

3/27/2018

Hold

Robert Brown, AIA
Perkins+Will
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On behalf of:
BUILDING OFFICIAL
City of Portland, Maine

PLAN EXAMINATION RFI HOLD

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

PROJECT ADDRESS:
22 Bramhall St – Portland, Maine

DETAILS:

Review Type: All Trades
Plans Date: 3/9/18
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.

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

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 east stair enclosure on each floor without a landing at the top of the ramp at the doorway. Revise as required sheets A10-10, A10-20, A10-30.
2. Sheets A10-20 and A10-30 show new ramps into the west elevator lobby with a vertical rise height difference of 7.25". Per IBC 1012.8 ramps with a vertical rise greater than 6 inches shall have handrails on both sides that comply with 1014. Edge protection is also required per 1012.10. Finally, the columns at the bottom of these ramps encroach on the bottom landings which is prohibited per 1012.6.2. Revise drawings as required.
3. Per IBC 1015.6 and 1015.7, guards in accordance with section 1015 shall be provided where mechanical equipment and roof hatch openings are within 10 ft of the roof edge. Guards are required on top of the east stair tower enclosure. Sheet A41-03. Revise as required.
4. Per IBC 1009.8 a two-way communication system shall be provided at the landing serving each bank of elevators on each accessible floor.
5. Show compliance with IBC sec. 1010.1.4.3 for the automatic accordion doors at the elevator lobby (all new floors).
6. Provide UL listing for 2 hour rated partition detail on sheet A61-01.
7. Door hardware sets include locksets. Verify that all interior exit stairway doors provide egress from the occupied spaces, as well as allow free passage back into the building per MUBC amendments.

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

Status: Hold Pending Additional Information

1. Architectural drawings for the decorative metal panel system, metal railing system, and fall protection fencing system (sheets A45-01 through A45-10) do not provide specific details for steel embeds or welds required for proper attachment to the precast concrete structure. Sheet A45-01 calls for the decorative metal panels to be field welded. Neither the structural drawings nor the precast panel shop drawings address these embed or welding details either. Per IBC sections 1405.11 through 1405.11.4, metal veneers on exterior walls shall be fabricated from approved corrosion resistant materials or shall be protected as described therein, attached by corrosion-resistant fasteners or other approved means, protected from the weather, and grounded as required by IBC chapter 27. Please provide additional information and revise as required.
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: Conditionally Approved

1. No exceptions taken.

Plumbing Plan Reviewer: David Zofko, P.E.

Status: Hold Pending Additional Information

1. Provide verification that existing oil and sand separator is adequately sized for the additional parking area and the additional automobile increase count in accordance with IPC 1003.2
2. Provide cleanouts in the vertical storm water stacks in accordance with IPC 708.1.5. No cleanouts are indicated on the drawings.

Electrical Plan Reviewer: David Zofko, P.E.

Status: Hold Pending Additional Information

1. Provide a convenience duplex outlet in every room containing electrical equipment in accordance with 2017 NEC 210.64.
2. Provide details specific to this project regarding bonding of equipment in accordance with 2017 NEC 250.4 (A)(3).
3. Provide details specific to this project regarding equipment grounding conductors in accordance with 2017 NEC 250.118.
4. Provide details specific to this project regarding grounding of equipment in accordance with 2017 NEC 250.190.
5. Provide details specific to this project regarding grounding of panelboards in accordance with 2017 NEC 408.40.

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