Portland Maine Yes. Google's good here.

Jeanie Bourke <jmb@portlandr

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 04/27/17

RE: 250 Commercial St., BP# 2016-03039 building code plan review comments Liquid Riot

1 message

Michael Coyne <coyne@archetypepa.com> Mon, Mar 20, 2017 at 3:52 PM
To: Jeanie Bourke <jmb@portlandmaine.gov>
Cc: David Lloyd <lloyd@archetypepa.com>

Hi Jeanie,

Attached are revised drawings and literature for the storage room at Liquid Riot. Also see the responses to your comments below, outlined in red.

Let me know if you need any further info on this project to help move this along. Thanks,

Michael Coyne

Archetype PA |48 Union Wharf |Portland, Maine 04101|tel. 207.772.6022 |www.archetype-architects.com

Good Afternoon Eric and Ian,

I have completed the review of this project for building code compliance, and have the following comments that need to be addressed in order to continue this review:

1. Records at the City do not contain information that the 2nd floor storage space was approved for use by your business, Liquid Riot. The original permit for the change of use #2012-05-3993/201250057 was only for the first floor left space as noted on the attached Certificate of Occupancy and the approved plans. There is a permit for the 2nd floor, however that is for the front business that currently occupies the space. As such, this application is for a change of use of this space and requires a Certificate of Occupancy at an additional cost of $100.

2. Provide a key plan of the total 2nd floor that shows the area occupied by Liquid Riot in context to other occupied space on the 2nd floor, including all exits.

See Key Plan attached.

3. Provide an IBC code review for the new use on the 2nd floor and the potential impacts for the Assembly use on the 1st floor and the existing adjacent Business on the same floor. This may have been a storage use at one time, however the proposed storage area will need to be classified. Additional plans may be required to show compliance with code requirements.

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IBC Code Review is attached, outlining existing and proposed occupancies and their conformity to building area/height allowing them to be a use within the building.

Also attached is a Report from Fire Risk Management, explaining/reviewing the project and separatio needs/recommendations for the proposed storage room and the rest of the building.

4. Provide a structural analysis of the floor system for the additional imposed live load, I understand the potential increase is in excess of 6,000 gallons of storage.

Attached is a structural memo/analysis of the existing system and the additional load to be added base on this storage room.

5. If fire separation is required between the shared partition wall (W2) confirm the continuity of this wall into the concealed floor/ceiling space above. Also for the 1 hr wall partition (W1) specify the seal product at the roof pan joint is fire resistant rated to maintain the wall rating (fire block product may not achieve this).

Existing shared partition wall (W2) is continuous to underside of structure above. The seal product at the roof pan joint is to be fire block foam or flute filler with a U.L. rating and min. 1-HR rated.

6. Confirm the rating of the double door assembly into the storage room.

The double door into the storage room is a 3/4-HR (45 min.) rating.

Please send all revisions to this (my) email and please note that any revisions made to the original pdf files shall maintain the exact file name, refer to the name of the attached file(s). Our Eplan program will automatically assign a version to the revised plans.

Please let me know if you would like to discuss anything or have any questions.

Best,

Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

City of Portland
Permitting and Inspections Department
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6 attachments

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Liquid Riot Barrel Storage - Second Floor Key Plan.pdf
139K

Liquid Riot Barrel Storage - Code Review.pdf
127K

Fire-Hazards-Assessment_Liquid-Riot-Brewery.pdf
117K

13014 Memo 030517.pdf
517K

Liquid Riot - 2nd Floor Plan.pdf
95K

Liquid Riot - Barrel Storage Plan and Wall Types.pdf
513K