

3/27/2018

Hold

Robert Brown, AIA
Perkins+Will
225 Franklin St, Suite 1100
Boston, MA 02110

On behalf of:
BUILDING OFFICIAL
City of Portland, Maine

PLAN EXAMINATION RFI HOLD

PROJECT/SITE DESCRIPTION:

Maine Medical – East Tower 6 & 7th Floor Addition with Helipad

PROJECT ADDRESS:

22 Bramhall St – Portland, Maine

DETAILS:

Review Type: All Trades

Plans Date: 3/9/18

of Sheets: 269

Project Area (sq. ft.): 60,900

SAFEbuilt conducts plan examination and approval services as required by the State of Maine on behalf of the City of Portland.

Construction documents submitted for review shall be of sufficient clarity, character, and detail to show how the proposed design will conform to the applicable building codes in accordance with Maine Uniform Building and Energy Code. The submittal described above has been reviewed for conformance with applicable Maine Administrative Codes and Maine Statutes. **Upon examination, additional information is required to process your submittal and is formally requested.** The application has been placed on hold and the review and approval is pending subject to receipt of the information requested.

The requested information is outlined in the following pages. Revised plans may be submitted to the municipality, or via email to the plans examiner listed below. Revisions shall be identified by a readily discernible means such as shading, highlighting, hatching or clouding the changed areas prior to plan re-submittal. Failure to do so may delay review.

Include a copy of this letter with your re-submittal.

SAFEbuilt is committed to helping create better communities and thanks you for your patience and continued cooperation. Feel free to contact the plans examiner should you have any questions or concerns.

Sincerely,

David Adam J. Mattox, P.E.
Plan Review Operations Manager
SAFEbuilt
(262) 804-7646
dmattox@safebuilt.com

Plan Specific Items:

Building Plan Reviewer: Dan Hatch, R.A.

Status: Hold Pending Additional Information

1. Per IBC 407.4 and 1001.4 fire safety and evacuation plans shall be provided in accordance with section 404 of the International Fire Code and shall identify the building components necessary to support a defend-in-place emergency response. IFC section 404 requires that specific procedures are detailed in addition to locating the fire-resistance rating requirements for physical life safety building components.
2. Provide the required fire-resistance ratings for the primary structural frame. A project code summary / analysis is not provided and the various details that show protected primary steel members (exterior section details on sheet A32-01 for example) note the protective material but do not provide a thickness or hour rating.
3. Per IBC 403.5.4, interior exit stairways shall be smokeproof enclosures in accordance with sections 909.20 and 1023.11. 1023.11.1 details the termination requirements at the level of discharge. Provide additional information about the lower level plans verifying compliance with 1023.11.1 or an exception therein.
4. Per IBC 403.2.3.2, interior exit stairways and elevator hoistway enclosures shall be constructed of impact resistant materials in accordance with one of the three options included therein. Wall partition details C40 and K30 do not comply as currently drawn on sheet A61-01.
5. Per IBC 403.5.5 and 1025, luminous egress path markings are required in the interior exit stairs in accordance with IBC.
6. Exterior section details (sheet A32-04, etc.) specify pressure-treated wood blocking which is not included on the list of permitted combustible materials in Type 1 construction per IBC 603.1.
7. ICC/ANSI A117.1-2009 is a referenced standard per IBC 1102.1. In accordance with A117.1 section 604 vertical sidewall grab bars are required in all accessible toilet rooms / compartments. Interior elevation sheets A18-04 and A18-05 do not show any vertical grab bars.
8. Plans appear to indicate, and reviewer assumes, that all patient toilet rooms are intended to be accessible in compliance with A117.1 section 1002. If this assumption is not accurate, a code summary should be provided indicating the number and type of units in accordance with IBC 1107.5.3. The following 3 comments are based on this assumption:
9. Accessible, transfer type showers shall adhere to A117.1 section 608.2.1. A compliant configuration requires that the 48x36 clear floor area is measured 48" perpendicular from the control wall, not the seat wall. In doing so the clear area extends 12" past the shower opening on the seat side of the shower, and not the control side, enabling a safe transfer from a wheelchair to the shower seat. The toilet rooms associated with the following patient rooms have this required configuration reversed: 6701, 6707, 6708, 6713, 6718, 6724, 6729, 6730, 6732, 7701, 7707, 7708, 7713, 7718, 7726, 7731, 7732, 7734. Please note, all other toilet / shower clear areas are technically compliant, however, the layout will require a patient to position a wheelchair with the back against the wall to use the toilet and then rotate their wheelchair 180 degrees and face the wall to use the shower.
10. The toilet rooms associated with the following patient rooms do not include adequate turning space as required by A117.1 section 603.2.1: 6712, 6725, 6732, 7712, 7727, 7734. Additionally, angled toilet rooms 6712, 6725, 7712, and 7727 do not comply with section 604.3 for clear floor area at the toilet. Section 604.3 requires clear space next to the toilet on the opposite side of the side wall grab bar. In these rooms the sink and equipment next to the sink encroaches on the required clear space.

11. Accessible transfer type showers require vertical grab bars in accordance with A117.1 section 608.3.1 and control locations in accordance with section 608.4. Enlarged patient room plans and elevations on sheet A18-01 do not include vertical grab bars or dimensioned control locations.

Structural Plan Reviewer: David Adam Mattox, P.E.

Status: Conditionally Approved

1. Plans are conditionally approved
2. Structural approval is contingent upon prior to construction and erection of any element or building component identified in this submission as a delegated design element (i.e. Precast Components, Stairs, Components and Cladding, etc...) that designs and drawings be provided for review and approval.

Mechanical Plan Reviewer: Dan Hatch, R.A.

