
136 Commercial Street BP 2016-02082

3 messages

Glenn Harmon <glennharmon@gmail.com>
To: jmb@portlandmaine.gov

Tue, Oct 25, 2016 at 7:37 PM

Hi Jeanie, thanks for the comments. My responses are as follows:

- 1.Existing building is HT, the new fit up is IIIA.
- 2.Guard rail is existing metal pipe rail, 48" +/- above deck.
- 3.The separation between B and R is 1hr with sprinkler given the HT construction.Penetrations will be firestopped.
4. Attached is wall type 1A detail for construction.
5. The smokes/CO2 devices will come from the electrical sub.

I'm uncertain as to how to respond to the R1/R3 issue as this is being constructed as an R3 apartment. The lawyer handling the zoning concern advised me to include that reference. The ultimate use is beyond my scope.

Let me know if you have any questions or require anything further. I'm away for the remainder of the week but will be checking email. I know Scott is keen to get started, and wants to do this right. Many thanks

Regards

Glenn

 **1hrwall.pdf**
281K

Jeanie Bourke <jmb@portlandmaine.gov>
To: Glenn Harmon <glennharmon@gmail.com>

Wed, Oct 26, 2016 at 3:38 PM

Hi Glen,

Thank you for your responses. In regards to the R-1/R-3 uses, I understand that they will need to get a change of use permit in the future for the R-1 occupancy, however, your code review reference (310.1) states all standards apply for the R-3 use, when it is only for the construction type.

It does not take into consideration egress requirements, and as Sec. 1015.2.1 indicates, scissor stairs only count as one exit stairway, which may be acceptable for an R-3 use, but not necessarily for an R-1 use.

If the intent of this review is to pursue approval for an R-1 use, this is cannot be done with the information provided, therefore the reference needs to be clarified, or the full code review needs to be included.

This will hopefully mitigate any future issues with the intended use of this space.

Let me know if you would like to discuss this further.

Best,

Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

City of Portland

Permitting and Inspections Department
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(207)874-8715
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Chris Rizzo <crizzo@oakpoint.com>
To: jmb@portlandmaine.gov
Cc: Glenn Harmon <glennharmon@gmail.com>

Thu, Oct 27, 2016 at 2:06 PM

Hi Jeanie,

Glenn asked me to forward you the revised 5th floor fit up plan with changes to the code tabulations.

Please let me know if you have any questions.

Thanks

Chris

From: Glenn Harmon [<mailto:glennharmon@gmail.com>]
Sent: Thursday, October 27, 2016 3:26 AM
To: Crizzo@oakpoint.com
Subject: Fwd: Re: 136 Commercial Street BP 2016-02082


Would you remove the note about the R1 transient lodging use and send back to Jeanie Bourke at the city please for her review thanks

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Sent from my mobile device

----- Forwarded Message ----- From: Jeanie Bourke jmb@portlandmaine.gov To: Glenn Harmon glennharmon@gmail.com Date: Wednesday, 26 October 2016, 08:38PM +01:00 Subject: Re: 136 Commercial Street BP 2016-02082

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