

Please Read
Application And
Notes, If Any,
Attached

CITY OF PORTLAND
BUILDING DEPARTMENT
PERMIT

PERMIT ISSUED

Permit Number 1010162 2010

This is to certify that OLD PORT HOSPITALITY INC / Operating Corporation
has permission to New Hotel, Restaurant & Condominium Construction City of Portland
AT 231 FORE ST C-029 L001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise dressed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS
Fire Dept. CAPT. R. Jackson
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Janne Bowke 10/7/10
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-1056	Issue Date:	CBL: 029 L001001
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Location of Construction: 231 FORE ST	Owner Name: OLD PORT HOSPITALITY LLC	Owner Address: 11 CORPORATE DR	Phone:
Business Name:	Contractor Name: Opechee Construction Corp	Contractor Address: 11 Corporate Drive Belmont	Phone: 6033877145
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B-3

Past Use: Vacant Land Connected w/ permit# 100265, 100447 & 100265	Proposed Use: Commercial - New Hotel, (Hampton Inn) Restaurant & 12 residential Condominium Construction	Permit Fee: \$62,995.00	Cost of Work: \$6,290,000.00	CEO District: 1	Zone: A-2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied #see Conditions	INSPECTION: Use Group: R-1/R-2 Type: IB IBC-2003		

Proposed Project Description: New Hotel, Restaurant & Condominium Construction	Signature: <i>KG</i>	Signature: <i>JMB 10/7/10</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 08/26/2010	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Panella zone C</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan</p> <p>#10-9770001</p> <p>Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>ok with conditions</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>8/27/10</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>S</i></p>
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PERMIT ISSUED

OCT 12 2010

City of Portland

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-1056	Date Applied For: 08/26/2010	CBI: 029 L001001
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Location of Construction: 231 FORE ST	Owner Name: OLD PORT HOSPITALITY LLC	Owner Address: 11 CORPORATE DR	Phone:
Business Name:	Contractor Name: Opechee Construction Corp	Contractor Address: 11 Corporate Drive Belmont	Phone (603) 387-7145
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Commercial - New Hotel, (Hampton Inn) Restaurant & 12 residential Condominium Construction	Proposed Project Description: New Hotel, Restaurant & Condominium Construction
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 08/27/2010

Note: Ok to Issue:

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for any new signage.
- 3) The maximum noise requirements of the B-3 Zone shall be met. When individual permits are applied for concerning HVAC systems, the applicant shall provide documentation that noise levels will be below what is required by Ordinance.

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 10/07/2010

Note: Ok to Issue:

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 2) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 3) The ComCheck Certificate of Compliance for the interior/exterior lighting and the mechanical systems shall be submitted prior to installation of these systems
- 4) Stamped electrical and plumbing plans shall be submitted prior to installation of these systems.
- 5) Detailed plans for the alternating tread stairs shall be submitted prior to installation.
- 6) Hand wash sink placement for proximity to the cook line shall be specified prior to this work. The floor sink drain location for specific fixtures shall meet Sec. 704.3 of the Maine State Internal Plumbing Code and be addressed on the plumbing plans for review prior to this installation.
- 7) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire Status: Approved with Conditions Reviewer: Capt Keith Gautreau Approval Date: 09/14/2010

Note: Ok to Issue:

- 1) This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
- 2) A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
- 3) A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model .
- 4) All smoke detectors and smoke alarms shall be photoelectric. Carbon Monoxide detectors are required in the dwelling units by State law.
- 5) Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.

Location of Construction: 231 FORE ST	Owner Name: OLD PORT HOSPITALITY LLC	Owner Address: 11 CORPORATE DR	Phone:
Business Name:	Contractor Name: Opechee Construction Corp	Contractor Address: 11 Corporate Drive Belmont	Phone (603) 387-7145
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

- 6) Application requires State Fire Marshal approval.
- 7) All construction shall comply with City Code Chapter 10.
- 8) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 9) Any cutting or welding and hot work taking place in a commercial building requires a separate "Hot Work Permit" from the Fire Department.
- 10 A single source supplier should be used for all through penetrations.
- 11 Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
- 12 Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.
- 13 New elevators are required to be ADA compliant.
- 14 Non- combustible construction of this structure requires all construction to be Non-combustible.
- 15 Fire extinguishers required. Installation per NFPA 10
- 16 Walls in structure are to be labeled according to fire resistance rating.
IE; 1 hr. / 2 hr. / smokeproof.
- 17 The Standpipe system shall be installed in accordance with NFPA 14.
A signed compliance letter will be required.

Comments:

8/27/2010-mes: WAIT FOR PLANNING OK

9/30/2010-jmb: Spoke with Don B. At Opechee regarding details on the plan review checklist. He will submit revisions and additions.

10/4/2010-jmb: Received email with pdf's hard copy to follow

10/7/2010-jmb: Received hard copy, included large plan of restaurant kitchen layout. Spoke with Don B. About getting a pdf of this and locating a handwash sink closer to the cook line. He also confirmed one of the 3 bays would most likely be used as a prep sink. Ok to issue with condition:

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
NOTE: There is a \$75.00 fee per inspection at this point.

 X **The final report of Special Inspections shall be submitted prior to the final inspection or the issuance of the Certificate of Occupancy**

 X **Underground electrical or plumbing inspection prior to pouring concrete**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

Applicant: Old Port Hospitality LLC Date: 2/16/10

Address: 207 & 209 Fore St (Old Town) C.B.I. meats

CHECK-LIST AGAINST ZONING ORDINANCE

29-L-1-2
29-L-3
#10-0447

Date -

f. PAD - PAD Encouragement along middle of



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

8.26.10

Received from OPECHISE

Location of Work 231 Fore St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: \$2,995

Building (BL) _____ Plumbing (LS) _____ Electrical (E) _____ Site Plan (U2) _____

Other _____

City 29-L-1

Check # 46572 Total Collected \$ 2,995

No work is to be started until permit issued.
Please keep original receipt for your records.

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

use - yes
Restaurant - 122 Rm
KATS Hampton Inn
M. [unclear] - up to 12th fl.
on top floor
showing 35' set.
wants mae for
crenity for the restaurant

the property line
the building

3/10/10 by meter submitted -
appears to meet
code to top of roof beam the 65'
height max

at 2nd floor area per DIM
- PB determines
parking
93 parking spaces counted

why 35' setback
perm; signs



Accessibility Building Code Certificate

Designer: Opechee Construction Corporation

Address of Project: 231 Fore Street

Nature of Project: Hotel, Restaurant and
Portside Residences

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

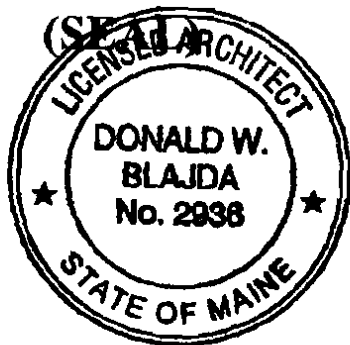
Signature: Don Blajda

Title: Architect

Firm: Opechee Construction Corp.

Address: 11 Corporate Drive
Belmont, NH 03220

Phone: 603-527-9090



For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

Date: 8/20/10

From: Apechoe Construction Corp.

These plans and / or specifications covering construction work on:

New Hotel, Restaurant, and Portside Residences
231 Fore Street, Portland ME

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2003 International Building Code** and local amendments.

Signature: Don Blajda

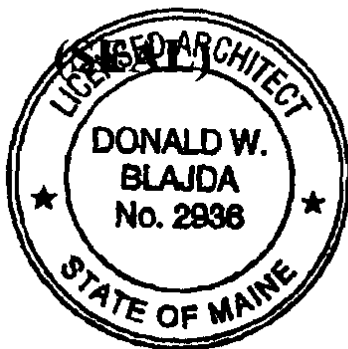
Title: Architect

Firm: Apechoe Construction Corp.

