

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
04/09/2018

PLAN EXAMINATION CONDITIONAL APPROVAL

PROJECT/SITE DESCRIPTION:
Maine Medical – Visitor’s Garage Extension

PROJECT ADDRESS:
22 Bramhall St – Portland, Maine

DETAILS:

Review Type:	All Trades
Plans Date:	3/30/18
# of Sheets:	96
Project Area (sq. ft.):	82,201

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

Plan Review Comments are based upon updated G02-01 Code Compliance Elevations sheets provided during review 3/27/18 demonstrating ventilation requirements meeting code requirements to allow for structure to be considered as an "Open Parking Structure".

1. Per IBC 1012.6, ramps shall have landings at the top and bottom of each ramp and at all doors. Floorplans show new ramps up to the north stair enclosure on each floor without a landing at the top of the ramp at the doorway. Per 1010.1.5 The floor or landing on each side of a door shall be at the same elevation on each side of the door. Based on provided field observations, landings on the interior of the structure by the north stair exhibit a 1:20 (20%) slope.
2. Per IBC 1015.6 and 1015.7, guards shall be built in accordance with section 1015 of the IBC shall be provided where mechanical equipment and/or roof hatch openings are within 10 ft of the roof edge and shall extend to a point not less than 30" beyond the furthest most edge of such components. Guards are required on top of the east stair tower enclosure. As currently depicted on Sheet A41-03, roof guards will have be located at locations within 10'-0" of any hatch or permanent ladder access to the roof as the hold permanent fall device anchorage connector can only be accessed once the individual has successfully navigated their way to be on top of the roof.
3. Plans are conditionally approved on the basis that no Photovoltaic Solar Panels are approved for construction at this time. Should it be the desire to pursue adding Photovoltaic Solar Panels on the roof or anywhere else on the structure, plans and permits will have to be submitted for and approved in full by the City of Portland, Maine.

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

Status: Conditionally Approved

1. 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 that has not been submitted for review to the Plan Reviewer prior to 4/2/18. Any such designs and drawings will need be provided for review and approval before construction.

Mechanical Plan Reviewer: Dan Hatch, R.A.

Status: Conditionally Approved

1. No Exceptions Taken – Plans are conditionally approved based on updated addendum and additional clarification provided from designer 3-30-18.

Plumbing 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 3-30-18.

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 3-30-18.

Fire Alarm Plan Reviewer: Dennis Smith, CBO, CFI

Status: Conditionally Approved

The review of the above referenced project is for an open parking structure as clarified in revised G02-01. 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. Valves controlling water supplies shall be electronically supervised in accordance with the Maine Building Code (with exceptions) NOTE: Fire alarm plans have been submitted for review and do not indicate supervision. Please clarify.

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 an open parking structure as clarified in revised G02-01. NFPA 1, NFPA 101, NFPA 88A are the referenced applicable standards.

Plans submitted are for a modification (addition to) an existing Class 1 manual dry standpipe system connecting to an existing six inch fire protection riser. It includes 2-1/2" fire department connections with 1-1/2" reducer at intermediate stair landings. The plans also indicate an automatic dry standpipe system as part of this project (F20-01). 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. There is a discrepancy on the fire protection riser size. Sheet F00-10 & F10-10. Clarification needed.
2. 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, NFPA 1 and NFPA 13. (IFC Figure 903.3)
3. Valves controlling water supplies shall be electronically supervised in accordance with the Maine Building Code (with exceptions) NOTE: Fire alarm plans have been submitted for review and do not indicate supervision. Please clarify.

Specifics regarding this proposed installation of this fire protection system will be addressed upon submittal of the shop drawings and any other required construction documents.

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