a significant mess if constructed. Please provide additional clarification and/or revise drawings as required.
- There are no Site Utility Plans indicating where the Sanitary Sewer and the Grease Trap outlet connects to a main sewer. Please provide additional clarification and/or revise drawings as required.
- There are no piping details for piping into and around the grease trap. Please provide additional clarification and/or revise drawings as required.
- There are no Grease Trap or Oil Separator details. Please provide additional clarification and/or revise drawings as required.
- There are 4”, ½” and FCO notes on the drawings that refer to nothing. There are no FCO details or maximum distance between FCO’s called out. There are no Floor Cleanouts indicated for the Sanitary Sewer from the restroom. Please provide additional clarification and/or revise drawings as required.
- There is no backflow preventer indicated on the water supply line as required by the International Plumbing Code and no backflow preventer details / specifications. Please provide additional clarification and/or revise drawings as required.
- While it appears that the Roof Drain Riser indicates the areas of drainage and the pipe sizing is correct, there is no Site Utility Plan that indicates where these storm drainage lines tie-in. As the sanitary, currently are shown as dead-ending to nowhere. Please provide additional clarification and/or revise drawings as required.

Electrical Plan Reviewer: David Zofko, P.E.

Status: Hold Pending Additional Information

- Electrical drawings do not indicate GFIC outlets anywhere. Per 2014 NEC GFIC outlets should be installed through the project.
- The pad-mounted Transformer is not located on the drawing. Additionally, there is no Site Utility Plan indicating its location on the project. Please provide additional clarification and/or revise drawings as required.

Fire Alarm Plan Reviewer: Dennis Smith, CBO, CFI

Status: Conditionally Approved

- With regards to the Fire Alarm system, as the designer has indicated it is a delegated design submittal, **the Fire Alarm System Design and Construction Documents must be submitted and approved prior to the commencement of fire alarm construction activities on site.** These documents should include, but is certainly not limited to, all the following information:
 - Complete information regarding the system, including specifications, type of system and service, shop drawings, input/output, matrix, battery calculations, and notification appliance circuit voltage drop calculations, shall be submitted for approval. 10.18.1.2
 - Shop drawings shall include, to an extent commensurate with the extent of the work being performed, including riser diagrams, control panel wiring diagrams, point-to-point wiring diagrams, conduit, conductor routing, typical wiring diagrams, and other information as described below:
 - Room descriptions
 - Fire alarm device and all component locations
 - Fire alarm primary power connections

- Monitor/control interfaces to other systems
- All riser locations
- Type and number of fire alarm system components
- Devices on each circuit, on each floor level
- Type and quantity of conductors and conduit (if used), for each circuit
- Location of all supply and return air diffusers where automatic detection is used.
- Fire alarm riser diagrams shall include the following information:
 - General arrangement of the system in building cross-section
 - Number of risers
 - Type and number of circuits in each riser
 - Type and number of fire alarm system components and devices one each circuit, on each floor or level (Include cut sheets)
- Control unit wiring diagrams should be provided for all control equipment (listed), power supplies, battery chargers, and annunciators and shall also include the following:
 - Identification of the control equipment depicted
 - Locations
 - All field wiring terminals and terminal identifications
 - All circuits connected to field wiring terminals and circuit identifications
 - All indicators and manual controls, including the full text of all labels
 - All field connections to supervising station signaling equipment, releasing equipment, and fire safety control interfaces
- Typical wiring diagrams shall be provided for all initiating devices, notification appliances, remote indicators, annunciators, remote test stations, and end-of-line and power supervisory devices.
- Installation of wiring, cable and equipment shall be in accordance with NFPA 70, National Electric Code, and specifically with Articles 760 and 800, where applicable. NFPA 72 2.2
- Operating, testing, maintenance instructions, and record drawings including equipment specifications, shall be provided to the owner and business occupant and stored in an approved location. IFC 907.8.5
- Prior to requesting a final inspection, provide a final set of as-built drawings that reflect the necessary field changes. The submittal must include written documentation and a statement of compliance that reflects that the system has been installed and tested per the International Fire Code and NFPA 72, 2010 edition.
- The installing contractor shall provide a record of completion as outlined in Section IFC 907.7.2.
- Specifics regarding this proposed installation of the fire alarm system will be addressed upon submittal of the shop drawings and required construction documents.

Sprinkler Plan Reviewer: Dennis Smith, CBO, CFI

Status: Conditionally Approved

- With regards to the Fire Sprinkler system, as the designer has indicated it is a delegated design submittal, **the fire sprinkler system design and construction documents must be submitted and approved prior to the commencement of fire sprinkler construction activities on site.** These documents should include, but is certainly not limited to, all the following information:
 - The review of the above referenced project is for a new fire suppression system installed in a 299,737 sq. ft. Mixed Use Retail with Parking Garage. The system is supplied from the municipal water system with a minimum 6" fire protection lead. The parking garage shall include a Class 1 Standpipe system.

- Complete information regarding the fire protection system(s) shall be submitted to indicate conformance to the code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as outlined in Chapter 9 of the Maine Building Code and NFPA 13. (IFC Figure 903.3)
- The sprinkler system shall be electronically supervised in accordance with the Maine Building Code and this submittal.
- Specifics regarding this proposed installation of the fire suppression system and stand pipe system will be addressed upon submittal of the shop drawings and required construction documents.

General Notes:

In addition to all requirements as specified in this review of Building, Structural, HVAC/Mechanical, Plumbing, Electrical, Fire Alarm and Fire Sprinkler Plans, all conditions off approval, including but not limited to those applied through Zoning, Plan Commission, and Maine State Fire Marshal's office apply.

Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC), one set of printed approved stamped construction documents will be kept at the site of work and open to inspection by building officials.

Once conditional Approval is granted through plan review, applicant must review with the municipality with regards to any and all other additional requirements prior to commencement or concealment of work including but not limited to permit fees, required inspections, or additional approvals required at the municipal level.

Abbreviations:

IBC:	2009 INTERNATIONAL BUILDING CODE
IEBC:	2009 INTERNATIONAL EXISTING BUILDING CODE
IMC:	2009 INTERNATIONAL MECHANICAL CODE
IFGC:	2009 INTERNATIONAL FUEL GAS CODE
HVAC:	A system for heating, ventilation, or air conditioning
NEC:	2014 National Electrical Code
A117.1:	ICC/ANSI A117.1-2003 as referenced in IBC Chapter 35