

Building Permit York St

9 messages

Jason Blais <jasonb@opechee.com>

Tue, Sep 6, 2016 at 11:36 AM

To: "Jeanie Bourke (JMB@portlandmaine.gov)" <JMB@portlandmaine.gov>

This message contains attachments delivered via [ShareFile](#).

- A4.01 Wall Sections Mixed Use York St Portland 05-09-16 S.pdf (2.3 MB)
- A4.12 Wall Sections Mixed Use York St Portland 05-09-16 S.pdf (2.1 MB)
- A4.13 Wall Sections Mixed Use York St Portland 05-09-16 S.pdf (2.3 MB)
- Commercial Energy Compliance Narrative.pdf (291.7 kB)
- LS1.01 Life Safety Building First Floor Plan 05-13-16 S.pdf (2.4 MB)
- M1.01 Lower Level Ductwork York St 5-27-16 S.pdf (227.1 kB)
- M1.02 Second Level Ductwork York 5-27-2016 S.pdf (269.5 kB)
- M1.03 Third Level Ductwork York st. 5-27-2016 S.pdf (261 kB)
- M1.04 Fourth Level Ductwork York St. 5-27-2016 S.pdf (331.7 kB)
- M1.05 Fifth Level Ductwork York st. 5-27-2016 S.pdf (255.8 kB)
- M1.06 Roof Ductwork York St. 5-27-2016 S.pdf (222.3 kB)
- M1.07 Units A & C Ductwork York St. 5-27-2016 S.pdf (221.3 kB)
- M1.08 Units B1 B2 B3 Ductwork York St. 5-27-2016 S.pdf (209.8 kB)
- M1.09 Units B4 B5 Ductwork York St. 5-27-2016 S.pdf (198.3 kB)
- M1.10 Garage Ventilation York St. 5-27-2016 S.pdf (168.7 kB)
- M2.01 Mechanical Details York St. 5-27-2016 S.pdf (208 kB)
- M3.01 Mechanical Schedules York St. 5-27-2016 S.pdf (219.6 kB)
- P1.01 Lower Level Sanitary & Vent Mixed Use York St Portland 07-13-16 S.pdf (459.2 kB)
- P1.02 Second Level Plumbing Plan Mixed Use York St Portland 09-02-16.pdf (1 MB)
- P1.02 Second Level Sanitary & Vent Mixed Use York St. Portland 07-13-16 S.pdf (630.4 kB)
- P1.02A Second Level Sanitary & Vent Mixed Use York St. Portland 07-13-16 S.pdf (654.4 kB)
- P1.02B Second Level Domestic Mixed Use York St. Portland 07-13-16 S.pdf (699.5 kB)
- P1.02C Second Level Domestic Mixed Use York St. Portland 07-13-16 S.pdf (691.3 kB)
- P1.03 Third Level Plumbing Plan Mixed Use York St Portland 09-02-16.pdf (1 MB)
- P1.03 Third Level Sanitary & Vent Mixed Use York St. Portland 07-13-16S.pdf (480 kB)
- P1.03A Third level Sanitary & Vent Mixed Use York St. Portland 07-13-16 S.pdf (486.5 kB)
- P1.03B Third Level Domestic Mixed Use York St. Portland 07-13-16 S.pdf (513.7 kB)
- P1.03C Third Level Domestic Mixed Use York St. Portland 07-13-16 S.pdf (499.6 kB)
- P1.04 Fourth Level Plumbing Plan Mixed Use York St Portland 09-02-16.pdf (1.1 MB)
- P1.04 Fourth Level Sanitary & Vent Mixed Use York St. Portland 07-13-16 S.pdf (469.6 kB)
- P1.04A Fourth Level Sanitary & Vent Mixed Use York St. Portland 07-13-16 S.pdf (489.4 kB)
- P1.04B Fourth Level Domestic Mixed Use York St. Portland 07-13-16 S.pdf (474.2 kB)
- P1.04C Fourth Level Domestic Mixed Use York St. Portland 07-13-16 S.pdf (496.7 kB)
- P1.05 Fifth Level Plumbing Plan Mixed Use York St Portland 09-02-16.pdf (1.1 MB)
- P1.05 Fifth Level Sanitary & Vent Mixed Use York St. Portland 07-13-16 S.pdf (497.7 kB)
- P1.05A Fifth Level Sanitary & Vent Mixed Use York St. Portland 07-13-16 S.pdf (480.6 kB)
- P1.05B Fifth Level Domestic Mixed Use York St. Portland 07-13-16 S.pdf (528.1 kB)
- P1.05C Fifth Level Domestic Mixed Use York St. Portland 07-13-16 S.pdf (502.4 kB)
- P1.06 Plumbing Detail Mixed Use York St. Portland 07-13-16 S.pdf (377.7 kB)
- P1.07 Sanitary & Domestic Risers Mixed Use York St, Portland 07-13-16 S.pdf (331.5 kB)
- P1.08 Plumbing Schedule Mixed Use York St. Portland 07-13-16 S.pdf (443.2 kB)
- State of Maine Construction Permit Building Arch Copy York St 8-16-16.pdf (77.5 kB)
- State of Maine Construction Permit Parking Garage Arch Copy York St 8-9-16.pdf (76.2 kB)

