A R C H E T Y P E

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/14/18

December 11, 2017

Jeanie Bourke
City of Portland
389 Congress Street
Portland, ME 04101

RE: 8 Exchange Street

Jeanie,

In response to issues brought up during our walk thru last week we have the following responses.

Accessibility
Our initial submission for accessibility was based on IEBC. After our meeting we rechecked ADA, and found our approach was wrong and we needed to direct 20% of any spending to accessibility. The construction cost is about $11,500. So about $2,700 would be the additional 20%.

Main Entrance
We propose dropping the sill as low as possible while still having positive drainage out to the sidewalk. A ramp with a rise of about 4" will be added on the inside. (Note, no handrails are required as it is less than 6").

Access to Toilet Rooms
We propose to add additional treads, risers and handrails from the bar room up to the toilets rooms. These are noted on our resubmitted plans. We believe we can gain some additional headroom above the nosing by both moving the nosing and cutting in the ceiling above the toilet room ceiling.

Plumbing Count
We calculated the former movie theater had about 140 occupants. The new bar will have 95 occupants or a 33% decrease.
Attached revised plans.

Based on IEBC 710.1 no increase in the fixture count is required.

Please call with any questions.

Sincerely,

William K. Hopkins
Maine Licensed Architect

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