

May 13, 2016

Apartments

667 Congress Street, Portland, Maine

Permit Review Comments Response

1.) Drawing A1-1 comment: The Fire Command Room is intended to be fire rated to 1hr, the lobby perimeter is fire rated to 2hrs as it is part of the means of egress thus why 2 of the walls of the fire command room are 2hrs. Per table 508.2.5 the fire command room is not listed as required for 2hrs. On a side note our room with the fire pump in it is rated for 2hrs.

2.) Drawing A1-2 comment: The Toilet Room 231 and 232 are required to have a clear floor space on the pull side that is 54" out from the face of the door and 24" past the pull side of the door for a side approach per ADA 2010 404.2.4.1 (i), We have attached ASK-11 which revises the entry wall location to 4'-8-1/4" which will provide 4'-7" clear on the pull side thus exceeding the 54" required.

3.) Drawing A1-50 comment: The Women's Toilet room door is required to have a forward approach to the push side of the door of 48" out from the door and 12" to the latch side of the door, we are providing 4'-6-1/2" out from the push side of the door and 1'-5" to the latch side of the door which meets ADA 2010 404.2.4.1 (c).

The Men's Toilet room door is required to have a pull side approach of 4'-6" out from the door and 24" on the latch side of the door, we are providing 4'-6-1/2" out from the door and 6'-0" to the latch side of the door which meets ADA 2010 404.2.4.1 (i)

In regard to the other comments for the tenant fit up space, a separate tenant fit-up permit will be provided and these comments will be addressed at that time.

4.) Code Review Comment: Per 705.5.11 Parapets are not required per exception #6 as all of the exterior walls are allowed to have more than 25% unprotected openings. Our closest exterior wall is 12' from the centerline of a street and allows 45% unprotected openings in a sprinklered building.

5.) Code Review Comment: Per 403.2.3 the requirements for 403.2.3.2 are applicable to High-rise buildings of category III and IV, or 420 feet tall, 667 Congress Street is Category II and less than 420 feet tall there fore is not subject to 403.2.3.2.