



~~October 24, 2017~~ November 3, 2017

Permitting & Inspections Department
389 Congress Street, Room 315
Portland, ME 04101

RE: Phased Occupancy of Salvation Army Dining Hall Addition & Renovation

To Whom It May Concern,

This letter is to reiterate the intent for phased occupancy of the Salvation Army Dining Hall Addition & Renovation. This letter will make several references to the phases as drawn on sheet G-101, Phasing Plans, dated 10/25/16.

Our plan G-101 shows the phases as:

- Phase 1A – Upgrades to the stairwell in the existing 88 Preble Street Building
- Phase 1B – Dining hall addition
- Phase 2 – Renovation of the vacated dining hall space.

The reason for the phasing in this project is because the Dining Hall in Phase 1B needs to be operational before the existing dining space can be renovated. Our intention is to get a CofO for phases 1A and 2 at the same time.

Due to sequencing constraints, phase 1B was conducted before 1A. In order to achieve this, a temporary fire escape was built to serve the function of the portion of fire escape demolished as shown at the top of AD100. The temporary stair is still observable on site, and will remain in place until phase 1A is complete. Phase 1A will be completed before Phase 2 has begun.

We intend to obtain the Certificate of Occupancy for 1B before before the other two phases. In regards to life safety, Phase 1B impacts the existing building by providing an additional exit out of the first floor. This door to the dining hall addition makes the existing building safer because it provides an additional horizontal exit through a rated assembly into the new addition.

All alarm, sprinkler, electrical, plumbing and mechanical systems in the addition ~~will be fully functioning at the time of the first request for CofO inspection~~ are now fully functioning. I am confident that in terms of life safety and other building systems and functions, the phasing of the construction project is responsible and sensible. Attached to this letter, please find the Structural Statement of Special Inspections, stating that special inspections have been completed.

Please note that there are some temporary railings installed in the project, as there has been a delay in supplying the final metal fabrications. The intention is that the temporary railings meet the standards for new construction, and as such pose no life safety concern.

Moving past the first CofO, the Phase 2 renovations will be treated as a tenant-fit out and will be conducted as to not impact other parts of the building. A construction management plan has been created in coordination with the building owner and the contractor, to ensure that construction will not adversely affect the safety of the building occupants. A second CofO will be requested at the completion of this work.

Please feel free to contact me with any questions.

Sincerely,



Evan Carroll, AIA

Attachments:
Structural Special Inspections - final report