Address: 11 Corporate Drive

Belmont, NH 03220

Phone: 603-527-9090



For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design Application

From Designer: JEFFREY S. NAWROCKI, P.E.
 Date: 05/07/10
 Job Name: HOTEL, RESTAURANT, AND PORTSIDE RESIDENCES
 Address of Construction: 207 - 209 FORE STREET, PORTLAND, MAINE

2003 International Building Code

Construction project was designed to the building code criteria listed below

Building Code & Year IBC 2003** Use Group Classification (s) HOTEL R-1, RESIDENTIAL R-2, OFFICE B, RESTAURANT A-2, POOL/CONF. RM A-3
 Type of Construction IB - STRUCTURAL STEEL, STEEL JOISTS, CONCRETE SLABS, MASONRY VENEER
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC- YES (IBC 2003)
 Is the Structure mixed use? YES If yes, separated or non separated or non separated (section 302.3) NON-SEPARATED
 Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) YES (REPORT PROVIDED)

Part of 2003 code

Structural Design Calculations

YES Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Floor Area Use	Loads Shown
Public (1st/2nd)	100 PSF
Private/Residence	40 PSF
Corridor 2nd Flr	100 PSF
Corridor Upper Flrs	40 PSF (serve 40 PSF areas)
Stairs	100 PSF 300#

Y - varies Live load reduction

20PSF/300# Roof live loads (1603.1.2, 1607.11)

39 PSF Roof snow loads (1603.7.3, 1608)

50 PSF Ground snow load, P_g (1608.2)

39 PSF If $P_g > 10$ psf, flat-roof snow load P_f

1.0 If $P_g > 10$ psf, snow exposure factor, C_e

1.0 If $P_g > 10$ psf, snow load importance factor, I_f

1.1 Roof thermal factor, C_t (1608.4)

39 PSF Sloped roof snowload, P_s (1608.4)

B Seismic design category (1616.3)

CAT. 8 *** Basic seismic force resisting system (1617.6.2)

R=3 Cd=3 Response modification coefficient, R and

Eqv. Lat. Force deflection amplification factor, C_d (1617.6.2)

ASCE 7-05 Analysis procedure (1616.6, 1617.5)

422 KIPS Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

NO Flood Hazard area (1612.3)

1st=17.6 FT Elevation of structure

Other loads

200# (scuttle) Concentrated loads (1607.4)

not appl. Partition loads (1607.5)

rails-50psf/200# Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

Wind loads (1603.1.4, 1609)

1609.1.1 Design option utilized (1609.1.1, 1609.6)

100 MPH Basic wind speed (1809.3)

II Iw=1.0 Building category and wind importance Factor, I_w table 1604.5, 1609.5

Exp. C Wind exposure category (1609.4)

± 0.18 Internal pressure coefficient (ASCE 7)

P=27 | 47PSF Component and cladding pressures (1609.1.1, 1609.6.2.2)

P= 22PSF Main force wind pressures (1603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

ASCE 7 Design option utilized (1614.1)

II Seismic use group ("Category")

0.32 | 0.128 Spectral response coefficients, S_D & S_1 (1615.1)

D (geotech) Site class (1615.1.5)

****WAIVER REQUESTED (03/30/10)
FOR IBC 2006 SEISMIC PROVISIONS**

***** STRUCTURAL STEEL SYSTEM NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE**

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>231 FORE ST</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>76,209</u>
Tax Assessor's Chart, Block & Lot Chart# <u>29</u> Block# <u>L001</u> Lot# <u>001</u>	Applicant *must be owner, Lessee or Buyer* Name <u>OLD PORT HOSPITALITY LLC</u> Address <u>11 CORPORATE DRIVE</u> City, State & Zip <u>BELMONT, NH 03320</u>	Telephone: <u>603-527-9090</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>SAME</u> Address City, State & Zip	Cost Of Work: \$ <u>6,299,000</u> C of O Fee: \$ <u>75⁰⁰</u> Total Fee: \$ <u>62,995⁰⁰</u>
Current legal use (i.e. single family) <u>HOTEL, RESTAURANT, CONDOMINIUMS</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SEE CURRENT</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>NEW COMMERCIAL PROJECT, BALANCE OF BUILDING PERMIT FOR HOTEL RESTAURANT & CONDOMINIUM CONSTRUCTION.</u>		
Contractor's name: <u>OPECHEE CONSTRUCTION CORP</u> Address: <u>11 CORPORATE DRIVE</u> City, State & Zip: <u>BELMONT, NH 03320</u> Telephone: <u>603-527-9090</u> Who should we contact when the permit is ready: <u>TIM DAIGNEAULT</u> Telephone: <u>603-527-9090</u> Mailing address: <u>c/o OPECHEE CONSTRUCTION - SAME AS ABOVE</u> <u>TIMD@OPECHEE.COM</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: _____

This is not a permit; you may not commence ANY work until the permit is issue

Project: Hotel, Restaurant and Portside Residences

Schedule of Special Inspection Services

The following sheets comprise the required schedule of special inspections for this project. The construction divisions which require special inspections for this project are as follows.

<input checked="" type="checkbox"/>	Geopiers
<input checked="" type="checkbox"/>	Soils and Foundations
<input checked="" type="checkbox"/>	Cast-in place Concrete
<input type="checkbox"/>	Masonry
<input checked="" type="checkbox"/>	Structural Steel
<input type="checkbox"/>	Wood
<input type="checkbox"/>	Special Cases

Inspection Agents	Firm	Address
1. Special Inspector	<i>John Turner Consulting</i>	<i>15 Holly St Unit 109 Scarborough, ME 04074</i>
2. Engineer of Record	<i>JSN Associates, Inc.</i>	<i>One Autumn Street Portsmouth, NH 03801</i>
3. Other		

Note: The qualifications of all personnel performing Special Inspection activities are subject to the approval of the Building Official.

Hotel, Restaurant, & Portside Residences – Portland, Maine

Schedule of Special Inspection Services

Construction Division - Soils and Foundations

Sheet 3 of 5

Item	Agent Number	Scope
1. Controlled Structural Fill	1	<p>Observe compacted fill operations to document that fill material, lift thickness, and level of compaction are in conformance with the requirements of the Construction Documents and the recommendations of the Geotechnical Engineer.</p> <p>Perform in-place density (compaction) tests at interval of one test per 2,500 SF per lift within slab areas and one test per 50 lf of foundation backfill per lift. At least one laboratory grain size analysis and modified Proctor test will be performed on each fill type used.</p>
2. Rammed Aggregate Piers	1	<p>Provide daily on-site observation and monitoring of installation procedures for rammed aggregate piers and provide daily reports. Monitor modulus load test to verify conformance with design assumptions.</p>

Hotel, Restaurant, & Portside Residences – Portland, Maine

Schedule of Special Inspection Services

Construction Division - Cast-in Place Concrete

Sheet 4 of 5

Item	Agent Number	Scope
1. Mix Design	1	Review for compliance with the construction documents.
2. Material Certification	1	Review for compliance with the construction documents.
3. Reinforcement Installation	1, 2	(1) Review the installation of the reinforcing steel for compliance with the construction documents and the approved shop drawings. Review for 100% of piers and column footings and retaining walls and their footings, 50% of footings and frost walls. (2) Random review of construction procedures.
4. Post-Tensioning Operations		N/A
5. Batching Plant		N/A
6. Formwork Geometry	1	Review geometry for compliance with the structural construction documents. Conduct review when reinforcing steel installation is being reviewed.
7. Concrete Placement	1	Inspect the placement of concrete for conformance with the construction documents. Test slump and temperature of each batch. Test air content when compressive strength test specimens are molded.
8. Evaluation of Concrete Strength	1	Obtain one set of 4 standard cylinders for each compressive strength test. Test one specimen at 7 days, one each at 14 days and 28 days, and retain one in reserve for later testing if required. In cold weather provide 4 additional site cured cylinders per ACI recommendations. Test for each day's pour > 15 yds. And for each 50 yds.
9. Curing and Protection	1	Verify that concrete is adequately cured and protected under hot and cold weather conditions as indicated in the concrete specifications.
10. Other		N/A

Hotel, Restaurant, & Portside Residences – Portland, Maine

Schedule of Special Inspection Services

Construction Division - Structural Steel

Sheet 5 of 5

Item	Agent Number	Scope
1. Fabrication Certification Quality Control Procedures	1	Verify that the fabricator maintains detailed fabrication and quality control procedures which conform to the requirements of the American Institute of Steel Construction's Quality Certification Program.
2. Material Certification	1, 2	(2) Review mill certificates for plates and shapes. Review bolt manufacturer's certificate of compliance for high-strength bolts. Review weld manufacturer's certificate of compliance for weld filler material. (1) Verify bolt identification markings.
3. Open Web Steel Joists		N/A
4. Bolting	1	Inspect installation of high-strength bolts for conformance with the "Specification for Structural Joints Using ASTM A325 or A490 Bolts" by the Research Council on Structural Bolts, and the Construction documents. Inspect 25% of bolted connections.
5. Welding	1	Perform visual inspection of all welds in accordance with AWS D1.1. Submit welder qualification statements.
6. Shear Connectors	1	Verify stud size and number. Perform bend test on minimum 5% of studs to verify adequacy of welded connection.
7. Structural Details	1, 2	(1) Verify that the general geometry of the erected steel frame conforms to the construction documents and the approved shop drawings. (2) Random review.
8. Other	1	Perform visual inspection of welding or fastening of floor and roof decking for conformance with the construction documents.

