

A R C H I T E C T Y P E

June 29, 2015

Jeanie Bourke
Tammy Munson
Planning & Urban Development Department
City of Portland
389 Congress St.
Portland, ME 04101

RE: 68 Commercial Street BP#2015-01114 plan review comments

The following are responses to your comments regarding the Code Analysis found on A1.01- Life Safety Plans for the Maine Wharf Interior Fit-Up for the Portland Science Center.

-With regards to the allowable square footage, the allowable footprint for an A-3 5A building, without sprinkler increase, is 11,500 S.F. The existing footprint is +/- 9,400 S.F so even without the increase we land well below maximum.

-The open stair connecting the second to the third floor is being proposed as an exit access stair. Because it has a clear width of 60", no intermediate rail is required.

-A reference has been added to the life safety code analysis to the FPE report.

-Finally, the plumbing calculations for assembly for both IBC 2009 and UPC are shown on the updated file. IBC 2012 recognizes museums as its own type of assembly space with higher S.F. per occupant. Because of the updated calculations for museum space, we have proposed the same number of fixtures that the Gold Group uses in their Boston location that has a higher occupancy than our museum and we have included a letter verifying the adequacy of this fixture count as precedence.

Let me know what other information you may need.

Sincerely



Bill Hopkins
Maine Licensed Architect #1050