

Jeanie Bourke - RE: 1 Marginal Wy., BP#2014-00317

From: Jeanie Bourke
To: A. Grace Damon; Chris Pirone
Date: 3/25/2014 3:55 PM
Subject: RE: 1 Marginal Wy., BP#2014-00317
CC: John Martell; gls@shinbergconsulting.com

Hi Grace,

The following are my comments on the revised plan and documents from the email dated 3/19/14. As previously shared with you, retaining a design professional will not only expedite the review process, but will also provide the level of accuracy required in the permit application.

The revisions in the application and use description remove the concert assembly and live music venue aspects of the business, however the use remains as Assembly as defined in the IBC building code, ie. community halls, amusement/recreation, lecture halls.

Another option could be Business - Educational occupancies for students above the 12th grade. You will need to confirm in writing if your business plan would qualify for this definition. The occupant load calculation is slightly different for classroom areas, shops or other vocational room areas.

The floor plan with occupant load calculations do not appear to be consistent with the code allowances. The Floor Area Net calculation, which these occupancies require, allow specific elements of a room or space to be deducted. Some of your floor area deductions are not clear and do not appear to qualify. The occupant load should be calculated for the most restrictive of the proposed uses.

Definition of **FLOOR AREA, NET**. The actual occupied area not including unoccupied accessory areas such as corridors, stairways, toilet rooms, mechanical rooms and closets.

Definition of **FLOOR AREA, GROSS**. The floor area within the inside perimeter of the *exterior walls* of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding *exterior walls* shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

Another item that has come to my attention is the corridor rating. The building code requires corridors in A, B & E uses, with greater than 30 occupants, without sprinklers, to be fire rated with 1 hour protection.

If you would like to continue with this application process, I strongly advise involving a design professional to assist with a code review of this space based on your intentions.

Let me know if you have any questions,

Thanks,
Jeanie

>>> "A. Grace Damon" <aspaceforgrace@outlook.com> 3/19/2014 1:14 PM >>>
Jeanie,

Attached are the following:

- A proposed seating plan for A Space for Grace. At the top I've included a calculation of the maximum occupant load.
- The revised fourth page of the Change of Use Permit Application.
- A summary of ASFG's business plan.

This should be everything. Please let me know if there is anything else you need.

Thanks so much,

Grace Damon

Founder of A Space for Grace
(207) 852-1655

Subject: Re: 1 Marginal Wy., BP#2014-00317
From: aspaceforgrace@outlook.com
Date: Tue, 18 Mar 2014 16:30:56 -0400
To: JMB@portlandmaine.gov

Jeanie,

I will get you the rest of what you need tomorrow as well. Once I get the hard copies from Greg I can draw up a seating plan.

Thanks,

Grace Damon

Founder of A Space for Grace
(207) 852-1655

On Mar 18, 2014, at 4:15 PM, "Jeanie Bourke" <JMB@portlandmaine.gov> wrote:

Hi Greg,

I will look at these tomorrow, no need to drop off hard copies.

Thanks,
Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

City of Portland

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>>> Greg Shinberg <gls@shinbergconsulting.com> 3/18/2014 4:09 PM >>>
Hi Jeanie:

Please see the attached 1st and 2nd Floor plans for One Marginal Way.

Note that the fire extinguishers and exit signs are noted on the 2nd floor plan.

Grace – I will drop off hard copies tomorrow morning to you.

Greg

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From: eng [mailto:eng@xcopy.com]
Sent: Tuesday, March 18, 2014 3:47 PM
To: gls@shinbergconsulting.com
Subject:

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