

4/5/18



Approved

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

On behalf of:
BUILDING OFFICIAL
City of Portland, Maine

Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

04/06/2018

PLAN EXAMINATION CONDITIONAL APPROVAL

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: 3/29/18

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.

The submittal described above has been reviewed for conformance with the State of Maine Uniform Building and Energy Code as well as applicable City of Portland Ordinances. The submittal has been conditionally approved. The conditions listed herein and on the attached pages shall be met during construction or installation and prior to occupancy or use.

The owner, as defined in Maine Statutes, is responsible for compliance with all code requirements. This approval is granted for permit issuance limited to the scopes of work associated with the plan review type listed above. Additional submittals may be required for other building components and systems in order to obtain permits for their construction. Check the requirements of the local authority having jurisdiction.

Permits shall be obtained from the local authority having jurisdiction prior to starting construction. There may be additional fees for permitting. The owner shall notify the local building inspector before commencement of construction activities and taking possession of the building. The building will be inspected during and after construction and may require an occupancy permit prior to occupying the building.

A full size copy of the approved plans, specifications, and this letter shall be on-site during construction and open to inspection.

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: Conditionally Approved

1. Plans are conditionally approved on the condition that all stair construction framing elements are protected in accordance with Chapter 6 fire resistive rating construction. Based on email correspondence with Perkins+Will project management and subsequent phone conversations – it is expected that updated plans will be updated in an addendum issued shortly. Prior to occupancy – plans will need to be submitted for review and approved demonstrating code compliance.
2. Plans are conditionally approved on the condition that all fire proofing materials, intumescent paint or spray applied fire proofing, shall be subject and approved by special inspectors as documented in the statement of special inspections.
3. No Exceptions Taken – Plans are conditionally approved based on updated addendum and additional clarification provided from designer 3-27-18.

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

Status: Conditionally Approved

1. No Exceptions Taken – Plans are conditionally approved based on updated addendum and additional clarification provided from designer 3-27-18.
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. No Exceptions Taken – Plans are conditionally approved based on updated addendum and additional clarification provided from designer 3-27-18.

Plumbing Plan Reviewer: David Zofko, P.E.

Status: Hold Pending Additional Information

1. No Exceptions Taken – Plans are conditionally approved based on updated addendum and additional clarification provided from designer 3-27-18.

Electrical Plan Reviewer: David Zofko, P.E.

Status: Conditionally Approved

1. No Exceptions Taken – Plans are conditionally approved based on updated addendum and additional clarification provided from designer 3-27-18.

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 – Plans are conditionally approved based on updated addendum and additional clarification provided from designer 3-27-18.

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 off 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