BUILDING EVALUATION SUMMARY (Table 3410.7)

Existing occupancy _____	Proposed occupancy _____
Year building was constructed _____	Number of stories _____ Height in feet _____
Type of construction _____	Area per floor _____
Percentage of frontage _____ %	Corridor wall rating _____
Completely suppressed: Yes _____ No _____	Required door closers: Yes _____ No _____
Compartmentation: Yes _____ No _____	
Fire resistance rating of vertical opening enclosures _____	
Type of HVAC system _____	serving number of floors _____
Automatic fire detection: Yes _____ No _____	type and location _____
Fire alarm system: Yes _____ No _____	type _____
Smoke control: Yes _____ No _____	type _____
Adequate exit routes: Yes _____ No _____	Dead ends: Yes _____ No _____
Maximum exit access travel distance _____	Elevator controls: Yes _____ No _____
Means of egress emergency lighting: Yes _____ No _____	Mixed occupancies: Yes _____ No _____

Safety parameters	Fire safety (FS)	Means of egress (ME)	General safety (GS)
3410.6.1 Building height			
3410.6.2 Building area			
3410.6.3 Compartmentation			
3410.6.4 Tenant and dwelling unit separations			
3410.6.5 Corridor walls			
3410.6.6 Vertical openings			
3410.6.7 HVAC systems			
3410.6.8 Automatic fire detection			
3410.6.9 Fire alarm system			
3410.6.10 Smoke control	****		
3410.6.11 Means of egress	****		
3410.6.12 Dead ends	****		
3410.6.13 Max. exit access travel distance	****		
3410.6.14 Elevator control			
3410.6.15 Means of egress emergency lighting	****		
3410.6.16 Mixed occupancies		****	
3410.6.17 Automatic sprinklers		+ 2 =	
3410.6.18 Incidental use area protection			
Building score — total value			

**** No applicable value to be inserted.

BUILDING SAFETY EVALUATION SCORE (Table 3410.9)


Formula	Table 3410.7	Table 3410.8	Score	Pass	Fail
FS-MFS ≥ 0	(FS)	—	(MFS) =		
ME-MME ≥ 0	(ME)	—	(MME) =		
GS-MGS ≥ 0	(GS)	—	(MGS) =		

FS = Fire Safety MFS = Mandatory Fire Safety
 ME = Means of Egress MME = Mandatory Means of Egress
 GS = General Safety MGS = Mandatory General Safety

APPENDICES A - J

Appendices adopted (101.2.1)

Compliance verified



2003 INTERNATIONAL BUILDING CODE®

2003 PLAN REVIEW RECORD

Plan Review # 10-1056

Date: 9/22/10

Valuation: 6,290,000.00

Fee: 82,995.00

JURISDICTION: Portland ME
 (City, County, Township, etc.)

BUILDING LOCATION: 231 Forest St 029-L-001 Foundation on
 (Street address) Permit #10-0447

BUILDING DESCRIPTION: New Hotel, Condominium (Residential)
+ Restaurant, 6 Story

REVIEWED BY: Jeanne Burke

Numerals indicated in parenthesis are applicable code sections of the 2003 International Building Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections. It does not reference all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgement in evaluating construction documents for code compliance.

CORRECTION LIST

No.	DESCRIPTION	Code Section
1	Com check Certificate <u>mech/Elect come</u>	IECC
2	Tempered window at stair 2/E-3, plan A-5 schedule A19	OK
3	Plan A13, Stair 2 what is the 2" line? Temp windows	OK
4	Gas FP venting	OK
5	Elevator Lobby — Will Add Door sk A	707.14.1
6	Electrical/Plumbing/Mech Stamped Plans <u>when state</u>	Apply
7	2hr Rated 24"x24" ACT? Labeling - maintenance <u>leave</u>	1009 OK
8	cert of design App (non-separated?) Clarify	OK
9	Quality Assurance wind "C"	1706.1.1
10	Green Chute Access Rm Rating (1hr) / smoke/heat detector	707.13.3 OK
11	3/4" Access Doors OK - Pg. A-12 <u>707.13.1</u>	OK
12	" " " " To Room	
13	Stair <u>Detail</u> of Railings specs / Alternating treads	1009
14	spec Book - Performance based during construction	OK
15	Kitchen for Sebago layout	



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INTERIOR ENVIRONMENT (Chapter 12)

- _____ Ventilation openings (1203)
- _____ Temperature control (1204)
- _____ Lighting (1205)
- _____ Yards or courts (1206)
- _____ Sound transmission (1207)
- _____ Interior space dimensions (1208)
- _____ Access to unoccupied spaces (1209)
- _____ Surrounding materials (1210, 2509)

Com Check Required

BUILDING ENVELOPE (Chapters 13*, 14, 15)

*See Energy Conservation Code Plan Review Record

EXTERIOR WALLS (Chapter 14)

- _____ Performance requirements (1403)
- _____ Materials (1404)
- _____ Exterior wall coverings/MCM's (1405, 1407)
- _____ Combustible material restrictions (1406)

ROOF ASSEMBLIES AND ROOFTOP STRUCTURES (Chapter 15)

- _____ Weather protection (1503) *OK*
- _____ Flashing (1503.2, 1507.2.9, 1507.3.9, 1507.5.6, 1507.7.6, 1507.8.7, 1507.9.8) *OK*
- _____ Performance requirements (1504) *yes*
- _____ Fire classification (1505) *OK*
- _____ Materials (1506)
- _____ Roof coverings (1507)
- _____ Roof insulation (1508)
- _____ Rooftop structures (1509)
- _____ Reroofing (1510)

STRUCTURAL SYSTEMS (Chapters 16, 17, 18)

STRUCTURAL DESIGN (Chapter 16)

- STRUCTURAL DESIGN CALCULATIONS
- _____ Submitted for all structural members (106.1, 106.1.1)
 - _____ Live load reduction (1603.1.1, 1607.9, 1607.10)
 - _____ Roof live loads (1603.1.2, 1607.11)
- DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)
- _____ Roof snow loads (1603.1.3, 1608)
 - _____ Ground snow load, P_g (1608.2)
 - _____ If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
 - _____ If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
 - _____ If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
 - _____ Roof thermal factor, C_t (Table 1608.3.2)
 - _____ Sloped roof snowload, P_s (1608.4)
- Uniformly distributed floor live loads (1603.1.1, 1607)
- | Floor Area Use | Loads Shown |
|----------------|-------------|
| | |
| | |
| | |
| | |
- File design cut APP*

NOTES. N.R. — Not required
N.A. — Not applicable

ADMINISTRATION (Chapter 1)

- Complete construction documents (106.1, 106.2)
- Signed/sealed construction documents (106.1, State laws vary)

BUILDING PLANNING (Chapters 3, 4, 5, 6)

OCCUPANCY CLASSIFICATION (302.0-312.0)

- Single Occupancy (302.1)
- Mixed Occupancy (302.3) *B, A-2, A-3, R-1, R-2*
- _____ Incidental use areas (302.1.1)
- _____ Accessory use areas (302.2)

GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Apply Case 1 to determine the allowable height and area and permitted types of construction for a building containing a single occupancy or nonseparated mixed occupancies. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed occupancies.

AREA MODIFICATIONS TO TABLE 503

- % of Allowable tabular area, A_t (Table 503) 100%
- % Increase for frontage, I_f (506.2) +28.25%
- % increase for automatic sprinklers, I_s (506.3) +200%
- Total percentage factor 3.28
- Conversion factor 3.28
Total percentage factor + 100%

Frontage (506.2)	<u>0</u>	<u>0</u>	<u>150</u>	<u>115</u>
	North	East	South	West
Total Frontage (F)	<u>265</u> ft.		Perimeter (P) <u>530</u> ft.	
Width of open space (W)	<u>34' 44"</u>			
% Frontage increase (I_f) (506.2)	<u>28.25%</u>			
	$I_f = 100 \left[\frac{F}{P} - 0.25 \right] \frac{W}{30}$			

1st FL Nonseparated B, A-2, A-3

CASE 1 — SINGLE OCCUPANCY OR NONSEPARATED USES (302.3.1)

Using Table 503, identify the allowable height and area of the single occupancy or the most restrictive of the nonseparated mixed occupancies. Construction types that provide an allowable tabular area equal to or greater than the adjusted building area and allowable heights (as modified by Section 504) equal to or greater than the actual building height are permitted.

