

Laurie Leader - RE: BP#2015-00735 425 Fore Street - Preliminary plan review comments

From: Matt Provencal <matt@muellerarchitects.com>
To: Laurie Leader <LRL@portlandmaine.gov>
Date: 6/1/2015 10:46 AM
Subject: RE: BP#2015-00735 425 Fore Street - Preliminary plan review comments
Attachments: A6.001. FRAMING - T-BAR CEILING - FLOOR PENETRATION DETAILS.pdf

Laurie,

Revised PDF attached.

Please note that given any existing conditions found in the field have always in the past been allowed to remain. Given the research and finding that construction type 3A was found, any existing wood framing found would remain. Any new blocking other than for surface applied fixtures would be Fire Treated Lumber.

Thank you,

**Matt Provencal, Assoc. AIA
Architectural Designer**



**Mark Mueller Architects
100 Commercial Street
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Tele: 207.774.9057
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From: Laurie Leader [mailto:LRL@portlandmaine.gov]
Sent: Friday, May 29, 2015 10:42 AM
To: Matt Provencal

Subject: RE: BP#2015-00735 425 Fore Street - Preliminary plan review comments

Matt,

On plan sheet A-6.1 there is detailing shown for existing wood framing and flooring. If this building is classified as a Type 2-B, the building elements need to be of noncombustible materials. Please clarify.

Thanks,

Laurie

Laurie Leader
Plan Review/Code Enforcement
City of Portland, Maine
Inspections Division
389 Congress Street
Portland, ME 04101

P: 207-874-8714

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To view building permit status go to <http://www.portlandmaine.gov/792/Permit-Status>

>>> Matt Provencal <matt@muellerarchitects.com> 5/27/2015 4:59 PM >>>

Laurie,

Please find attached the revised code data sheets as requested.

Thank you,

**Matt Provencal, Assoc. AIA
Architectural Designer**



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From: Laurie Leader [<mailto:LRL@portlandmaine.gov>]
Sent: Friday, May 22, 2015 2:15 PM
To: Matt Provencal
Subject: RE: BP#2015-00735 425 Fore Street - Preliminary plan review comments

Matt,

See my response below in **PINK**.

Feel free to call also. I am happy to discuss this with you.

Have a great Memorial Day weekend.

Laurie

Laurie Leader
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>>> Matt Provencal <matt@muellerarchitects.com> 5/20/2015 4:59 PM >>>

Laurie,

PDF's attached.

Please see my notes below in RED.

If you have any additional questions please let me know.

We thought this was approved since we spoke back at the end of

April...is this close to being approved...Fire...? I did not start the review until earlier this week. I don't recall any conversation about approvals at the end of April. It looks as if fire signed off yesterday FYI.

Thank you,

**Matt Provencal, Assoc. AIA
Architectural Designer**



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From: Laurie Leader [<mailto:LRL@portlandmaine.gov>]
Sent: Wednesday, May 20, 2015 3:07 PM
To: Matt Provencal
Subject: BP#2015-00735 425 Fore Street - Preliminary plan review comments

Matt,

I am handling the plan review for The Old Port Lobster Shack at 425 Fore Street. I have a couple initial preliminary questions I need addressed.

1. The code analysis does not specify the type of construction. Please include this in your code analysis. Given the small scope of work in this single tenant space we haven't classified the building. In classifying the building with a specific type of construction we in turn can adversely affect other spaces and potentially make them non-conforming and cannot take that responsibility. The construction type is to remain the same and all work performed shall match the existing construction type found and field verified. I understand this is a challenge but this is a building code requirement. The building code requires a type of construction regardless of the small scope of work. If, in researching, you cannot historically find the type of construction, then the design should be based upon the more restrictive

construction type. (I did some research of previously issued permits and have both building types 3A and 2B used. Your plans do show existing wood within the building). Per Section 111.2 Certificate Issued states items 1 through 12 required on the C of O. (Item 6 specifically is for the type of construction.) I will need this information in order to continue with this plan review.

2. It is my understanding the previous use group classification of this space was mercantile. If this was classified as mercantile and the proposed use classification is business you will need to revise the applications current use. Also, please fill out the Certificate of Design Application, Accessibility Building Code Certificate, and Certificate of Design. I've attached a revised application with the previous use revised. The Accessibility Building Code Certificate & Certificate of Design were attached to and part the original building permit application...and are part of this revision as well. The Certificate of Design Application (which is structure) hasn't been filled out...we've yet to find a structural engineer that will stamp and take responsibility for the existing structure, especially without making any changes to it. This project doesn't included any structural scope of work, all interior non load bearing work.
3. Please stamp plans. PDF's attached with stamped Architectural plans. Thanks.

Thanks,

Laurie

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