



# THA Architects, LLC

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March 8, 2018

Mr. David Adam J. Mattox, P.E.  
Plan Review Operations Manager  
SAFEbuilt  
W241 S4135 Pine Hollow Court  
Waukesha, WI 53189

Re: Plan Examination  
Midtown Building 2 – 8 Story Parking structure with Mixed use space  
59 Somerset Street  
Portland, ME 04101

Tel: (262) 955-3014  
Cell: (262) 804-7646

Dear Mr. Mattox,

We are in receipt of your plan examination for the Midtown Building 2 – 8 Story Parking structure with Mixed use space dated 2/20/2018 for a project located at 59 Somerset Street in Portland, ME and we offer to you the following responses. Feel free to contact me if you have any questions.

The transmittal cover sheet indicates that you have utilized plans dated 4/5/16. The actual dates of the documents are 4/15/16 and 6/2/16. I had provided a Drop Box link to you so that you have access to the most current set of documents for your review. Also, the trades reviewed were, architectural, structural, mechanical, plumbing, fire protection and electrical. Civil and landscape documents are not under my scope of work although the Applicant did provide the civil documents for your use.

The following responses are provided in order as they are written within your plan review as there were no numerical references shown. This document will need to be reviewed in conjunction with the plan examination provided.

## **Building Plan Reviewer.**

- Sheet A-2.1a dated June 2, 2016 indicates that a 15-minute thermal barrier is to be provided over spray foam insulation. The note on sheet A-2.1a also indicates that the spray foam is sprayed over the sloped concrete ramp and not the precast deck above. The insulation value shown should read “R-20” and not “R-25”. This is a scrivener’s error. The thermal barrier material is shown on sheet A-0.2 dated June 2, 2016 within the outline specifications under Section 7, paragraph G. The spray foam insulation material has been added to sheet A-0.2 dated March 2, 2018 within the outline specifications under Section 7, paragraph B. In addition, sheet A-6.1 dated March 2, 2018 has been revised to add the Floor/Ceiling assembly (FC-C) for under the ramp for clarity. It should be noted that within the Bicycle Storage Room there are wide flanged beams. The spray on insulation will be applied to the steel and then the ¾” furring channels and ½” gypsum wallboard will be applied, hence a deeper floor/ceiling assembly dimension as described in the calculation sheet

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A-1.1RCP drawing # 2, Partial Reflected Ceiling Plan, dated March 2, 2018.

- Attached is the Statement of Special Inspections as provided to the City of Portland in April 2016.
- Per 2009 IBC Section 1208 Interior Space Dimension, paragraph 1208.2, exception # 2, the prescribed ceiling height for the room is required in one-half the area thereof. In regards to the ceiling height within the Bicycle Shop, 2.29% of the area is at or below 7'-6". In regards to the Bicycle Storage Room, 9.78% of the area is at or below 7'-0". Refer to attached revised sheet A-1.1RCP drawing # 2, Partial Reflected Ceiling Plan, dated March 2, 2018 which identifies top of concrete ramp and finished ceiling below at various locations. This drawing provides for calculations and a shaded area in question that is lower than the prescribed area for that room. Shaded areas are well below one-half the space therefore ceiling heights as provide conform to the building code.
- The emergency generator was intended to support the elevators only however, upon further review, the emergency generator has been found to be not required and will be removed from the sheets. Per IBC Section 1007, Accessible Means of Egress, paragraph **1007.2.1, Elevators required**, in buildings where a required accessible floor is four or more stories above or below a level of exit discharge, at least one required accessible means of egress shall be an elevator complying with Section 1007.4. However, paragraph **1007.4 Elevators, exception #1**, elevators are not required to be accessed from an area of refuge complying with Section 1007.6 or a horizontal exit. Paragraph **1007.6 Areas of Refuge**, states in part, where an elevator lobby is used as an area of refuge, the shaft and lobby shall comply with Section 1022.9 for smoke proof enclosures except where the elevators are in an area of refuge formed by a horizontal exit or smoke barrier. Note the stairways are not considered horizontal exits. **Section 1022.9 Smokeproof enclosures and pressurized stairways**, in buildings required to comply with Section 403 and 405, each of the exit enclosures serving a story with a floor surface located more than 75 feet above the lowest level of fire department vehicles access or more than 30 feet below the finished floor of a level of exit discharge serving such stories shall be a smokeproof enclosure or pressurized stairway. Note that both stairway enclosures have a 2-hour fire rating and the doors will have a fire rating of 90 minutes. The stairways are considered a smokeproof enclosure serving an area of refuge, therefore, the emergency generator is not required for the elevators. Note that the Kone elevators, in the event of a power failure, will have a battery back-up to provide the occupants of a stranded elevator to be sent to the nearest landing, area of refuge, for rescuing and/or access to a means of egress.
- No emergency generator required. Refer to previous bullet point response.
- No emergency generator required. Refer to previous bullet point response.
- No emergency generator required. Refer to previous bullet point response.