DETERMINE CONSTRUCTION TYPE

- 1st* Actual building area 11,496 ft²
- Adjusted building area 3,504.88 ft²
actual building area ÷ conversion factor
- Actual building height 65' 8" feet 6 stories
- Allowable building height 40 feet 1 stories
- Permitted types of construction ALL
- Type of construction assumed for review (602.1.1) IB/SA

CHECK ALLOWABLE AREA (506.4)

- Allowable area per floor (A_a) 3.28 × 6000 = 19,680 ft²
conversion factor × tabular area (Table 503)
- Total floor area (all stories) 11,496 ft²
- Allowable floor area (all stories) 19,680 × 3 = 59,040 ft²
Allowable area per floor (A_a) × number of stories (maximum 3)
- Compliance verified (Single Occ. or Nonsep.) 1st Nonsep OK

Using Table 503, identify the allowable height and area of each of the separated uses within the building. Construction types that provide, for each story of the building, tabular areas (as modified by Section 506) which result in a sum of the ratios of 1.00 or less and allowable heights (as modified by Section 504) equal to or greater than the actual height of the use are permitted.

Story	Group	Actual floor area	Adjusted floor area*	Actual height	Allowable height
1,2,3	B	4,274 ft ²	Non Sep	32.85 ft	3 stories
1	A-2	3,583 ft ²	1,092.38 ft ²	10.95 ft	1 stories
1,2	A-3	3,142 ft ²	957.93 ft ²	21.90 ft	2 stories
2-6	R-1	44,419 ft ²	13,542.38 ft ²	91.73 ft	5 stories
6	R-2	15,889 ft ²	4,844.21 ft ²	22.65 ft	1 stories

Adjusted floor area * = ~~14~~ + ~~14~~ unlimited - 11 stories area = _____ ≤ 100

Allow. tab. area, A_i (Table 503)

*Adjusted floor area = actual floor area + conversion factor

CHECK ALLOWABLE AREA (506.4)

Allowable area per floor (A_a) _____ ft²

conversion factor × tabular area (Table 503) = _____

Total floor area (all stories) _____ ft²

Type of construction assumed for review (602.1.1) 1B

Permitted types of construction 1B, 1A

Compliance verified (Mixed Occ. Separated) OK

MEZZANINES (505)

Area limitation (505.2)	Openness (505.4)
Egress (505.3)	Equipment platforms (505.5)

UNLIMITED AREA BUILDINGS (507)

Unsprinklered, one story (507.1)	High-hazard use groups (507.6)
Sprinklered, one story (507.2)	Aircraft paint hangar (507.7)
Two story (507.3)	Group E buildings (507.8)
Reduced open space (507.4)	Motion picture theaters (507.9)
Group A-3 buildings (507.5)	

SPECIAL PROVISIONS (508)

Special condition applicable (508.1)	Compliance verified
--------------------------------------	---------------------

SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY (Chapter 4)

COVERED MALL BUILDINGS (402)	
Egress (402.4, 402.11)	Standpipe system (402.8.1)
Mall width (402.5)	Smoke control (402.9)
Unlimited area (402.6)	Kiosk requirements (402.10)
Fire separations (402.7)	Emergency voice/alarm (402.12, 402.13)
Automatic sprinkler system (402.8)	Plastic signs (402.14)
	Fire department access (402.15)

GENERAL MEANS OF EGRESS

Design requirements (1003.2 - 1003.7)	Door landings/Thresholds/Arrangement (1008.1.4 - 1008.1.7)
Means of egress illumination (1006)	Door hardware (1008.1.8, 1008.1.9)
Exit signs (1011)	Stairways (1009)
Accessible means of egress (1007)	Handrails (1009.11)
Means of egress doors (1008.1-1008.1.2)	Roof access (1009.12)
Special doors/Gates/Turnstiles (1008.1.3, 1008.2, 1008.3)	Ramps (1010)
	Guards (1012)

Handwritten notes: 44", 36", yes

EXIT ACCESS

Door number and arrangement (1013.2, 1014.1, 1014.2)	Egress balconies (1013.5, 1015.3)
Exit access travel distance (1013.3, 1015.1)	Corridors (1016)
Aisles (1013.4)	Air movement in corridors (1016.4)

Handwritten notes: 179'/161', 44", mech

EXITS / EXIT DISCHARGE

Exits/Exit doors (1017, 1018)	Horizontal exits (1021)
Interior exit stairways (1019)	Exterior exit ramps/stairways (1022)
Exit passageways (1020)	Exit discharge (1023)

OTHER MEANS OF EGRESS

Miscellaneous egress requirements (1014.3 - 1014.6)	Assembly aisles & features (1024.6 - 1024.15)
Bleachers (1024.1.1)	Emergency escape and rescue (1025)
Assembly exits & egress (1024.2 - 1024.5)	

ACCESSIBILITY* (Chapter 11)

Scoping requirements (1103)	Dwelling units and sleeping units (1107)
Accessible route (1104)	Special occupancies (1108)
Accessible entrances (1105)	Features and facilities (1109)
Parking and passenger loading (1106)	Signage (1110)

*Also see Accessibility Plan Review Record

OCCUPANT NEEDS (Chapters 10, 11, 12)

MEANS OF EGRESS (Chapter 10)

OCCUPANT LOAD (1004.1.2 and Table 1004.1.2)

Location	Floor Area	Sq.ft./person	Occ. load	Other occ. loads	Total
1st					366
2nd					138
3rd-6					81 ea/fl

CAPACITY OF EGRESS COMPONENTS (1005.1 and Table 1005.1)

Egress width (inch/occupant)	
Stairways	2
Other egress components	Corridors

CAPACITY

Location	Stairways	Other egress components

See AO.1

NUMBER OF EXITS (1018.1, 1018.2)

Location	Required	Shown
2 each/fl	2	

HIGH-RISE BUILDINGS (403)

- Automatic sprinkler system (403.2)
- Fire-resistance rating reduction (403.3)
- Automatic fire detection (403.5)
- Emergency voice/alarm systems (403.6)
- Fire department communication (403.7)
- Fire command center (403.8)
- Elevators (403.9)
- Standby power (403.10)
- Emergency power (403.11)
- Stairway doors (403.12)
- Smokeproof exit (403.13)

ATRIUMS (404)

- Atrium use (404.2)
- Automatic sprinkler system (404.3)
- Smoke control (404.4)
- Enclosure (404.5)
- Standby power (404.6)
- Interior finish (404.7)
- Travel distance (404.8)

OTHER SPECIAL USE AND OCCUPANCY

- Underground structures (405)
- Motor vehicle related occupancies (406, 508)
- Group I-2 (407)
- Group I-3 (408)
- Motion picture projection rooms (409)
- Stages and platforms (410)
- Special amusement buildings (411)
- Aircraft-related occupancies (412)
- Combustible storage (413)
- Hazardous materials (307.9, 414)
- Groups H-1, H-2, H-3, H-4, and H-5 (415)
- Application of flammable finishes (416)
- Drying rooms (417)
- Organic coatings manufacturing (418)

FIRE PROTECTION (Chapters 6, 7, 8, 9)

FIRE-RESISTANCE-RATED CONSTRUCTION (Tables 601 & 602 and Chapter 7)

Note: Entry in indicates required rating in hours. NC indicates noncombustible construction required.

