Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 09/02/15

Bourke - FW: Baxter Academy_SFM letter_Draft

From: Nancy Barba <nbarba@barbawheelock.com>
To: "Richard.C.Nason@maine.gov" <Richard.C.Nason@maine.gov>
Date: 8/17/2015 3:52 PM
Subject: FW: Baxter Academy_SFM letter_Draft
CC: "carl.stasio@baxter-academy.org" <carl.stasio@baxter-academy.org>, "Jean...
Attachments: A001_CODE STUDY PLAN.pdf; 2015_0722_Code Study_561 Congress.pdf

Dear Dick Nadeau,

I am following up on our meeting last week to review the drawings for Baxter Academy of Arts and Technology with you at the State Fire Marshal's office and the results of some of your change requests.

The key points from our meeting are as follows. I have added *red italized* comments, where needed, to show how we intend to comply with these points.

- Baxter Academy for the Arts and Technology is a high school service 9th through 12th grade students and as such falls under the Educational Use. Salt Institute was reviewed in 2008 as a Business Use as its population is college level.

- Although IBC allows Educational use to have corridors as narrow as 44 inches in width if there are fewer than 100 students, in NFPA has no exceptions to the 6 foot corridor width.

- The building's occupants are protected with a sprinkler system and fire alarm.
  We would upgrade the fire alarm per the City CEO/Fire (Lt. Craig Messenger) requirements that the system meet Educational. This may require a few more pull stations.

- As the use has limited occupancy (less than 100 students in the classroom area) you were willing to consider this temporary use and allow the corridor width to remain for the duration of their three-year lease as long as you could reach agreement with the Owner about their milestone dates for achieving their master plan build out to create space under one roof. Should the Owner miss their milestones you would require them to immediately proceed with renovations to correct the width to 6 feet. *A letter will follow to you this week for your review and final determination.*

- You would like to see a direct exit from Classroom 21 to the outside. If not, this remote Classroom could be used for administrative in lieu of classroom space. *We have discovered that a direct exit at one of the windows poses problems to achieve. Both directions require other property owner concurrence, more extensive construction, and likely legal easements. We are proposing, instead, that with minor renovations, the corridor wall at Office 22 can be relocated and the Office reallocated as Storage 22 to allow a 6-foot corridor width at this location. The attached plan shows this proposed configuration.*

- We filled out the form for the application and agreed on Unprotected Ordinary (200). The letter from Winton Scott Architects suggests a one-hour rated ceiling to the Business Occupancy upstairs. *On further consideration, aren't we looking at Protected Ordinary (211)?*

- In terms of the 2 hour separation of walls, there is one "indentation" shown on the floor plan directly adjacent to the Dark Room 29. The remainder of the wall is concealed but based on the thickness and period of construction we can feel comfortable that this wall is a 2-hour masonry wall. We need to confirm that the "indentation" on the plans rating between the Assembly use of the adjacent Restaurant and Baxter Academy can meet the 2-hour rating. Contrary to the Owner's Architect's comment in their letter, there does need to be a rating between an Educational and Assembly use. You clarified that the code that they might be referring to covers Assembly use within an Educational setting, such as a school gymnasium. *From an on-site review there is a sealed exterior door with 10 x 10*

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n panel in this location. A steel stud wall with drywall facing the interior of this space closes off this unused door, and is evident through the window view. My recommendation will be to replace the fire door with a 90-minute solid fire door as it is directly across the l-corner, adjacent to the door with vision panel that serves the restaurant. See the attached plan.

Please review and let me know if I missed anything from our conversation, and if not, we will send you the Owner's letter for your final review, approval, and issuance of the Construction Permit. Do you need these drawings in any other format?

Nancy

Nancy L. Barba
Principal, AIA, LEED AP
ME, NH, NCARB Licensed Architect

barba + wheelock
Architecture, Sustainability, Preservation
500 Congress Street / Portland, Maine 04101

T 207-772-2722 x212 / C 207-233-2722
www.barbawheelock.com

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