Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/28/14

From: Bill Hopkins <hopkins@archetypepa.com>
To: Jonathan Rioux <JRIOUX@portlandmaine.gov>
CC: Patrick Tinsman <ptinsman@maine.rr.com>, Dale <eprojec1@maine.rr.com>
Date: 5/27/2014 2:13 PM
Subject: RE: 68 Commerical St.
Attachments: Office B - -COVER SHEET.pdf

Jon,
Attached is a revised cover sheet with corrected area calcs and a travel distance diagram. As shown in the diagram , the southeast corner needs to be pulled back 4'-11" in order to comply with the 100' travel distance.
See also below comment by Mark Cummings. Let me know what else you need.
Bill

Bill … J concur with your latest sketch on travel distance; albeit I measured a bit less distance in the stairway. Regardless … Jon is correct in that the deck is to be considered an "occupiable" area and, as such, should be included in the travel distance estimates. As far as occupant loading goes, I wasn't overly concerned about adding a separate occupant load to just the deck, since this is only accessible by the folks in the office. In instances such as this, whereby the deck is an extension of the "office" itself, I would generally just use the same occupant load factor for that of the primary space to which it is attached … in this instance at 100 ft2/person. It would only add another 5 persons to the office itself; for a total of 11. If you think the City might want to consider this as a "assembly" area, then this would end up being in the range of 34 additional persons, which I really think would be unrealistic, but would still result in a total occupant load of less than 50; which is what the max must be for this office area to have only a single (qualified) means of egress ... again, not counting the spiral stair as being needed to meet the code requirement that's being applied to this floor level. I know you still call it a "mezzanine" but the code requirements being applied here aren't restricted to just a mezzanine. This can be considered a "floor" of the office building and as long as it has the dedicated, enclosed stair and an occupant load less than 50 .. we're good. Let me know if you have questions. Mark c.

W. Mark Cummings, P.E.
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-----Original Message-----
From: Jonathan Rioux [mailto:JRIOUX@portlandmaine.gov]

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Sent: Thursday, May 22, 2014 4:16 PM
To: hopkins@archetypepa.com
Subject: 68 Commerical St.

Sorry, we lost connection.

Your Design sheet does not match your code analysis, please correct and return.

Section 505, the deck off the mezz. can you or Mark provide an analysis or clarify the exiting from the deck through the mezzanine (and occupant load)?

Please see the attached pdf file.

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.