1B Construction classification (602)

COMBUSTIBILITY (602.2, 602.3, 602.4, 602.5, 603)

- yes Exterior walls
- yes Interior elements
- yes Roof

FIRE-RESISTANCE RATINGS AND FIRE TESTS (703)

- yes Ratings / Combustibility (703.2, 703.4)
- Alternative methods (703.3, 718, 720, 721)

BUILDING ELEMENTS (Table 601)

- 2 1/2 hr Just roof (b) Structural frame (714)
- 2 none Interior bearing walls
- 0 none Interior nonbearing walls
- 2 2 Floor construction (711)
- 1 1 Roof construction (711)

EXTERIOR WALLS (507, Table 602, 704, 706.6)

	North	East	South	West
Fire separation distance	21'/39'	100+	50+	100+
Bearing	<input type="checkbox"/>	<input checked="" type="checkbox"/> 2	<input type="checkbox"/>	<input checked="" type="checkbox"/> 2
Nonbearing	<input checked="" type="checkbox"/> 2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> 2	<input type="checkbox"/>

EXTERIOR WALLS (continued)

unlimited Opening protection (704.8, 704.12, 704.14)

sprinkled / N/A Vertical fire spread protection (704.9, 704.10)

N/A Parapets (704.11)

FIRE BARRIERS (706)

2 Shaft enclosures (706.3.1)

2 Exit enclosures (706.3.2, 706.3.3)

N/A Horizontal exits (706.3.4)

1 or sprinkled Incidental use areas (706.3.5)

1 + 2 Mixed occupancy and fire area separations (706.3.6, 706.3.7)

SHAFTS (707)

Exceptions (707.2)

Construction (707.3 - 707.14)

INTERIOR FINISHES (Chapter 8)

~~A, B, C~~ Smoke development (803.1)

~~A, B, C~~ Flame spread (803.1)

Non-textile finish (803.2)

FIRE PROTECTION (Chapter 9)

AUTOMATIC SPRINKLER SYSTEMS (903)
(Where required)

yes Assembly (A-1, A-2, A-3, A-4, A-5) (903.2.1)

Educational (E) (903.2.2)

Factory/Industrial (F-1) (903.2.3)

High-hazard (H-1, H-2, H-3, H-4, H-5) (903.2.4)

Institutional (I-1, I-2, I-3, I-4) (407.5, 903.2.5)

yes Mercantile (M) (903.2.6)

yes Residential (R) (903.2.7)

Storage/Repair garage (S-1) (903.2.8)

Parking garages (903.2.9)

Windowless story (903.2.10.1)

yes Rubbish and linen chutes (903.2.10.2)

yes Buildings over 55 ft. high (903.2.10.3)

yes Incidental use areas (302.1.1)

OTHER FIRE RESISTANT CONSTRUCTION

N/A Fire walls (705)

1 1/2 Fire partitions (708)

Smoke barriers (709)

Smoke partitions (710)

Sealed Penetrations (712)

Fire resistant joint systems (713)

rated Opening protectives (715)

Dampers (716)

Concealed spaces (717)

STC/R-Factors Thermal and sound-insulating materials (719)
can check

Class II Floor finish (804)

NFPA 701 Decorations and trim (805)

AUTOMATIC SPRINKLER SYSTEMS* (903)
(Design)

International Fire Code (IFC 903.2.13)

yes Shop drawings (106.1.1.1)

yes NFPA 13 system (903.3.1.1)

NFPA 13R system (903.3.1.2)

NFPA 13D system (903.3.1.3)

Quick-response and residential heads (903.3.2)

Actuation (903.3.4)

Water supply (903.3.5)

Hose connections (903.3.6, 903.3.7)

Sprinkler monitoring and alarms (903.4, 907.13)

* Also see Fire Code Sprinkler Plan Review Record

ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS (904)

Installation (904.3)

Wet-chemical systems (904.5)

In Valet Dry-chemical systems (904.6)

Foam systems (904.7)

Carbon dioxide systems (904.8)

Halon systems (904.9)

Clean-agent systems (904.10)

Commercial cooking systems (904.2.1, 904.11)

STANDPIPE SYSTEMS (905)

NFPA 14 Installation standards (905.2)

65.8 Building height (905.3.1)

yes Group A (905.3.2)

Covered malls (905.3.3)

Stages (905.3.4)

Underground buildings (905.3.5)

Helistops/heliports (905.3.6)

Separate permit Hose connections and locations (905.1, 905.4, 905.5, 905.6)

Cabinets (905.7)

Dry standpipes (905.8)

Valve supervision (905.9)

PORTABLE FIRE EXTINGUISHERS (906)

NFPA Required locations - IFC (906.1)

FIRE ALARM AND DETECTION SYSTEMS (907)
(Where required)

Separate Construction documents (907.1.1)

yes Assembly (A-1, A-2, A-3, A-4, A-5) (907.2.1)

yes Business (B) (907.2.2)

Educational (E) (907.2.3)

Factory (F-1, F-2) (907.2.4)

High-hazard (H-1, H-2, H-3, H-4, H-5) (907.2.5)

Institutional (I-1, I-2, I-3, I-4) (907.2.6)

Mercantile (M) (907.2.7)

yes Residential (R-1, R-2) (907.2.8, 907.2.9)

yes Single/multiple station smoke alarms (907.2.10)

High rise buildings (907.2.12)

Atriums (907.2.13)

Laundry chute Other buildings/areas (907.2.11, 907.2.14 - 907.2.23)

FIRE ALARM AND DETECTION SYSTEMS (907)
(Design)

Residential smoke alarm power source (907.2.10.2)

yes Residential smoke alarm interconnection (907.2.10.3)

Location/Power supply/Wiring (907.3 - 907.5)

Activation/Pre-signal/Zones (907.6 - 907.8)

Alarm notification appliances (907.9)

Detectors (907.10 - 907.12)

Monitoring (907.14)

EMERGENCY ALARM SYSTEMS (908)

Detection system applicable (908.1 - 908.6)

SMOKE CONTROL SYSTEMS (909)

Where required (402.9, 404.4, 405.5, 408.8, 410.3.7.2, 1019.1.8, 1024.6.2.1)

Design requirements (909.1 - 909.4)

Smoke barriers (909.5)

Pressurization method (909.6)

Airflow method (909.7)

Exhaust method (909.8)

Equipment/Power (909.10, 909.11)

Detection and control (909.12 - 909.18)

Smokeproof enclosures (909.20)

Underground buildings (909.21)

SMOKE AND HEAT VENTS (910)

Requirements (910.1 - 910.3)

Mechanical alternative (910.4)

FIRE COMMAND CENTER (911)

Features (911.1)



October 4, 2010

Ms. Jeanie Bourke
City of Portland
Planning & Urban Development Dept./Inspections Division
389 Congress St. Rm 315
Portland, ME 04101

RE: Clarifications for Plan Review comments for Hotel, Restaurant, & Portside Residences

Dear Ms. Bourke:

Thank you for taking the time to review the outstanding items for the above reference project by phone Friday, October 1, 2010. Per our conversation, I have attached the following: COM check report for the architectural portion of the project. Electrical and Mechanical reports are to be provided by the respective professional disciplines; SK-1 showing the elevator lobby separation in accordance with IBC Section 707.14.1. Please note that an elevator lobby is not provided on the first floor as this corridor is not required to be fire-rated; SK-2 showing the revised window tags; kitchen plan for Sebago Brewing; and a copy of an email from the structural engineer stating that the project does not need to comply with IBC Section 1706.1.1 because it is not within the 110 mph wind gust exposure. As discussed during our phone conversation the gas fireplace will not be ventless. It will be vented through the pool roof in accordance with applicable codes.

If you have any questions please call.

Respectfully,

A handwritten signature in black ink that reads "Don W. Blajda". The signature is written in a cursive style with a large initial "D".

Don W. Blajda, R.A.
Project Architect

Cc: Project File

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OCT -7 2010

Dept. of Building Inspections
City of Portland Maine



COMcheck Software Version 3.7.0 Envelope Compliance Certificate

2003 IECC

Section 1: Project Information

Project Type: **New Construction**

Project Title : Hotel, Restaurant, & Portside Residences

Construction Site:

Fore Street
Portland, ME 04101

Owner/Agent:

Tim Daigneault
Opechee Construction Corporation
11 Corporate Drive
Belmont, NH 03220
603.527.9090
timd@opechee.com

Designer/Contractor:

Donald Blajda, R.A.
Opechee Construction Corporation
11 Corporate Drive
Belmont, NH 03220
603.527.9090
donb@opechee.com

Section 2: General Information

Building Location (for weather data):

Portland, Maine

Climate Zone:

15

Heating Degree Days (base 65 degrees F):

7378

Cooling Degree Days (base 65 degrees F):

268

Vertical Glazing / Wall Area Pct.:

24%

Activity Type(s)

Restaurant
Hotel Function
Multifamily Living Units

Floor Area

6958
71350
16711

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City of Portland Maine

Section 3: Requirements Checklist

Envelope PASSES: Design 23% better than code.