Status: Hold Pending Additional Information

1. The following rooms are enclosed by 2hr rated fire barriers and the duct penetrations into each shall be protected as required by IBC section 717: Emer Elec 6010, Elec 6032, Elec 6082, Emer Elec 6083, Elec 7010, Emer Elec 7032, Elec 7082, and Emer Elec 7083.

Plumbing Plan Reviewer: David Zofko, P.E.

Status: Hold Pending Additional Information

1. Provide clean-outs in the storm water system in accordance with IPC 708.1
2. Provide roof drains in accordance with IPC 1105.1 and 1105.2 for flat decks.

Electrical Plan Reviewer: David Zofko, P.E.

Status: Conditionally Approved

1. Provide Tamper-Resistant Receptacles in accordance with 2017 NEC Article 406.12(5), in corridors and waiting rooms.

Fire Alarm Plan Reviewer: Dennis Smith, CBO, CFI

Status: Conditionally Approved

The review of the above referenced project is for an addition to an existing fire alarm system that will be installed to provide notification coverage to the East Tower 6 and 7 Addition. The plans submitted were architectural only. Shop drawings and calculations were not included in the submittal. They will be considered a differed submittal.

Conditional approval is based on the following:

1. Complete information regarding the system, including specifications, type of system and service, shop drawings, input/output, matrix, battery calculations, and notification appliance circuit voltage drop calculations, shall be submitted for approval. 10.18.1.2

2. Shop drawings shall include, to an extent commensurate with the extent of the work being performed, including riser diagrams, control panel wiring diagrams, point-to-point wiring diagrams, conduit, conductor routing, typical wiring diagrams, and other information as required.
3. Fire alarm riser diagrams shall include the following information:
 - General arrangement of the system in building cross-section
 - Number of risers
 - Type and number of circuits in each riser
 - Type and number of fire alarm system components and devices one each circuit, on each floor or level (Include cut sheets)
4. Control unit wiring diagrams should be provided for all control equipment (listed), power supplies, battery chargers, and annunciators and shall also include the following:
 - Identification of the control equipment depicted
 - Locations
 - All field wiring terminals and terminal identifications
 - All circuits connected to field wiring terminals and circuit identifications
 - All indicators and manual controls, including the full text of all labels
 - All field connections to supervising station signaling equipment, releasing equipment, and fire safety control interfaces
5. Typical wiring diagrams shall be provided for all initiating devices, notification appliances, remote indicators, annunciators, remote test stations, and end-of-line and power supervisory devices.
6. Installation of wiring, cable and equipment shall be in accordance with NFPA 70, National Electric Code, and specifically with Articles 760 and 800, where applicable. NFPA 72 2.2
7. Prior to requesting a final inspection, the installing contractor shall provide a final set of as-built drawings that reflect the necessary field changes. The submittal must include written documentation and a statement of compliance that reflects that the system has been installed and tested per the Maine Building Code, NFPA 1 NFPA 101 and NFPA 72, 2010 edition.

Further review notes regarding this proposed installation of the fire alarm system will be addressed upon submittal of the shop drawings and any other required construction documents.

Sprinkler Plan Reviewer: Dennis Smith, CBO, CFI

Status: Conditionally Approved

The review of the above referenced project is for new fire suppression system connecting to an existing six, four and two inch supply lines. Suppression systems include wet, dry regulating and deluge foam systems. Light Hazard Design Criteria is used for patient care spaces and Ordinary Hazard design criteria are used for mechanical spaces. These plans also include the addition of a 1500 GPM fire pump connected to an existing eight inch fire pump. The addition includes a Class 1 Standpipe system. The plans submitted were architectural only. Shop drawings and calculations were not included in the submittal. They will be considered a differed submittal.

Conditional approval is based on the following:

1. Complete information regarding the fire protection system(s) shall be submitted to indicate conformance to applicable codes and regulations. The construction documents shall be approved prior

to the start of system installation. Shop drawings shall contain all information as outlined in Chapter 9 of the Maine Building Code and NFPA 13. (IFC Figure 903.3)

2. The sprinkler system(s) shall be electronically supervised in accordance with the Maine Building Code and this submittal. NOTE: Fire alarm plans have also been submitted for review.

Further review notes regarding this proposed installation of the fire suppression system will be addressed upon submittal of the shop drawings and any other required construction documents.

Elevator Plan Review: Drue Hontz, QEI

Status: Conditionally Approved

1. No Exceptions Taken

General Notes:

In addition to all requirements as specified in this review of Building, Structural, HVAC/Mechanical, Plumbing, Electrical, Fire Alarm and Fire Sprinkler Plans, all conditions of approval, including but not limited to those applied through Zoning, Plan Commission, and Maine State Fire Marshal's office apply.

Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC), one set of printed approved stamped construction documents will be kept at the site of work and open to inspection by building officials.

Once conditional Approval is granted through plan review, applicant must review with the municipality with regards to any and all other additional requirements prior to commencement or concealment of work including but not limited to permit fees, required inspections, or additional approvals required at the municipal level.

It shall be the Owner's and Contractors responsibility to coordinate with the local jurisdiction to determine the full scope of what additional show drawing submittals are required to be reviewed for conformance to the code.

Abbreviations:

IBC:	2015 INTERNATIONAL BUILDING CODE
IEBC:	2015 INTERNATIONAL EXISTING BUILDING CODE
IMC:	2015 INTERNATIONAL MECHANICAL CODE
IFGC:	2015 INTERNATIONAL FUEL GAS CODE
HVAC:	A system for heating, ventilation, or air conditioning
NEC:	2014 National Electrical Code
A117.1:	ICC/ANSI A117.1 as referenced in IBC