Download the attachments by [clicking here](#).

Jeanie

Pursuant to your meeting with Keith, below are responses to your concerns.

- Maine Human Rights ANSI ICC A117.1 for Type B units other than ADAAG required. Reference has been added to sheet LS1.01
- Attached are the plumbing plans and HVAC plans. The remainder of MEP plans will be submitted as they are completed.
- Attached please find the Energy Model
- Horizons Engineering has been hired to perform a foundation as-built survey. I will forward the plans once completed.
- Review exits and their locations relative to the public way. "Egress Court" option.
 - The stairwell that exits within the "drive-under" area is "permanently appropriated to the public" and therefore considered a "public way" by ICC definition and thus should satisfy any concerns for its location.

[A] PUBLIC WAY. A street, alley or other parcel of land open to the outside air leading to a street, that has been deeded, dedicated or otherwise permanently appropriated to the public for public use and which has a clear width and height of not less than 10 feet (3048 mm).

- Attached are the State Fire Marshall permits
- Fire rated construction required at overhangs along North and West sides of building. Details have been updated on sheets A4.01, A4.12 and A4.13

Please let me know if you need anything further.

Jason Blais

Project Manager

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jasonb@opechee.com | www.opechee.com

Jeanie Bourke <jmb@portlandmaine.gov>
To: Jason Blais <jasonb@opechee.com>

Wed, Sep 7, 2016 at 4:02 PM

Hi Jason,

Thank you for sending the revisions and clarifications. I have reviewed the information and have some further comments listed below and included on the attached sheets A6.02 and LS2.01.

1. The M and P pdf file names have been changed, specifically the dates, therefore I cannot upload them for versioning. The original dates are as follows: M= 5-16-16, and P=03-23-16.
2. My original comment on sheet LS2.01 is being resent as this pertains to the north exterior wall design less than 10' from the PL to be rated from for exposure to fire from both sides per Sec. 705.5, see wall type 1A.
3. The door schedule has some discrepancies on the listings when compared to the plans as noted on A6.02. Also, not all of the doors in the fire wall separating the garage from the building are noted as on the plans nor are they shown as being fire rated.
4. For the Egress from the stair 2 enclosure, this is an atypical Exit Discharge situation. I am willing to treat this as a "public way", with some trepidation due to the intent of what this truly is by definition. This underneath portion of the building is, essentially, private property, however it is open on one end, is 35' wide and over 10' to the ceiling above. These are all the factors considered for allowing this exiting design. To be consistent with the requirements of Exit Discharge, I would also like confirmation that this area will be fully sprinkled. I will also put a condition on the permit that if this area is ever completely enclosed that a rated Exit Passageway enclosure will be required per Sec. 1023.

Let me know if you have any questions.

