Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/12/16

RE: 101 York St. Parking Garage Permit - jmb@portlandmaine.gov

Inbox | x

Keith A Kelley

May 11 (1 day ago)

to me, Jason, Jeff

Jeanie,Please find the responses to your comments below.Let us know if you need anything further.Keith A Kelley, ArchitectExecutive Vice PresidentOpechee Construction Corporation11 Corporate Drive | Belmont | NH 03220

From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]

Sent: Tuesday, May 10, 2016 4:11 PM

To: Jason Blais

Cc: Keith A Kelley

Subject: Re: 101 York St. Parking Garage Permit

Hi Jason and Keith,Thank you for submitting this information, I have the following comments for you to address:1. Please classify the parking garage per Sec. 406.2.1 as either open or enclosed and provide applicable information.[KKelley] The garage is enclosed and will conform to the applicable codes as referenced below.

406.2 Parking garages.

406.2.1 Classification. Parking garages shall be classified as either open, as defined in Section 406.3, or enclosed and shall meet the appropriate criteria in Section 406.4. Also see Section 509 for special provisions for parking garages.

406.2.2 Clear height. The clear height of each floor level in vehicle and pedestrian traffic areas shall not be less than 7 feet (2134 mm). Vehicle and pedestrian areas accommodating van-accessible parking required by Section 1106.5 shall conform to ICC A117.1.

406.2.3 Guards. *Guards* shall be provided in accordance with Section 1013. *Guards* serving as vehicle barrier systems shall comply with Sections 406.2.4 and 1013.

406.2.4 Vehicle barrier systems. Vehicle barrier systems not less than 2 feet 9 inches (835 mm) high shall be placed at the end of drive lanes, and at the end of parking spaces where the vertical distance to the ground or surface directly below is greater than 1 foot (305 mm Vehicle barrier systems shall comply with the loading requirements of Section 1607.7.3.

Exception: Vehicle storage compartments in a mechanical access parking garage.

406.2.5 Ramps. Vehicle ramps shall not be considered as required *exits* unless pedestrian facilities are provided. Vehicle ramps that are utilized for vertical circulation as well as for parking shall not exceed a slope of 1:15 (6.67 percent).

406.2.6 Floor surface. Parking surfaces shall be of concrete or similar noncombustible and nonabsorbent materials.

The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

Exceptions:

1. Asphalt parking surfaces shall be permitted at ground level.
2. Floors of Group S-2 parking garages shall not be required to have a sloped surface.

406.2.7 Mixed occupancy separation. Parking garages shall be separated from other occupancies in accordance with Section 508.1.

406.2.8 Special hazards. Connection of a parking garage with any room in which there is a fuel-fired appliance shall be by means of a vestibule providing a two-doorway separation.

Exception: A single door shall be allowed provided the sources of ignition in the appliance are at least 18 inches (457 mm) above the floor.

406.2.9 Attached to rooms. Openings from a parking garage directly into a room used for sleeping purposes shall not be permitted.

406.4 Enclosed parking garages.

406.4.1 Heights and areas. Enclosed vehicle parking garages and portions thereof that do not meet the definition of *open parking garages* shall be limited to the allowable heights and areas specified in Table 503 as modified by Sections 504, 506 and 507. Roof parking is permitted.

406.4.2 Ventilation. A mechanical ventilation system shall be provided in accordance with the *International Mechanical Code*.

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2. Provide the details for the roof deck rating and openings per Sec. 706.6.1 exception 1 & 2. Pla GS3.01 has a roof drain within 10' of the fire wall.[KKelley] The details of construction at the fire roof deck are located on drawing GS2.01, details 5, 6 and 7. The roof deck of the parking structu constructed of precast concrete “double-T” construction and thus satisfying the 1 hour roof rating as required by 706.6.1 Exception 1. To satisfy the requirements of Exception 2, we will relocate the roof drains to be greater than 10’ from the fire wall. Revised drawings to follow.

706.6.1 Stepped buildings. Where a *fire wall* serves as an *exterior wall* for a building and separates buildings having different roof levels, such wall shall terminate at a point not less than 30 inches (762 mm) above the lower roof level, provided the *exterior wall* for a height of 15 feet (4572 mm) above the lower roof is not less than 1-hour fire-resistance-rated construction from both sides with openings protected by fire assemblies having a *fire protection rating* of not less than $^3/_4$ hour.

Exception: Where the *fire wall* terminates at the underside of the roof sheathing, deck or slab of the lower roof, provided:

1. The lower roof assembly within 10 feet (3048 mm) of the wall has not less than a 1-hour fire-resistance rating and the entire length and span of supporting elements for the rated roof assembly has a fire-resistance rating of not less than 1 hour.
2. Openings in the lower roof shall not be located within 10 feet (3048 mm) of the fire wall.

3. Provide the horizontal continuity requirements of the fire wall per Sec. 706.5.[KKelley] The horizontal continuity has be established by extending the firewall 24” beyond the mixed use building face as indicated below. This will satisfy the code requirement of 18” beyond exterior surface of exterior wall.Revised drawings to follow.

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706.5 Horizontal continuity. *Fire walls* shall be continuous from *exterior wall* to *exterior wall* and shall extend at least 18 inches (457 mm) beyond the exterior surface of *exterior walls*.

4. Provide the exterior wall separation and allowable percentage of openings per Sec. 705 at the east wall property line .[KKelley] The wall in question is actually the North wall that faces Becker Engineering. The snippet from sheet LS1.01 below indicates the code requirements relative to this area.The square footage of the exterior wall of the garage structure that faces the property line is approximately 7,497 SF. Given that the exterior wall is between 3 and 5 feet of the property line, per Table 705.8 we are allowed 15% unprotected openings with sprinkler. We have provided approximately 855 square feet of openings (9 units x 95 SF) which is approximately 12% of the exterior wall and thus satisfies the code.Snippet from sheet LS1.01.

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705.8 Openings. Openings in *exterior walls* shall comply with Sections 705.8.1 through 705.8.6.

TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA[a]
0 to less than 3[b, c]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S)[i]	Not Permitted
	Protected (P)	Not Permitted
3 to less than 5[d, e]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S)[i]	15%
	Protected (P)	15%

5. Describe what the hydro mobile units are and specific details, 8,500 lb and 16,000 lb.[KKelley] Previously answered by Jason Blais from our office.6. On your application the project description states "shell" for the 2 story garage. What, if any, additional construction will there be for the completion and occupancy? [KKelley] Previously answered by Jason Blais from our office.Let me know if you have any questions.Thanks,Jeanie

Jeanie Bourke

Code Enforcement Officer/Plan Reviewer

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