Inspections Division
Date: 06/03/14

ef chalat
Azimuth, LLC • 207-799-0404 • 327 Ocean House Road, Cape Elizabeth, Maine 04107

May 16, 2014

Jeanie Bourke, CEO/LPI/Plan Reviewer, Inspections Division, City of Portland, Maine
Captain Chris Pirone, Portland Fire Department

I am pleased to submit documents in support of an application for a construction permit for a tenant improvement project of existing office space at 400 Congress Street on behalf of my client, Kepware Technologies, and the building owner and contractor, A&M Partners.

Project Description:

The proposed project calls for the renovation of 4902 square feet of existing office space, primarily on the 2nd floor of the building at 400 Congress Street. The project is entirely within the boundaries of existing leased tenant space; there are no changes required or proposed to the common corridors, egress stairs, or exits that serve all the tenants in the building. The proposed work will provide the tenant with a fitness room, showers and changing rooms, offices, small meeting rooms, open work areas, and a typical office kitchenette. The project does not involve changes to the building structure or thermal envelope.

The tenant, Kepware Technologies, "develops a wide range of communication and interoperability software solutions for the Automation industry." The office environment is what you would typically find in an information technology office and is unremarkable in terms of materials stored on site, occupant activities, and day to day business operations.

Code Reviews:

The documents include code reviews for both NFPA 101 and IBC 2009. It is important to note that there is no change proposed to the occupancy, occupant load, or extent of existing tenant space. This code review is for the tenant space only. I have assumed that code requirements for items such as the common corridors, egress stairs, exit discharge, building type, building height and area limitations, fire ratings, separation of occupancies, and all other code issues that deal with the building beyond the tenant space have been addressed in earlier permits and are outside the scope of this project

The project has been designed to comply with the ADA technical guidelines. A unisex accessible shower room complete with accessible toilet and lavatory has been provided in addition to the new showers and changing room. Although the ADA discourages segregation of accessible facilities it does allow this approach in cases where cost and technical feasibility make a non-segregated approach prohibitive

Submission:

This project has been submitted to the City of Portland for a fast track review. It has also been submitted to the State Fire Marshal. The contractor will submit stamped design drawings for separate permits as required by the following systems: mechanical, plumbing, electrical, suppression, and detection.

I look forward to answering any questions you have

Regards,
Josef Chalat, Architect