

From: Matt Provencal <matt@muellerarchitects.com>
To: Laurie Leader <LRL@portlandmaine.gov>
Date: 5/20/2015 5:00 PM
Subject: RE: BP#2015-00735 425 Fore Street - Preliminary plan review comments
Attachments: A2.001. DEMOLITION - PROPOSED FLOOR PLAN.pdf; A2.002. REFLECTED CEIL-PLAN - Area Plan.pdf; A3.001. TOILETS DETAIL - ADA.pdf; A4.001. ELEVATIONS.pdf; A5.001. INTERIOR ELEVATION - ROOM FINISH SCHEDULE.pdf; A6.001. FRAMING - T-BAR CEILING - FLOOR PENETRATION DETAILS.pdf; 2013 Commercial Building Permit Application - Edit.pdf

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...?
Thank you,

Matt Provencal, Assoc. AIA
Architectural Designer
[cid:FGLKWLUVLSDN.IMAGE.jpeg]
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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.

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,

Laurie

Laurie Leader
Plan Review/Code Enforcement
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Inspections Division
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To view building permit status go to <http://www.portlandmaine.gov/792/Permit-Status>

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