



From: "Matt Provencal" <matt@muellerarchitects.com>
To: CPP@portlandmaine.gov
CC: JMB@portlandmaine.gov; andrewprudential@aol.com
Date: 8/9/2013 9:42 AM
Subject: RE: 31 Exchange Street
Attachments: IMG_4707.jpg; IMG_4711.jpg

Chris,

The doors opening into the exit enclosure are proposed as new fire rated doors and frames...we were however proposing to keep the transoms based upon our last meeting with Jeanie Bourke & Ben Wallace back in January. They are historic, non-operable and fixed, however do not have a fire rated type glazing; based on that everyone thought that since there were only two existing this would be okay. We are proposing to take out the window that is within the exit enclosure wall & office. I've attached a photo of the two doors to be replaced with fire rated doors and that have transoms (photo 4707 is the door on the left and photo 4711 is the door on the right).

Once you review in more detail please let us know if you have any additional questions.

Thank you,

Matt Provencal, Assoc. AIA
Architectural Designer

Mark Mueller Architects
100 Commercial Street
Suite 205
Portland, Maine 04101
matt@muellerarchitects.com
Tele: 207.774.9057
Direct Line: 207.773.3851

-----Original Message-----

From: Chris Pirone [mailto:cpp@portlandmaine.gov]
Sent: Thursday, August 08, 2013 12:11 PM
To: Matt Provencal
Cc: andrewprudential@aol.com; Jeanie Bourke
Subject: RE: 31 Exchange Street

I have not reviewed your most recent info. closely, but on the surface the issue seems to be the historic doors and glass transoms that open into a rated exit.

The doors may comply per chp 43 in LSC but any glass/transoms most likely will not.

The doors will still need to be self closing/latching and smoke proof.



Captain Chris Pirone
Portland Fire Department
Fire Prevention Bureau
380 Congress Street
Portland, ME 04101
(t) 207.874.8405
(f) 207.874.8410

>>> "Matt Provencal" 08/08/13 9:52 AM >>>
Chris,

Do you have everything from me that you were looking for on this project....??

Hope all is well!

Thank you,

Matt Provencal, Assoc. AIA
Architectural Designer

Mark Mueller Architects
100 Commercial Street
Suite 205
Portland, Maine 04101
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Direct Line: 207.773.3851

-----Original Message-----

From: Chris Pirone [mailto:cpp@portlandmaine.gov]
Sent: Sunday, August 04, 2013 6:01 PM
To: Matt Provencal
Cc: andrewprudential@aol.com; Jeanie Bourke
Subject: RE: 31 Exchange Street

Thank you Matt for the more detailed code analysis.

Comments:

39.3.6 are the historic doors 1 3/4" thick, no glass, for a possible 20 minute rating?

Are there any transoms?

Captain Chris Pirone
Portland Fire Department
Fire Prevention Bureau
380 Congress Street
Portland, ME 04101



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>>> "Matt Provencal" 07/31/13 12:18 PM >>>
Capt. Pirone,

Please find attached a PDF of the additional code summary as you've requested.

As always, if you have any additional questions, comments or concerns please give us call.

Thank you,

Matt Provencal, Assoc. AIA

Architectural Designer

Mark Mueller Architects
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From: Chris Pirone [mailto:CPP@portlandmaine.gov]
Sent: Monday, July 29, 2013 9:10 PM
To: Matt Provencal
Subject: RE: 31 Exchange Street

Matt,

I have an initial review of your plans and code analysis.



It would help expedite my review a more thorough code analysis for Chp 39 Existing Business and chp 31 Existing Apartment Building i.e. travel distances.

thanks

Captain Chris Pirone

Portland Fire Department

Fire Prevention Bureau

380 Congress Street

Portland, ME 04101

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* Please consider the environment before printing this email.

>>> "Matt Provencal" 7/25/2013 10:19 AM >>>

Marge,

Please find attached the revised building permit application as we discussed for 31 Exchange Street.

Thank you,

Matt Provencal, Assoc. AIA

Architectural Designer

Mark Mueller Architects



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From: Marge Schmuckal [mailto:MES@portlandmaine.gov]
Sent: Thursday, July 25, 2013 10:01 AM
To: Matt Provencal
Cc: Chris Pirone; Jeanie Bourke; andrewprudential@aol.com
Subject: Re: 31 Exchange Street

Hi Matt,

As we talked about on the phone, I only found one dwelling unit approved on the third floor. I am attaching a copy of that permit. I can find no other references in the microfiche. In the past, this building had a lot of problems with being open to vermin and weather. the upstairs wasn't used very much until the nineties.

So to move forward, apply for a change of use for the additional dwelling unit on this side of the building. I understand that the Market Street side unit on the third floor is being handled under that buildings review. The change of use will require a certificate of occupancy fee. Since the application is still in the system and not approved yet, the information can be entered into the current permit and can change the permit request. When this is done, I can sign off on zoning.

I hope this makes sense.

Marge

>>> "Matt Provencal" 7/23/2013 1:19 PM >>>

Marge,

I'm checking in on the status of the building permit for 31 Exchange Street submitted on June 14, 2013. I spoke to Gail at the front desk and she said the permit was in zoning and that you had a note that said you needed more information. She couldn't tell me what information you needed and that I should contact you. I also asked Gail where it was with Fire and Codes, she let me know what they can't review it until zoning completes their review.



Could you please let me know what additional information you need?
We're not aware of any zoning issues with this building but can get any information you need to help expedite this process.

We've submitted this plan for work due to life safety issues that the fire department has cited the building for which we need to complete ASAP. We've been working diligently with both fire and codes to get the life safety remediation work complete in a timely manner.

Again, if there is any information we can provide please let us know.

Thank you,

Matt Provencal, Assoc. AIA

Architectural Designer

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