

## REITER ARCHITECTURE & DESIGN

Lauren J. Reiter, Architect LEED™ AP

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**From:** Jeanie Bourke <JMB@portlandmaine.gov>

**To:** Lauren Reiter <laurenjreiter@yahoo.com>

**Cc:** Will Bennett <will@bennettengineering.net>; "EricD@CascoBayEngineering.com" <EricD@CascoBayEngineering.com>

**Sent:** Tuesday, May 7, 2013 3:40 PM

**Subject:** Re: 227 York Street - details reviewed 4/25

Hi Lauren,

When I received your email today I realized that I did not respond to this one, I apologize for the delay, however I did have a chance to call the ICC for code interpretation. They confirmed my analysis based on use and occupancy.

First and foremost the proposed use of the building is mixed use occupancy, with B (<50) and R-3 use by definition in the IBC. This is a new building and is reviewed as such. You can choose to design the building as Separated or Non-separated per Sec. 508.

That being said, see my responses in **red** to the items below.

Let me know if you have any questions,

Jeanie

*Jeanie Bourke*

*CEO/LPI/Plan Reviewer*

**City of Portland**

**Planning & Urban Development Dept./ Inspections Division**

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**Portland, ME 04101**

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>>> Lauren Reiter <laurenjreiter@yahoo.com> 4/25/2013 6:26 PM >>>

Jeanie, as always, thank you for spending the time with me to go through some of the specific code interpretations regarding the proposed project at 227 York Street. Central to the discussion is the basic understanding that this is a residential R-3 building, but it is permitted to have a ground floor commercial occupancy within the building, by virtue of the lot's zoning. Per our telephone discussion today, I understand the following:

1. **Lot Line Wall:** To satisfy the fire protection exposure from the outside of the building, either a fire-rated exterior sheathing such as exterior Type X gypsum included with the other exterior wall materials or exterior sprinkler heads would satisfy this requirement. (This wall assembly will include Type X gypsum board along the interior face of the wall, and does not preclude use of vinyl siding as this is a Type VB building.) **Yes, this is a typical fire rated exterior wall design, however this should be reflected in the plans as a listed design.**
2. **Lot Line Windows:** Lot Line windows will be accepted, provided that the amount of window area on this wall does not exceed that of the original, existing building, and provided that each window on this wall has a sprinkler head directly above it at the interior. **Correct, this is acceptable, please provide the existing and proposed window glazing showing percentages at each level.**
3. **Fire separation between R-3 and B occupancies:** To achieve the required one-hour separation, it is acceptable to use a combination of floor framing, with 2x8's at 16" o.c. underneath the first floor ter-

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race area, and 11-7/8" TJI's at 24" o.c. underneath the first floor interior areas, with a consistent application of UL Design #L530 components. Acoustical insulation will also be included within the framing under the interior portion of the floor. **My only agreement here was for the change in framing components from LVL's to 2x8. The one hour fire separation is only allowed if the whole building has a full NFPA 13 system per Table 508.4 or if designed as mixed use, non-separated.**

4. **Sprinkler system:** You will confirm whether or not it is acceptable to install a NFPA 13R system at the residential portions of the project which is an R-3 occupancy, and a NFPA 13 system at the ground floor commercial B occupancy space. **Again, this is a mixed use building. Per IBC Sec. 903.2.8 requires sprinklers to be installed throughout all buildings with a Group R fire areas and the Restaurant would need a 13 system and the R use can have a 13R system.**

Again, thank you so much for all of your help.  
best regards,  
Lauren

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**From:** Lauren Reiter <laurenreiter@yahoo.com>

**To:** Jeanie Bourke CEO/Plan Rev <jmb@portlandmaine.gov>

**Cc:** "EricD@CascoBayEngineering.com" <EricD@CascoBayEngineering.com>; Will Bennett <will@bennettengineering.net>

**Sent:** Thursday, April 25, 2013 6:26 PM

**Subject:** 227 York Street - details reviewed 4/25

Jeanie, as always, thank you for spending the time with me to go through some of the specific code interpretations regarding the proposed project at 227 York Street. Central to the discussion is the basic understanding that this is a residential R-3 building, but it is permitted to have a ground floor commercial occupancy within the building, by virtue of the lot's zoning. Per our telephone discussion today, I understand the following:

1. **Lot Line Wall:** To satisfy the fire protection exposure from the outside of the building, either a fire-rated exterior sheathing such as exterior Type X gypsum included with the other exterior wall materials or exterior sprinkler heads would satisfy this requirement. (This wall assembly will include Type X gypsum board along the interior face of the wall, and does not preclude use of vinyl siding as this is a Type VB building.)

2. **Lot Line Windows:** Lot Line windows will be accepted, provided that the amount of window area on this wall does not exceed that of the original, existing building, and provided that each window on this wall has a sprinkler head directly above it at the interior.

3. **Fire separation between R-3 and B occupancies:** To achieve the required one-hour separation, it is acceptable to use a combination of floor framing, with 2x8's at 16" o.c. underneath the first floor terrace area, and 11-7/8" TJI's at 24" o.c. underneath the first floor interior areas, with a consistent application of UL Design #L530 components. Acoustical insulation will also be included within the framing under the interior portion of the floor.

4. **Sprinkler system:** You will confirm whether or not it is acceptable to install a NFPA 13R system at the residential portions of the project which is an R-3 occupancy, and a NFPA 13 system at the ground floor commercial B occupancy space.

Again, thank you so much for all of your help.  
best regards,  
Lauren

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