Best,

Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

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2 attachments



A6.02 Door Schedule 05-09-16 S.pdf
1743K



LS2.01 Wall Type - Horiz Assy Schedule 05-09-16 S.pdf
2802K

Jason Blais <jasonb@opechee.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>

Wed, Sep 7, 2016 at 4:18 PM

Hi Jeanie

Attached are the mechanicals with the corrected date to match the original submittal. The plumbing is a lot more difficult as the engineered plans use a completely different plan numbering system and there are more plans. Can you remove the original P's and substitute the new ones?

I will work on the other items.

Jason Blais

Project Manager

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jasonb@opechee.com | www.opechee.com

From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]
Sent: Wednesday, September 07, 2016 4:02 PM
To: Jason Blais
Subject: Re: Building Permit York St

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Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

12 attachments

-  **M1.10 Garage Ventilation York St. 5-16-16.pdf**
169K
-  **M2.01 Mechanical Details York St. 5-16-16.pdf**
209K
-  **M3.01 Mechanical Schedules York St. 5-16-16.pdf**
220K
-  **M1.01 Lower Level Ductwork York St 5-16-16.pdf**
228K
-  **M1.02 Second Level Ductwork York 5-16-16.pdf**
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-  **M1.03 Third Level Ductwork York st. 5-16-16.pdf**
262K
-  **M1.04 Fourth Level Ductwork York St. 5-16-16.pdf**
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-  **M1.05 Fifth Level Ductwork York st. 5-16-16.pdf**
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210K
-  **M1.09 Units B4 B5 Ductwork York St. 5-16-16.pdf**
199K

Jason Blais <jasonb@opechee.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>

Wed, Sep 7, 2016 at 4:46 PM

Jeanie

Attached is an updated A6.02 that addresses item 3 below.

Jason Blais

Project Manager

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From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]
Sent: Wednesday, September 07, 2016 4:02 PM
To: Jason Blais
Subject: Re: Building Permit York St

Hi Jason,

[Quoted text hidden]

[Quoted text hidden]

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 **A6.02 Door Schedule 05-09-16 S.pdf**
1999K

Jeanie Bourke <jmb@portlandmaine.gov>
To: Jason Blais <jasonb@opechee.com>

Thu, Sep 8, 2016 at 12:03 PM

Hi Jason,

Thanks for the M plans, I will just replace the P plans with these new ones. It does complicate things when dates are added/updated on the pdf file name as this is not compatible with our eplan program. It makes it hard on your end to label the progress sets, maybe dated folders is a solution, and the sheets also have the revision date as well.

Thanks for getting the additional items as well.

Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

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Portland, ME 04101
jmb@portlandmaine.gov
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Jeanie Bourke <jmb@portlandmaine.gov>
To: Jason Blais <jasonb@opechee.com>

Thu, Sep 8, 2016 at 1:10 PM

Hi Jason,

Thanks for sheet A6.02, I have a question as to why these 3 doors in the 2 hr fire wall are not rated, 1EL, 1GB and 1GC?

Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

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Jason Blais <jasonb@opechee.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>

Thu, Sep 8, 2016 at 3:01 PM

Hi Jeanie

We have added the fire ratings to these openings.

Jason Blais

Project Manager

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jasonb@opechee.com | www.opechee.com

From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]
Sent: Thursday, September 08, 2016 1:10 PM

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 **A6.02 Door Schedule 05-09-16 S.pdf**
1982K

Jeanie Bourke <jmb@portlandmaine.gov>
To: Jason Blais <jasonb@opechee.com>

Fri, Sep 9, 2016 at 10:08 AM

Thanks Jason!

Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

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Jason Blais <jasonb@opechee.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>

Thu, Sep 15, 2016 at 3:21 PM

Hi Jeanie

For Item 2 attached is an updated plan removing the one sided note.

For Item 4 the area is fully sprinkled and we are in agreement with your condition on the permit.

Jason Blais

Project Manager

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From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]
Sent: Wednesday, September 07, 2016 4:02 PM
To: Jason Blais
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Hi Jason,

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 **LS2.01 Wall Type - Horiz Assy Schedule 05-09-16 S.pdf**
2658K