



Kitchen Plumbing Clarifications

TO:	Miranda Jones (WBRC Architects and Engineers) 44 Central Street Bangor, Maine 04401	FROM:	Jason Goggin (Consigli Construction Co., Inc.) 15 Franklin Street Portland, Maine 04101
DATE INITIATED:	07/22/ 2016	STATUS:	Open
LOCATION:		DUE DATE:	07/26/2016
COST CODE:		REFERENCE:	
COST IMPACT:	TBD	SCHEDULE IMPACT:	TBD
DRAWING NUMBER:	PL102, PL401, FS001, PL101	SPEC SECTION:	
RECEIVED FROM:	Mike Lowe (Damon Refrigeration Co, Inc.)		

COPIES TO:

Donna Allen (WBRC Architects and Engineers), Jason Goggin (Consigli Construction Co., Inc.), Miranda Jones (WBRC Architects and Engineers), Curtis Thormann (Consigli Construction Co., Inc.)

Question from Jason Goggin (Consigli Construction Co., Inc.) at 04:19 PM on 07/22/2016

1. Per PL102 there is an eyewash station EE-1 shown in the mop sink closets, kitchen closet 102A and janitor's closet 112. Please provide mounting locations for these fixtures.
2. Per PL102 and PL401 there is new vent piping serving each new trap arm for the new kitchen equipment and existing floor drains. Note that the North wall currently consists of strapping and GWB on brick. Per AE102A this wall is shown as existing to remain which will not allow for these pipes to be concealed within the walls. Please advise if this wall should be furred out to allow for the new plumbing or if this piping. Note that this has added cost to frame and hang this new wall.
3. Per PL02 there is an existing floor drain FD-E to serve work table #19 which is currently located 2'-9" off the existing wall to remain. Per the kitchen equipment drawing FS001 this floor drain is to be located at 1'6" off the wall with indirect drains from the table to it. Left in the existing location as shown appears to be a potential tripping hazard. Note that relocating this drain would have additional cost. Please confirm the required location of this drain and how to proceed.
4. Per PL102 there is to be new waste and vent piping to serve all existing floor drains. As currently shown these appear to tie into the new grease trap. Additionally, the garbage disposer is shown discharging into one of these floor drains. Per Maine State Plumbing code (2009 UPC Chapter 10 1001.3 and 1014.13) this device must be directly connected to its own trap and may not be discharged into a grease waste receptor. We recommend running a separate main to serve this disposer and tie it into the outlet piping of the grease interceptor. Note that this work would have added costs associated with the new main. Please advise how to proceed.
5. As currently shown on PL102 it appears that the commercial dishwasher is draining into the floor drain under it. Per current plumbing code (2009 UPC Chapter 7 704.3) this equipment should be directly connect to the sanitary system. We recommend installing a new sanitary rough in with vent piping to serve this existing dishwasher. Note that this added sanitary and vent piping would have additional cost. Please advise how to proceed.
6. Per PL101 there is to be a new hot water tank in janitor's closet 040. Note there is an existing wet sump hole with perimeter drainage piping coming in and a sanitary drain with trap to serve this area drain. The drawings do not appear to indicate anything in this area. Please provide an alternate location for this hot water tank. Note that rework of the existing area drain and/or the relocation of this hot water tank may have added costs.
7. Per detail H1 on PL401 a new 10 outlet electronic trap primer is to serve the kitchen area floor drains. Note that the plumbing code does not require trap primers for all floor drains, only required for floor drains infrequently used. Where this is an active kitchen with floors cleaned daily, these drains should be receiving some sort of daily use. We propose removing these trap primers for the kitchen floor drains where they are frequently used to save time and money. There would be a credit associated with the removal of this scope of work. Please advise how we are to proceed.

Attachments:

[Damon RFIs 1 through 7.pdf](#)

All Replies:

RESPONSES INSERTED, REFER TO PAGE 2 OF 4 OF THIS PDF.

Dan Monroe, P.E.

7.27.2016

BY

DATE

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Responses per numbered items in RFI #23

1. Intent is for wall mounting of eyewashes with top of spray heads 48" above finish floor and adjacent to, but not directly above the mop sinks. Coordinate exact location with mop sink accessories and other wall mounted devices to maintain access.
2. Intent is to conceal vent piping. Coordinate with RFI #11 response regarding kitchen walls.
3. Remove FD-E. Provide a new floor sink type FS-1 in location as indicated in the referenced kitchen equipment drawing. Coordinate with RFI #16 response regarding the kitchen floor.
4. Based on coordination and review during design with the City of Portland Department of Public Works Frank Brancely the garbage disposal is to be removed. (Refer to Addendum 2 item 30 for coordination with Department of Public works for coordination for required inspections).
5. Based on coordination and review during design with the City of Portland Department of Public Works Frank Brancely the dishwasher is to be connected to the grease trap. Provide direct connection. (Refer to Addendum 2 item 30 for coordination with Department of Public works for coordination for required inspections).
6. Proposed alternate location for hot water tank tagged HWT-2 in Jan 040 is to flip hand of layout of wall mounted water heater DWH-2 and the tank. Locate HWT-2 beside the mop sink and locate the wall mounted water heater above existing sump. Maintain the existing sump and provide cover.
7. Provide trap primers as indicated. Omitting trap primers in the kitchen and any proposed cost and time savings may be considered only if Contractor obtains approval in writing from the local plumbing inspector.

7/21/16

RFIs

From Damon Mechanical

#1 Drawing PL 102 Shows Eyewash EE-1 in mop sink closets in two locations. Please provide locations in each closet for these fixtures.

#2 PL 102 indicates diagrammatical vent piping to serve each new trap arm for the new kitchen equipment, and existing Floor Drains being served. Please provide design intent for placing these venting risers in kitchen space above. Exposed, vs. trenching existing outside brick walls vs. added metal stud walls not seen.

#3 PL 102 shows an existing FD-E to serve work table #19. In its current location it is 2' 9" off the existing wall and remains as is. The kitchen equipment drawings show this FD-E at 1' 6" off the wall with indirect drains from the table to it. Left as is, it appears to be a tripping hazard. Please advise how we should proceed. Potential cost issue.

#4 PL 102 shows new waste and vent piping to serve all existing floor drains. As drawn tie into the new grease trap. The garbage disposer is shown discharging into one of these floor sinks. Per Maine State Plumbing code this device must be directly connect to its on trap, and may not be discharged into a grease waste receptor. Should we run a separate main to serve this disposer and tie it into the outlet piping of the grease interceptor. 2009 UPC Chapter 10 1001.3 & 1014.13 Potential cost issue.

#5 PL 102 shows the commercial dishwasher draining into the existing floor drain under it. Per current Plumbing code, this fixture shall be directly connected to the sanitary system. 2009 UPC Chapter 7 704.3. Should we provide a new sanitary rough in, with vent piping to serve this existing dishwasher? Potential cost issue.

#6 PL101 new work includes the addition of a new hot water tank in Janitor room 040. Where shown to install this heater exists a wet sump hole with perimeter drainage piping coming in, and a sanitary drain with trap to serve this area drain. What is intended to address this existing situation? No direction seen on the drawings. Potential cost issue.

#7 Detail H1 on PL401 indicates the installation of a 10 outlet electronic trap primer to serve kitchen area floor drains. The 2009 UPC Plumbing code does not require trap primers for all floor drains. It require trap primers for floor drains infrequently used. Where this is an active kitchen with floors cleaned daily, most drain receiving some sort of daily use. We do not see these as infrequently used. This item could be deleted, saving schedule time, and offering credit it. Please advise if you would like to take advantage of this savings concept.