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Roof 1: Non-Wood Joist/Rafter/Truss	15955	0.0	25.0	0.039	0.053
Roof 2: Non-Wood Joist/Rafter/Truss	1513	0.0	25.0	0.039	0.053
Exterior Wall 1: Metal Frame, 24" o.c.	40468	4.5	19.0	0.040	0.075
Window 1: Metal Frame with Thermal Break:Double Pane with Low-E, Clear, SHGC 0.38	2122	---	---	0.450	0.526
Window 2: Metal Frame with Thermal Break:Double Pane with Low-E, Tinted, SHGC 0.38	1048	---	---	0.450	0.526
Window 3: Metal Frame with Thermal Break:Double Pane with Low-E, Tinted, SHGC 0.38	526	---	---	0.450	0.526
Window 4: Metal Frame with Thermal Break:Double Pane with Low-E, Tinted, SHGC 0.38	1256	---	---	0.450	0.526
Window 5: Metal Frame with Thermal Break:Double Pane with Low-E, Tinted, SHGC 0.38	1414	---	---	0.450	0.526
Window 6: Metal Frame with Thermal Break:Double Pane with Low-E, Tinted, SHGC 0.38	1432	---	---	0.450	0.526
Window 7: Wood Frame:Double Pane with Low-E, Clear, SHGC 0.26	1689	---	---	0.340	0.526
Door 1: Glass (> 50% glazing), Clear, SHGC 0.38	130	---	---	0.450	0.526
Door 2: Solid (<= 50% glazing)	173	---	---	0.070	0.122

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

- 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- 2. Windows, doors, and skylights certified as meeting leakage requirements.
- 3. Component R-values & U-factors labeled as certified.
- 4. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- 5. Stair, elevator shaft vents, and other dampers integral to the building envelope are equipped with motorized dampers.
- 6. Cargo doors and loading dock doors are weather sealed.
- 7. Recessed lighting fixtures are: (i) Type IC rated and sealed or gasketed; or (ii) installed inside an appropriate air-tight assembly with a 0.5 inch clearance from combustible materials and with 3 inches clearance from insulation material.
- 8. Building entrance doors have a vestibule equipped with closing devices.

Exceptions:

Building entrances with revolving doors.

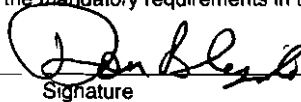
Doors that open directly from a space less than 3000 sq. ft. in area.

- 9. Vapor retarder installed.

Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2003 IECC requirements in COMcheck Version 3.7.0 and to comply with the mandatory requirements in the Requirements Checklist.

Donald Blajoda R.A.
Name - Title


Signature

10/4/10
Date

RECEIVED
OCT -7 2010
Dept. of Building Inspections
City of Portland Maine

Don Blajda

From: Matthew Allen [matt@jsneng.com]
Sent: Monday, October 04, 2010 9:29 AM
To: Don Blajda
Cc: Tim Daigneault; * Jeffrey S. Nawrocki
Subject: RE: I know you are busy but this is holding up our permit for Portland.

Don,

We are in an "wind exposure Category C", but we do not meet the 110 MPH or greater, 3-second-gust wind speed threshold per 1706.1.1.2, that would require a quality assurance plan. It is my opinion that we are not required to provide a quality assurance plan because we do not meet the threshold requirements of 1706.1.1.

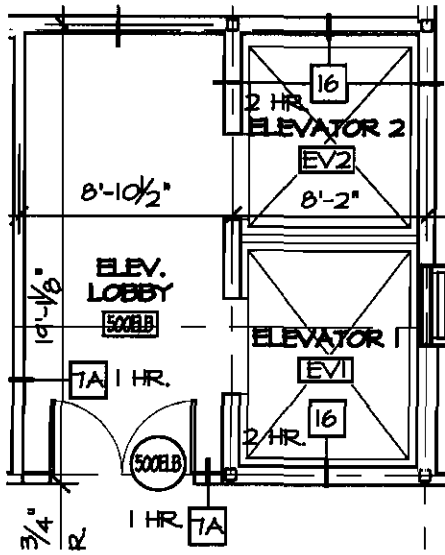
Please note that we are right on the 100 MPH line with this building. We are not near the 110 MPH line.

Sincerely,

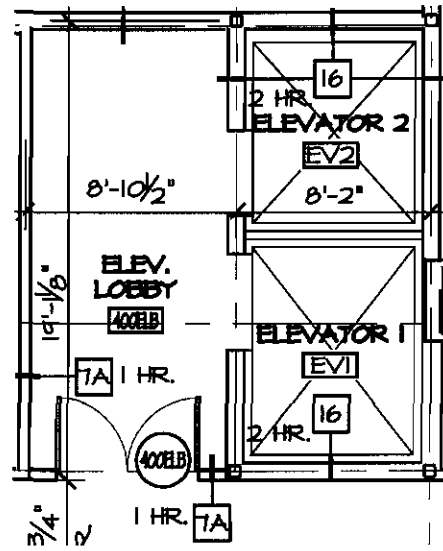
Matt

Matthew J. Allen, P.E.
JSN Associates, Inc.
(603) 433-8639, extension 203

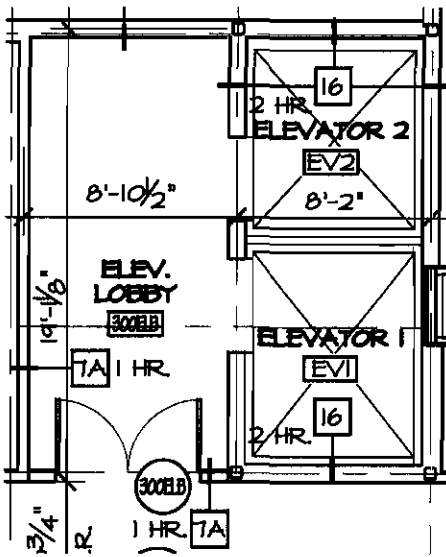
RECEIVED
OCT -7 2010
Dept. of Building Inspections
City of Portland Maine