## Structural Plan Reviewer.

- All delegated designs noted in this project require a full set of shop drawings and calculations be submitted to the Architect and engineer of record (E.O.R.) for review. These submittals will be reviewed by the E.O.R. for conformance to the drawings and specified design criteria.





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## Mechanical Plan Reviewer.

- The mechanical exhaust ventilation system for the toilet rooms is shown on sheet E-2.1. The documents have been provided per the Drop Box link provided to you prior to this review. If you have further questions then please contact us.
- The mechanical exhaust ventilation system for the second floor office is shown on sheet E-2.1. The document has been provided per the Drop Box link provided to you prior to this review. If you have further questions then please contact us.
- The heat pump shown outside the second floor office is located on the down side of the vehicular ramp and traffic would flow away from the heat pump and not toward the heat pump. This ramp has an approximate 12% slope. No additional protection is warranted.

## Plumbing Plan Reviewer.

- In regard to sheet P-1.1 and other plumbing sheets, the acronym "FCO" is in fact the industry standard for 'floor clean out'. The FCO acronym is identified within sheets P-0.1 under the plumbing legend. The last item within the plumbing legend (CO) describes the clean out and floor clean outs.
- Upon closer review, the "GW" is not located on the toilet sanitary line. The "GW" designation is intended to be the adjacent line that runs parallel to the toilet sanitary line.
- Site utility plans indicating where the sanitary sewer and the grease trap outlet connects to a main sewer is the responsibility of the civil engineer. Refer to civil drawings for additional information as provided by the Applicant.
- Piping details for piping into and around the grease traps is the responsibility of the civil engineer. Refer to civil drawings for additional information as provided by the Applicant.
- Grease trap or oil separator details are the responsibility of the civil engineer. Refer to civil drawings for additional information as provided by the Applicant.
- **Item is being worked on and will be forwarded when complete.**
- **Item is being worked on and will be forwarded when complete.**
- Site utility plans indicating where the storm drainage line tie-in to the street is the responsibility of the civil engineer. Refer to civil drawings for additional information as provided by the Applicant.

## Electrical Plan Reviewer.

- **Item is being worked on and will be forwarded when complete.**
- The location of the pad mounted transformers is the responsibility of the civil engineer. Refer to civil drawings for additional information as provided by the Applicant.

## Fire Alarm Plan Reviewer.

- All delegated designs noted in this project require a full set of shop drawings and calculations be submitted to the Architect and engineer of record (E.O.R.) for review. These submittals will be reviewed by the E.O.R. for conformance to the drawings and specified design criteria. Customarily, the submittals will also be submitted to the City of Portland's Fire Department and/or its designated reviewer for approval.



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## Sprinkler Plan Reviewer.

- All delegated designs noted in this project require a full set of shop drawings and calculations be submitted to the Architect and engineer of record (E.O.R.) for review. These submittals will be reviewed by the E.O.R. for conformance to the drawings and specified design criteria. Customarily, the submittals will also be submitted to the City of Portland's Fire Department and/or its designated reviewer for approval.

I believe we have addressed all of your comments as outlined above. Should you have any additional comments on this project, feel free to contact me.

Thank you,

Thomas A. House, AIA  
Principal  
Maine Licensed Architect

Cc w/enclosures: Patrick Venne, FEDEQ DV001  
Todd Neal, Becker Structural Engineers, Inc.  
Steven Houle, McCabe Associates