

3/22/2018

Approved

Thomas A. House, AIA  
THA Architects, LLC  
105 Willowbrook Avenue  
Stratham, NH 03885

On behalf of:  
BUILDING OFFICIAL  
City of Portland, Maine

## PLAN EXAMINATION CONDITIONAL APPROVAL

### PROJECT/SITE DESCRIPTION:

Midtown Building 2 – 8 Story Parking structure with Mixed use space

### PROJECT ADDRESS:

59 Somerset St – Portland, Maine

### DETAILS:

Review Type: All Trades

Plans Date: 4/5/2016

# 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.

The submittal described above has been reviewed for conformance with the State of Maine Uniform Building and Energy Code as well as applicable City of Portland Ordinances. The submittal has been conditionally approved. The conditions listed herein and on the attached pages shall be met during construction or installation and prior to occupancy or use.

The owner, as defined in Maine Statutes, is responsible for compliance with all code requirements. This approval is granted for permit issuance limited to the scopes of work associated with the plan review type listed above. Additional submittals may be required for other building components and systems in order to obtain permits for their construction. Check the requirements of the local authority having jurisdiction.

Permits shall be obtained from the local authority having jurisdiction prior to starting construction. There may be additional fees for permitting. The owner shall notify the local building inspector before commencement of construction activities and taking possession of the building. The building will be inspected during and after construction and may require an occupancy permit prior to occupying the building.

A full size copy of the approved plans, specifications, and this letter shall be on-site during construction and open to inspection.

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  
(262) 804-7646  
dmattox@safebuilt.com

## **Plan Specific Items:**

Amendments Regarding Building Plan Review Approval: DA Mattox, P.E. Status: Conditionally Approved

- This letter shall serve as an amendment to previously approved drawing set dated 3/16/18 with all applicable comments from previous review letter serving as conditions of approval for the project (see below)
- Plans are approved with updated sheet sets for A-0.2, A-3.1, A-3.2, A-6.2 as shown with conditional approved stamped date of 3-22-18.
- Plans are approved with the condition that all secondary steel connections and members shall be fire protected in accordance with IBC table 601 and as further referenced in amended specifications on sheet A-0.2.
- Plans are approved with the condition that Owner shall obtain special inspectors as required by chapter 17 of the International Building Code and submit all applicable reports from third party testing agencies to the Authority Having Jurisdiction in accordance with statement of special inspections provided to reviewer.

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

- All comments from previous letter dated 2-20-18 have been substantially complied with and addressed by drawings and comments submitted 3-9-18 and supplemental revision of Drawing A-6.1 submitted 3-15-18.
- Building Plan approval is contingent upon prior to construction and erection of any element of building component identified in this submission as a delegated design element (i.e. Elevators) that designs and drawings be provided for review and approval by the applicable reviewer.

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: Conditionally Approved

- All comments from previous letter dated 2-20-18 have been substantially complied with and addressed by drawings and comments submitted 3-9-18.

Plumbing Plan Reviewer: David Zofko, P.E. Status: Conditionally Approved

- All comments from previous letter dated 2-20-18 have been substantially complied with and addressed by drawings and comments submitted 3-14-18.

Electrical Plan Reviewer: David Zofko, P.E. Status: Conditionally Approved

- All comments from previous letter dated 2-20-18 have been substantially complied with and addressed by drawings and comments submitted 3-14-18

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.*

*It shall be the Owner's and Contractors responsibility to coordinate with the local jurisdiction to determine the full scope of what additional show drawing submittals are required to be reviewed for conformance to the code.*

## **Abbreviations:**

|         |  |
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| 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   |