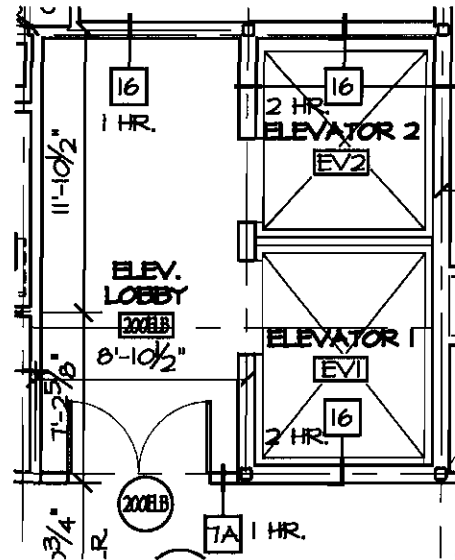
5th FLOOR ELEVATOR LOBBY



4th FLOOR ELEVATOR LOBBY



3rd FLOOR ELEVATOR LOBBY



2nd FLOOR ELEVATOR LOBBY

RECEIVED

OCT - 7 2010

Dept. of Building Inspections
City of Portland Maine

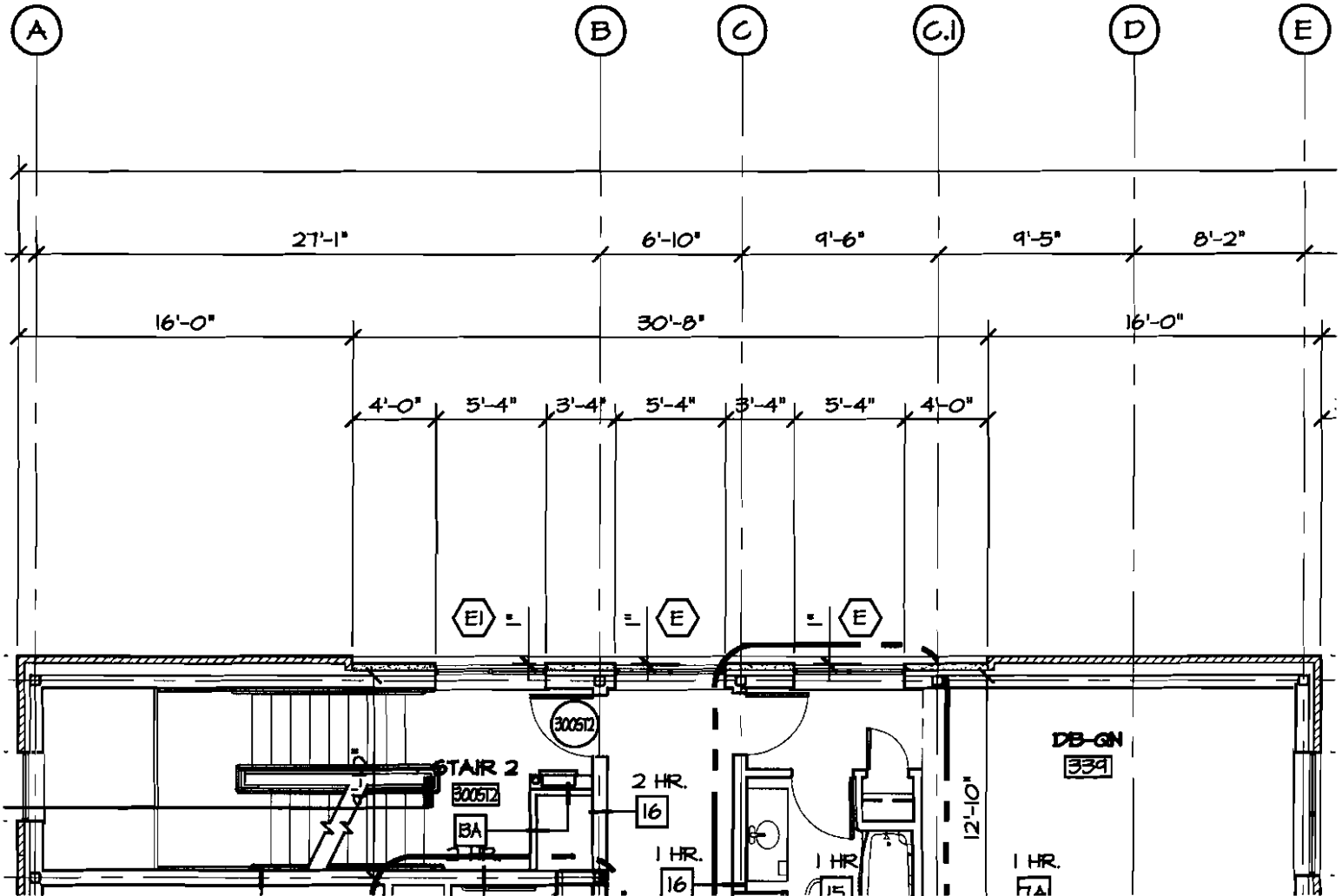
SK-
1

PROJECT:
HOTEL, RESTAURANT,
& PORTSIDE RESIDENCES
Portland, ME

COPECHEE
CONSTRUCTION CORPORATION

ELEVATOR LOBBY
SEPARATION

DATE: 10-04-10
REV DATE:
SCALE: 1/8"=1'-0"
DRAWN BY: chb



TYPICAL FOR 3RD, 4TH & 5TH FLOORS

RECEIVED
 OCT - 7 2010
 Dept. of Building Inspections
 City of Portland Maine

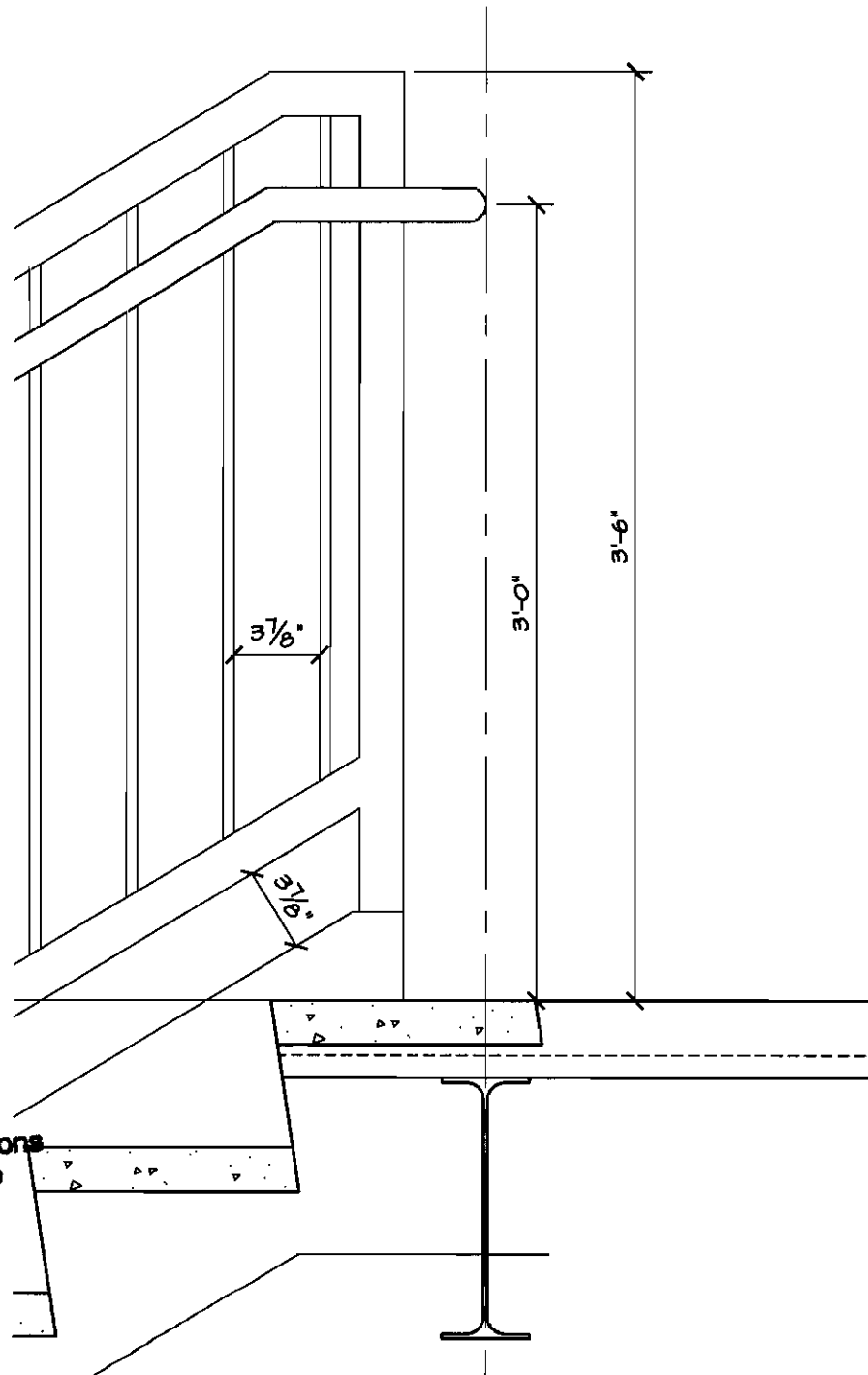
SK-
 2

PROJECT:
 HOTEL, RESTAURANT,
 & PORTSIDE RESIDENCES
 Portland, ME

COPECHEE
 CONSTRUCTION CORPORATION

REVISED WINDOW TAGS
 3RD, 4TH, & 5TH FLOORS

DATE: 10-04-10
 REV DATE:
 SCALE: 1/8"=1'-0"
 DRAWN BY: ddb
 APPROVED BY: G.C.P.



RECEIVED

OCT - 7 2010

Dept. of Building Inspections
City of Portland Maine

<p>SK- 3</p>	<p>PROJECT: HOTEL, RESTAURANT, & PORTSIDE RESIDENCES Portland, ME</p>	<p>COPECHEE CONSTRUCTION CORPORATION</p>	<p>TYPICAL STAIR GUARD DETAIL</p>	<p>DATE: 10-04-10 REV DATE: SCALE: 1/2"=1'-0" DRAWN BY: ddb © COPYRIGHT 2010 BY D.C.C.</p>
------------------	---------------------------------------------------------------------------------------	-----------------------------------------------------	---------------------------------------	------------------------------------------------------------------------------------------------------------

Jeanie Bourke - pdf of Kitchen Plan

From: Don Blajda <donb@opechee.com>
To: "JMB@portlandmaine.gov" <JMB@portlandmaine.gov>
Date: 10/7/2010 4:47 PM
Subject: pdf of Kitchen Plan
CC: Tim Daigneault <timd@opechee.com>
Attachments: A01.1 Kitchen PlanHotel-Restaurant-Portside Residences Portland ME 10-05-10.pdf

Hi Jeanie:

Here is a pdf version of the kitchen plan. I will discuss the proximity of the hand wash sink and the cook line with Tim and see if we can find a more acceptable location.

