



Jeanie Bourke  
City of Portland Planning and Urban Development Dept. / Inspections Division  
389 Congress Street, Room 315  
Portland, Maine 04101

April 26, 2013  
Re: Baxter Academy  
54 York Street, Portland, ME  
CBL 042 A0070      Pending Permit #2012-45504

Jeanie,

The revised drawings have been sent via email in PDF as per your request. Below are responses to yours and Ben Wallace's review comments.

Our revised responses to your 4/11/13 comments:

*Q1. Plan CS - floor 1, when rooms 101 & 102 are combined the occupant load is over 49. Per IBC Sec. 108.1.2 doors shall swing in the direction of travel, and Sec. 1008.1.10 panic fire exit hardware is required.*

**A. Refer to revised floor plan A1.1 (04-24-13). Folding wall partition has been omitted and use of this room has been change to a single classroom - two exits have been provided. Remoteness criteria for door locations is in compliance with 1/3 of max. diagonal distance of the space for buildings with fire sprinklers. Doors swing in direction on exit travel and have panic devices. See A1.3 for door schedule and hardware sets.**

*Q2. Please clarify the contents mechanical closet room 101 as the door is not specified to be smoke tight.*

**A. Refer to revised floor plan A1.1 (04-24-13). Building owner has verified that there will be no mechanical equipment in this room. It will be used for ordinary closet type storage.**

*Q3. The basement area is noted as storage, mechanical, and tenant space, clarify this and provide the code analysis for required fire separation of this use and area.*

**A. Refer to revised floor plan A1.0 (04-24-13). Per our review with state fire marshals' office we are incompliance with NFPA 6.6.14.3 for non-separated mixed occupancies. Current use of these rooms is for ordinary storage and business. We have revised the mech. room layout to show the existing fire pump equipment in a one-hour rated enclosure. This area of the basement has existing solid masonry vault ceilings and masonry walls as shown. No furnace or boiler is located in the basement. Two exits have been provided from all areas where required.**

*Q4. The 2nd floor phase 2 area is noted as unoccupied general storage. Clarify if this area will be sprinkled and evaluate if this is allowed as a non separated mixed use area per Sec. 508.3*

**A. Yes, this area is also served by the building's fire sprinkler system. The non-separated, mixed-use occupancy issue was reviewed with the State Fire Marshal's Office and is in compliance by meeting requirements for the most stringent occupancy included. (Ref. NFPA 6.6.14.3 and IBC 508.3) Exiting and corridor width requirements have been met.**

Our responses to Ben's 4/23/13 comments:

*Q1. The ramp and "existing corridor" between Student Center 105 and Stair 1 do not comply with 101:15.2.3.2 for minimum 6 ft clear width in a number of aspects.*

**A. Refer to revised floor plan A1.1 (04-24-13). 6' width has now been provided.**

*Q2. Halls 210 and 211 are exit access corridors (see 101:15.3.6 and 101:15.2.5.5). As such they must be smoke partitions per 101:15.3.6(2) with smoke doors. Also a smoke door is required between Hall 211 and Classroom 204 where there is no door now.*

**A. Refer to revised floor plan A1.2 (04-24-13). Smoke partitions have been indicated and the door has been added.**

*Q3. Stair 3 does not indicate its fire resistance rating.*

**A. Refer to revised floor plans A1.1 and A1.2 (04-24-13). No Enclosure required per NFPA exception 15.3.1.3. It is not a required means of egress and meets all three of the exception criteria for unenclosed stairways. It does not serve more than one adjacent floor, it is not connected with stairways serving other floors, and it does not connect with corridors serving other than the two floors involved.**

*Q4. No detail similar to "1-hr RATED EXISTING WOOD PARTITION" showing the corridor construction of the smoke partitions in accordance with 101:8.4 (floor to floor or roof deck above or other approved arrangement).*

**A. Refer to revised drawing A1.3 (04-24-13).**

*Q5. The fire alarm plans are incomplete and not correct with regards to strobe placement. I don't review these as a part of the building permit review but I want it to be made known as they will not be considered as a part of the approved plans.*

**A. Revised and corrected fire protection plans are being prepared based on the recent architectural changes and will be re-submitted under separated cover.**

Thank you for your time and assistance on this project and if you have any addition comments or questions please let me know,

Charles Young, RA, LEED AP

cc Dan LaBrie