

Reply to Jeanie Bourke's review comments for proposed Baxter Academy at 54 York St
Portland ME .

CBL: 042 A0070 **Permit ID:** 2012-45504

Additional Comments:

4/11/2013-JMB/Building:

Reviewed revised plans and emailed the following comments to Charles Y.:

1. 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.
2. Please clarify the contents mechanical closet room 101 as the door is not specified to be smoke tight.
3. 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.
4. 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

1. We will revise door swings and provide fire exit hardware.

2. We will revise door hardware to include smoke seals. Our office is not certain at this time as to the exact contents of that room. The building owner is providing all MEP and fire protection design independently.

3. Non separated mixed occupancies per review with state fire marshal. re: NFPA 6.1.14.3. For mechanical rooms without existing fire sprinklers we will add sprinklers or provide 1 hour rating per IBC 508.2.5

4. YES , this area is Sprinklered. The mixed use occupancy issue was reviewed with the State Fire Marshal's Office and allowed as long as exiting and corridor width requirements were met. The areas are in reality just unused for the first year until the school enlarges it's enrollment.

Charles Young
Richard Renner Architects
04-11-13