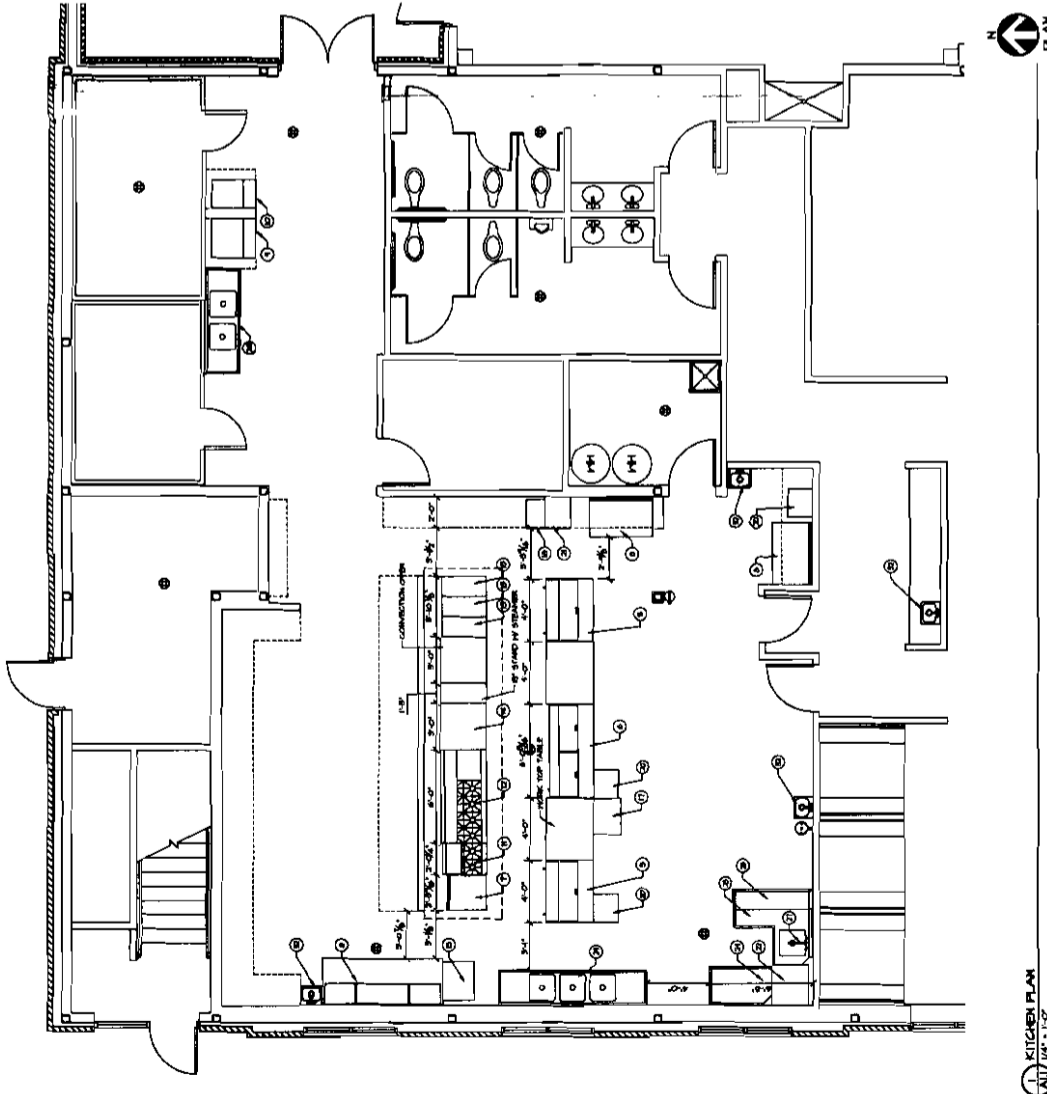
Respectfully,

Don Blajda, R.A., LEED AP, CSI



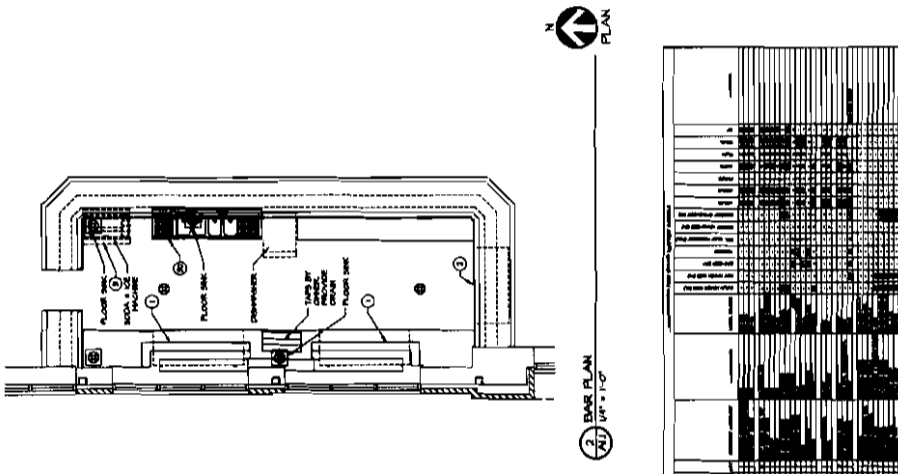
Opechee Construction Corporation
11 Corporate Drive
Belmont, NH 03220
P (603) 527-9090
F (603) 527-9191

donb@opechee.com



PLAN

1/1 KITCHEN PLAN
1/1 1/4" = 1'-0"



PLAN

2/1 BAR PLAN
2/1 1/4" = 1'-0"

		KITCHEN PLAN		Hotel, Restaurant, & Portside Residences Portland ME		PROJECT DATE: 08-20-10 DRAWN BY: JTB CHECKED BY: JTB
REVISIONS NO. DATE DESCRIPTION 01 08-20-10 INITIAL DESIGN		1/1 KITCHEN PLAN 1/1 1/4" = 1'-0"		1/1 BAR PLAN 1/1 1/4" = 1'-0"		A1.1 SHEET

EASEMENT AREA 'C'
TO 80-90 CORPS
(SEE NOTE 32)

PROPOSED
EASEMENT AREA 'A'
TO 80-90 CORPS
(SEE NOTE 32)

N/F
80-90 CORPS
10466/206
29-L-4

PROPOSED
EASEMENT AREA 'B'
TO 80-90 CORPS
(SEE NOTE 32)

**Future
Parking Garage
4 townhouse condos**

BENCHMARK
X ON FLANGE BOLT ON
FIRE HYDRANT
NAVD 88 ELEV = 28.99'
CITY DATUM ELEV = 29.76'

NE FROM
RIVER TO
CORNER
100'E

EBAR

FACE
EL WITH
1 FT.
BANKLIN

LOT 1
28,817 SF.
0.66 AC

EXISTING EASEMENT TO
THE CITY OF PORTLAND
(TO BE RELOCATED
SEE NOTE 36)

**HOTEL,
RESTAURANT AND
PORTSIDE
RESIDENCES**

#10-1026

PROPOSED 30' UTILITY
EASEMENT TO THE CITY
OF PORTLAND (SEE
NOTE 36)

R FOLLOWS FACE
OF BUILDING (SEE
NOTE 34)

LOT 2
47,473 SF.
1.09 AC

PARKING
LOT

FORE STREET

50' WIDE
RIGHT-OF-WAY

GRANITE 3'
OFFSET
MON (HELD)

PROPOSED
3' OFFSET MON.

5' MAX BUILD-TO LINE, TYP.
N66°09'55"E
123.41'

35' PARKING SETBACK, TYP.

N/F
SIMBA, INC.
9940/159
29-N-3

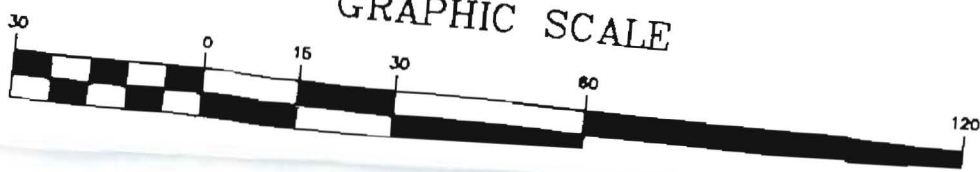
N/F
M&A PARTNERS, INC.
12952/208
29-N-4

N/F
SIMBA, INC
9940/159
29-N-5

N/F
ANTIGONISH
HOLDINGS CO., LLC
16475/211
29-N-8

HELD PLINTH AT
SOUTHERLY CORNER OF
BUILDING AT FRANKLIN AND
COMMERCIAL FOR RIGHT OF
WAY

GRAPHIC SCALE



5/8" REBAR
1" AG

GRANITE 3'
OFFSET
MON (HELD)